

	<h1>Report</h1>	Agenda Item <h2>5</h2>
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Report to:	Planning Committee
Date of Meeting:	17 May 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0089
Planning Proposal:	Formation of six hole golf course, erection of golf driving range, indoor five a side football pitches, baseball cage, health & fitness club with ancillary retail restaurants and parking facilities

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Playgolf (Holdings) Plc
- Location : Kingsgate West
Stewartfield Way
East Kilbride

2 Recommendation(s)

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

Grant Detailed Planning Permission (Subject to Conditions – Based on the attached conditions).

2.2 Other Actions/Notes

1. The Planning Committee has delegated powers to determine this application.
2. The application is contrary to the Development Plan and objections have been received. In accordance with Council procedures, a hearing may be required prior to determining the application.
3. If Committee are minded to grant consent, in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997, the application must be referred to the Scottish Ministers because the proposed development does not accord with the adopted local plan and the Council has a financial interest in the land.

3 Other Information

- ◆ Applicant's Agent: Mather and Co
- ◆ Council Area/Ward: 29 Stewartfield
- ◆ Policy Reference(s): Policies ENV1, SLP1, SLP6 & COM2 of the East Kilbride & District Local Plan. Strategic

Policy 6 and 9 of the Glasgow & Clyde Valley
Joint Structure Plan. NPPG8 & NPPG11.

- ◆ Representation(s):
10 Objection Letters

- ◆ Consultation(s):

Stewartfield Community Council

Environmental Services

Roads and Transportation Services (East Kilbride)

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

TRANSCO (Plant Location)

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application relates to a site west of Kingsgate Retail Park in the north of East Kilbride. The site is bounded to the south by Stewartfield Way, by Markethill Road to the west, Kingsgate Retail Park to the east and open fields and Nerston Road to the north. The site extends to thirty six hectares and is currently used as agricultural land. The site rises up from Stewartfield Way with the ridge north of Mains Road forming part of the boundary of the site. Mains Road meets this ridge and the boundary of the site then follows Mains Road in a north easterly direction to Nerston Road.

2. Proposal

- 2.1 The applicants have proposed the formation of a six hole golf course, erection of a golf driving range, indoor five a side football pitches, baseball cage, health and fitness club with ancillary restaurants and parking facilities. The site will be accessed from Stewartfield Way. A description of each of the elements of the proposal is set out below.
- a) Six Hole Golf Course: The six hole golf course will occupy the majority of the site and is located in the western two thirds of the site. The concept for the golf course is based on recreating six holes from the following links courses – Royal St Georges, Muirfield, Royal Birkdale, Royal St Lytham and St Anne's and the Old Course at St Andrews. This design will require earthworks to be undertaken on site and the natural elements of the original courses will be recreated in terms of the landscaping and materials. Planting will take place between the course and Stewartfield Way which will provide both a visual screen and an element of noise screening. An adventure putting/children's golf course will be located east of the access road in addition to the main course.
 - b) Golf Driving Range: The golf driving range will be located in the north eastern part of the site. There are sixty driving bays and these are located on two levels. Given the levels of the site the driving range building will be viewed as a single storey building from the car park with the lower tier of bays set at the lower level. The lighting on the range will be provided at ground level rather than pole mounted floodlights usually found at golf driving ranges to minimise the overspill of light from the proposal.
 - c) Baseball Cage: This is located to the east of the golf driving range and constitutes a cage in which the baseballs are launched by an automated system.
 - d) Five-a-side football pitches: The indoor five-a-side football pitches will be located in the main part of the building which is located to the west of Kingsgate Retail Park. The soccer dome is stepped over three levels to take account of the site contours. In order to minimise the impact of the soccerdome, these tiers are set into the slope of the site. Eleven five-a-side pitches will be provided.
 - e) Health and Fitness Club: The health and fitness club will be located in the main building north of the soccer dome. The health and fitness club is located over two levels and provides a gym, swimming pool and playzone (children's fitness area) with associated changing facilities on the lower level. A dance studio will be located on the upper level.
 - f) Retail Space: A retail area will be included adjacent to the dance studio at the upper level. This area will extend to 1350 square metres of floorspace and will provide a specialist shopping facility serving the patrons of the development. Retail goods

sold will be restricted to sportswear, sporting equipment and goods associated with the facilities on site.

- g) Restaurants: Two restaurants will be provided on site. These will be located at either end of the golf driving bays. A family restaurant will be located at the eastern end of the driving bay and a golf course bar/restaurant will be located at the western end.

