

Report

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Report to:	Planning Committee
Date of Meeting:	31 October 2006
Report by:	Executive Director (Enterprise Resources)

Application No	CR/06/0256
Planning Proposal:	Remediation Work to Existing Ground and Formation of New Football Pitch and Car Park and Erection of Stand, Changing Facilities and Toilets

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Rutherglen & Glencairn Football & Social Club
- Location : Open Ground (East)
Toryglen Road, Rutherglen

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to condition based on the conditions listed)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: Studio KAP
- ◆ Council Area/Ward: 56 Rutherglen West
- ◆ Policy Reference(s): Cambuslang/Rutherglen Local Plan 2002 - open space / community facilities policies LR1 and ENV3
South Lanarkshire Local Plan Finalised Draft
ENV1 – priority greenspace land use and ENV2 – green network policy
- ◆ Representation(s):
 - ▶ 1 Comments Letter
- ◆ Consultation(s):

Rutherglen Community Council

Environmental Services

Roads and Transportation Services (North Division)

S.E.P.A. (West Region)

Roads & Transportation Services H.Q. (Flooding)

M74 Design Team

Planning Application Report

1 Application Site

- 1.1 The application site lies within the open space area at Burnhill, Rutherglen. The site is generally rectangular lying in a north/south orientation. The application site extends from the railway land boundary at the north end of the site to Toryglen Road to the south. Its western boundary is formed by the new footpath which runs north-south immediately to the east of the Burnhill sports centre, while the eastern boundary lies approximately 90 metres further east running parallel to the footpath. At the southern end of the site, around the proposed car parking area, the width of the site is approximately 60 metres.
- 1.2 The site is currently grassed open space which is used for informal recreation. The Burnhill open space area has recently been improved by the Council, in partnership with Scottish Enterprise Lanarkshire. The plans approved at that time showed that this area was to be left open as a potential relocation site for the Rutherglen Glencairn pitch and stadium. However it should be noted that the Council's plans for the redevelopment of Burnhill open space took account of the Football Club's desire, at that time, to have their pitch lie in an east/west orientation. Consequently, our footpaths and planting areas were laid out on that basis. The fact that the pitch orientation has been turned through ninety degrees will have some consequences which will be discussed below.

2 Proposal(s)

- 2.1 The proposed development is for the relocation of the Rutherglen Glencairn Junior Football Club's pitch and stadium from their current site at Southcroft, Glasgow Road to a new site at Burnhill off of Toryglen road. The club have to relocate as their current stadium lies on the line of the M74 extension. There are various elements in the proposed development each of which are outlined below.
- 2.2 **The pitch**
The playing surface of the pitch extends to some 65 metres by 100 metres around which there is a 3.5 metre run-off area. The pitch area includes two dugout areas each of which will accommodate up to eight people. A continuous pitch perimeter fence surrounds the entire pitch area. The pitch will be constructed to the full specification of the Scottish Junior Football Association (SJFA). Due to the contaminated land history of the site the pitch will be constructed on top of the capping layer provided as part of the Council's redevelopment of the entire Burnhill open space. The pitch has been designed to ensure that the capping layer will not be broken. The pitch area will include 8 floodlight columns which will be designed to ensure maximum light on the pitch with minimum spillage beyond the area of the new stadium.
- 2.3 **The terracing**
The development proposes that a grass embankment of approximately 1.5 metres in height, with a 1:2 slope, will be constructed along the eastern and western edges of the pitch. It is then proposed to construct three concrete steps on the embankment for spectators with crush barriers along the outer edge of the lowest step. There will be no terracing along the northern and southern edges of the pitch.
- 2.4 **Covered terracing**
It is proposed that on the east terrace, at a point centred on the halfway line, a covered terrace will be erected. This terrace will be of brick construction with ten

concrete steps with crush barriers. The cover will be provided by a single canopy which will be supported by steel supporting structure with a profiled metal roof finish. The steel structure will be attached to a brick supporting wall at the rear of the terracing. The brick supporting wall will be 3 metres high while the highest point of the canopy is 5.8 metres high. The exact colours of the canopy and the facing brick remain to be agreed. The applicants would prefer to have the covered area on the west terracing to avoid direct sun problems for spectators. However this would involve constructing the terrace above a culvert which crosses the site. SEPA have expressed concerns with this. At the present time agents for the applicants are investigating engineering solutions to overcome this problem. An amendment to the application may follow at a later date showing the covered terrace to the west.