3. Background

- 3.1 The application can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is identified as being within the Greenbelt in the adopted local plan and therefore can be assessed against Policies ENV1 – Greenbelt Land Use and the development control policy on Greenbelt, Policy SLP1. In addition Policy SLP6 – Development Control – General would apply. Given the nature of the proposal as a commercial leisure development, the proposal would also require to be assessed against Policy COM2 – New Retail/Commercial Leisure Development. The proposal was advertised as potentially contrary to the development plan as it constitutes a commercial leisure development greater than 2000 square metres of floorspace outwith the Town Centre.
- 3.2 The proposal can also be assessed against the policies contained in the approved Glasgow and Clyde Valley Joint Structure Plan. Strategic Policy 6 supports the provision of open space and facilities for Sport and Recreation. The proposal can also be assessed against Strategic Policy 9 – Assessment of Development Proposals.
- 3.3 In terms of national guidance, NPPG8 (Town Centres and Retailing) refers to commercial leisure schemes. NPPG11 refers to Sport, Physical Recreation and Open Space.
- 3.4 A full discussion of the proposal against these policies and guidance is contained in Section 6 below.

4 Consultations

- 4.1 SLC Roads and Transportation Services requested a Traffic Statement relating to the proposal which was provided by the applicant. Roads and Transportation Services have raised no objections to the proposal subject to conditions.
Response: Noted and conditions will be attached to any consent issued. The conditions requested by Roads and Transportation Services relate to the provision of additional details including a Green Transport Plan, Safety Audit and technical details of the junction and road crossing arrangements.
- 4.2 SLC Environmental Services raised no objections to the proposal.
Response: Noted.
- 4.3 Transco raised no objections to the proposal
Response: Noted.
- 4.4 SEPA raised no objections to the proposal subject to conditions relating to sewerage provision and Sustainable Urban Drainage.

Response: Noted. The applicant has stated and shown on the site layout that the drainage has been designed in accordance with Sustainable Urban Drainage principles. A condition will be attached to cover this and the provision of an adequate sewerage scheme.

- 4.5 **Scottish Water** objected to the proposal as the treatment works are over capacity.

Response: The treatment works at Philipshill are currently being upgraded. It may also be possible for the development to drain to Allers Treatment Works although this would require to be agreed between the applicant and Scottish Water. A condition requiring the provision of a satisfactory sewerage scheme will be attached to any consent issued.

- 4.6 **Stewartfield Community Council** objected to the proposal on the following grounds.

a) **There are already three golf courses in East Kilbride. A six hole golf course is superfluous. There are also several health and fitness clubs in East Kilbride and five a side pitches on the other side of Stewartfield Way.**

Response: This is not a relevant planning matter.

b) **There are already a number of restaurants and retail outlets in Kingsgate**

Response: Whilst this is not a relevant planning matter, the built element of the proposal will be located adjacent to the retail park which is occupied by similar buildings and uses.

c) **The site was promoted at the East Kilbride and District Local Plan Inquiry and the Reporter recommended that the land be retained as greenbelt. This proposal constitutes a commercial development within substantial buildings.**

Response: The Reporter was considering a wider development, which included housing and it was recommended that the area remained as Greenbelt. However the Greenbelt boundary will be retained at this location. The majority of the site is occupied by the golf course which is an appropriate Greenbelt use.

d) **Stewartfield Way is becoming more congested and this will add to the congestion.**

Response: Roads and Transportation Services are satisfied that the improvements already undertaken at the Kingsgate roundabout, together with the proposed arrangements for access and egress to the development, will not result in a detrimental impact on Stewartfield Way.

5. Representations

- 5.1 Following statutory neighbour notification and advertising the proposal under Article 12(5) (East Kilbride News – 23.2.05) and as Development Potentially Contrary to Development Plan (East Kilbride News – 9.3.05), ten letters of objection were received. The points raised are summarised below.

a) **The proposal would constitute an intrusion into the Greenbelt.**

Response: The application site is located within the Greenbelt as designated in the East Kilbride and District Local Plan. Policy ENV1 of this plan relates to Greenbelt Land Use and states that there shall be a general presumption against all development except where it can be shown to be necessary for the furtherance of agriculture,

horticulture, forestry and recreation. The application relates to a leisure use with two thirds of the site developed for outdoor recreation.

b) The size of the proposed buildings and parking areas are out of tune with the James Hamilton Heritage Park and Mains Castle.

Response: The proposed buildings are located at the other end of the site from the Heritage Loch and Mains Castle and are located adjacent to buildings of a similar scale located within the retail park.

c) There are already football pitches, health and fitness clubs and golf courses within East Kilbride and the proposal will be detrimental to similar business in the area.

Response: This is not a relevant planner matter.

d) The proposal is contrary to the Local Plan, Structure Plan and National Policy Guidance.