2.5 Changing rooms, toilets and turnstiles

The southern portion of the pitch area is the proposed location for the changing rooms, spectator toilets and entrance turnstiles. The changing rooms and toilets will be single storey brick buildings with no windows or doors on the public (outer) elevations. The layout of these two buildings is such that the gap between them will be utilised as the entry point for paying customers through turnstiles with a wider exit gate beside them. The turnstiles and the exit gate will be of steel with a painted finish. The toilet block and changing rooms will be finished in self coloured facing brick with profiled metal roof finish. The roofs will be mono-pitched. The specifications of the toilets and changing rooms are to the standard set by the SJFA.

2.6 Vehicular Access and Car Parking

Access for both pedestrians and vehicles will be taken from Toryglen Road. Car parking will be provided in the area south of the stadium. A total of 46 parking spaces will be provided however these have been divided between private (to the club) and public spaces. It has been agreed that 24 spaces immediately adjacent to the stadium will be private to the club for players, officials and spectators to use. This area will be fenced off from the public. To the south of this area, adjacent to Toryglen Road, it has been agreed that as part of this development 22 parking spaces will be laid out for general public use. These will therefore serve the stadium on match days but will also be available at other times to users of the Council's Burnhill sports centre and football pitches.

2.7 Fencing

As with all sports venues it is proposed that the entire stadium will be surrounded by a fence which will be designed to keep the facility secure and not allow the pitch to be viewed from the outside by those who have not paid. In this instance it is proposed that a metal 3 metres high close slatted fence will be constructed around the stadium with an open slatted section around the car parking area. The exact design and specification of the fence remains to be agreed.

2.8 Re-alignment of Footpath

As mentioned above the applicants originally asked that the Council reserve an area at Burnhill to accommodate an east/west aligned pitch. As the pitch has now been submitted with a north/south alignment a small section of the footpath previously laid out at the south east corner of the site, close to Toryglen Road / Western Avenue junction, will now be contained within the proposed ground. The applicants have agreed to re-align the affected footpath by moving it further to the east as part of their overall development. The affected lighting columns will also be moved.

2.9 Contaminated Land

The applicants are aware of the contaminated land history of the site and this explains why the vast majority of the works are built upon the capping layer provided as part of the Council's earlier remediation works. There will however be some works, primarily foundations for the buildings, covered terrace and floodlights which may break the layer and for this reason the applicants will be required to submit appropriate risk assessments and method statements for these works to be approved, in advance, by the Council.

3 Background

3.1 Local Plan Status

The site falls within an open space / community facilities land use policy area in terms of the Cambuslang/Rutherglen Local Plan 2002, policies LR1 and ENV3 being relevant. In terms of the Finalised South Lanarkshire Local Plan the site is covered by equivalent policies, namely ENV1 – priority greenspace land use and ENV2 – green network policy.

3.2 Relevant Government Advice/Policy

NPPG 11 highlights the importance of resisting the loss of unique leisure or recreational resources or facilities with a wider role; and refers to the importance of pitches which serve the needs of members of a club.

3.3 Planning Background

There have been two previous planning applications for this site, namely:

CR/04/0346 – The reclamation of land for future use as open space/recreation ground (Burnhill phase 1). Granted detailed planning consent, 18 December 2004.

CR/05/0219 – The redevelopment of land for recreational use and open space (Burnhill phase 2). Granted detailed planning consent 15 September 2005.

4 Consultation(s)

4.1 Roads & Transportation Services – No objections subject to agreeing details of the dimension of car parking bays, the width of the access road and its visibility splays.

Response: Noted, conditions will be attached to any consent should the application be granted regarding these issues.

4.2 Roads and Transportation Services (Flood Prevention Unit) – the proposed development is satisfactory.

Response: Noted.

4.3 Environmental Services – Awaiting a response.

Response: Noted.

4.4 M74 Design Team – No objection.

Response: Noted

4.5 Rutherglen Community Council – No objections.

Response: Noted.

4.6 SEPA – Raise concerns regarding the contaminated land history of the site and the impact the development may have on ground waters. They are also concerned about the construction of a covered terracing over a culvert. Finally they have asked

that foul drainage from the toilet block and changing rooms be connected to the foul drainage system and that surface water drainage be dealt with by a SUDS solution.

Response: Noted, their concerns have been passed to the applicant and will also be covered by conditions on the consent should planning permission be granted.

5 Representation(s)

Following statutory neighbour notification and an advert in the local press one representation was received from Network Rail. A summary of this representation is as follows:

(a) No objections in principle however due to the close proximity of the proposed development to Network Rail property and in particular the main Glasgow – London line they request that various points be taken into account when considering the application. These included – the diversion of all foul and surface waters away from the railway land; anything which limits access to railway land requires prior approval; security issues; limits on tree planting; new lighting should not dazzle train drivers; construction works; requirement of a method statement for all construction works which may affect the railway and problems of noise to any new residential properties.

Response: Not all of these concerns are relevant for this application however the response will be passed to the applicants for their information and where necessary action.

6 Assessment and Conclusions

- 6.1 As with all applications the determining issues for consideration are the proposal's compliance with adopted Local Plan Policy and any other material considerations which in this instance relate to the suitability of the proposed use at this location.
- 6.2 The proposed development is wholly compatible with the open space / community facility land use policies of both the adopted and finalised local plans covering this area. Furthermore the proposed pitch will sit alongside the Council's 2 Grade A pitches and kickabout area recently provided through the recent improvement scheme. The determining issues in this case therefore relate to the details of the scheme.
- 6.3 The proposed development is a direct consequence of the need to relocate the Junior Football Club away from the line of the M74 extension, a project which has the full support of the Council. In relocating the football club has to meet the requirements and specifications of the SJFA and it is these requirements which have formed the basis of the application which is being considered.
- 6.4 The application site is located within the much larger Burnhill open space area and thus the proposed stadium is of a size and scale which in this setting is appropriate. However it has to be recognised that it is located in a residential area and the effect on the amenity on these residents must be considered.
- 6.5 The new stadium will result in increased traffic and some extra noise. However this will be limited to match days and will not be of a significant scale, indeed many of the spectators are likely to walk to the stadium from Glasgow Road where the applicant's social club is proposed to be located. In addition, the floodlights for the stadium may result in some spillage of bright light. However conditions will be placed on the lighting to ensure that adequate cowlings are in place to direct the light away from

neighbouring properties. Other than these factors the proposed development will result in the development of a new stadium facility the scale of which will not adversely affect the neighbouring residents.

- 6.6 The proposed development is on contaminated land however the applicants and their agents are well aware of this and a condition can be placed on the consent that any works affecting the contaminated land must be subject to risk assessment and a method statement which must be agreed in advance by both the Council and SEPA prior to the commencement of any works..
- 6.7 The proposal is for the establishment of a new and much improved football ground for a junior football club that has been an integral part of the local community for over 100 years. The facility will be located in a large area of open space that was identified in the original plans for its treatment and remediation as being suitable for recreational use. The pitch and associated buildings can be accommodated within this site, without significantly impacting on the amenity of the surrounding area; and the proposal can help to ensure that this important local club continues to serve the town.
- 6.8 As a result of the above it is recommended that the application be granted subject to conditions based on those attached.

7 Reasons for Decision

- 7.1 The proposal complies with the local plan for the area and will not unreasonably affect the residential amenity of the neighbouring residents.

Iain Urquhart
Executive Director (Enterprise Resources)

24 October 2006

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

S.E.P.A. (West Region)	11/09/2006
Roads & Transportation Services H.Q. (Flooding)	14/09/2006
Rutherglen Community Council	14/08/2006
Roads & Transportation Services H.Q. (North Division)	07/09/2006

- ▶ Representations

Letter from Network Rail, Buchanan House, 58 Port Dundas Road, Glasgow dated 2 August 2006.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Bill Kerr, Planning Officer, Royal Burgh House, 380 King Street, Rutherglen

Ext: 5141 (Tel :0141 613 5141)

E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 3 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That before the development hereby approved is occupied or brought into use, a 3.00 metre high security fence shall be erected along the boundary of the site as marked on the approved plans.
- 7 That before the development starts, a report from a professionally qualified source detailing the nature, concentration and distribution of any contaminants found within the application site, shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report, in order to remove, or render harmless, any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.
- 8 That where the proposed development requires the breaking of the capping layer on the site a full risk assessment and method statement for the works shall be submitted to and approved by the Council as Planning and Environmental Health Authority and that none of the works referred to shall be undertaken until such approval is given.
- 9 That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.

- 10 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 11 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements.
- 12 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
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- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interests of amenity.
- 7 To ensure the site is free from contamination
- 8 In the interest of public safety
- 9 In the interest of public safety
- 10 To ensure the provision of adequate parking facilities within the site.
- 11 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

For information only

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