Response: The proposal was advertised as development potentially contrary to development plan in the East Kilbride News on 9th March. This was because the proposal constitutes a major commercial leisure development (over 2000 square metres in floorspace outwith the town centre). A full discussion of the proposal against Local Plan, Structure Plan and National Policies is contained in Section 6 below.

e) The proposal is at least three times larger than the adjacent Kingsgate Retail Park and would have a large visual impact from the locality and the rest of the town.

Response: Whilst the application site is approximately three times the size of the retail park, the majority of the land will be occupied by the golf course. The building is located adjacent to the retail park. Given the site's location I am satisfied that any long distance views of the proposed development will be limited. In any event given that the majority of the site is to be used as an outdoor leisure facility there would be little impact on these distant views.

f) The proposal will encourage further use of cars along Stewartfield Way which is already very busy. A full traffic impact assessment should be carried out.

Response: A Traffic Statement has been prepared by the applicant and assessed by the Council's Roads and Transportation Service. Roads and Transportation Services are satisfied with the measures proposed in terms of traffic management.

g) The lights on the driving range will point up and seriously increase light pollution in a sensitive site on the urban edge.

Response: The applicant has proposed low level lighting which will light across the driving range and prevent the extent of light pollution normally associated with conventional floodlighting at driving ranges.

h) A full investigation of alternative sites should be undertaken and the development should be constructed on a brownfield site in a central location.

Response: The Council is required to consider the development proposed on this site and are satisfied with the principle of this development. However, I do not consider that there is a brownfield site of this scale available in a central location on which the proposal could be developed.

i) Is the proposal based on sound market research to identify where the customers would come from?

Response: This is not a relevant planning matter.

j) Is the proposal necessary or just maximising profit?

Response: This is not a relevant planning matter

k) Commercial developments are no substitute for free access to informal green space in the local area.

Response: The proposal provides recreation facilities available to all and the nature trail also provides a formal link into the access and countryside network to the north of East Kilbride.

6 Assessment and Conclusion

- 6.1 The applicant has submitted a detailed planning application for the formation of a six hole golf course, erection of a golf driving range, indoor five-a-side football pitches, baseball cage, health and fitness club, ancillary restaurants and retail facilities with associated car parking facilities. The site will be accessed from Stewartfield Way. A full description of each element of the proposal is set out in Section 2 above.
- 6.2 The proposal can be assessed against the East Kilbride and District Local Plan, the Glasgow and Clyde Valley Joint Structure Plan and National Planning Policy Guidance relating to town centres and retailing and open space, sport and recreation. The site was advertised as Development Potentially Contrary to Development Plan in the East Kilbride News (9th March 2005).
- 6.3 In terms of the East Kilbride and District Local Plan, the proposal can be assessed against Policies ENV1 – Greenbelt Land Use and the associated development control Policy SLP1 – Greenbelt, Policy COM2 – New Retail/Commercial Leisure Development and Policy SLP6 – Development Control General.
- 6.4 Policy ENV1 states that the Council will have a strong presumption against all development within the Greenbelt except where it is necessary for an appropriate Greenbelt Use. The proposal constitutes a leisure use with the majority of the application site occupied by outdoor recreation in the form of a golf course, driving range and baseball cage. These are acceptable Greenbelt uses and are commonly located within the Greenbelt. In addition to the leisure uses, there are ancillary retail and restaurant facilities proposed. In relation to the retail element, the applicants have advised that all goods sold will be related to the leisure facilities based on site, in particular golf, football and the health club. I am satisfied that this is ancillary to the main use of the site. I am also satisfied that a facility of this scale and nature would reasonably be expected to have restaurant and bar facilities as part of the scheme. Again I am satisfied that this is an acceptable ancillary use. Policy SLP1 provides more detailed guidance on development within the Greenbelt and includes guidance on appropriate uses within the Greenbelt. Golf courses are included as appropriate uses. Golf driving ranges are also acceptable provided they are sensitively designed and do not adversely affect the landscape character. I have assessed the proposal against the structure plan below and would add that the majority of the site will not contain built

development but will remain landscaped as part of the golf course. All buildings proposed are located adjacent to the retail park and whilst the building will be visible from local viewpoints, the existing character of this area is urban with retail and industrial buildings of a similar scale already visible. The applicants have proposed low level flood lighting which is less obtrusive and again will reduce the impact of the development on the surrounding area.

6.5 Policy COM2 relates to New Retail/Commercial Leisure Development and states that such uses should

- a) follow the sequential approach as set out in National Planning Policy Guideline 8 (Town Centres and Retailing)
- b) must not threaten the vitality and viability of town and village centres and neighbourhood centres (as defined in Policy COM1)
- c) be supported by the appropriate catchment population and be of an acceptable scale related to the floorspace required identified by the capacity analysis referred to below, or be justified by a qualitative deficiency, relative to need
- d) that major proposals for retail/commercial leisure development (over 2000 square metres comparison floorspace; and over 1000 square metres convenience floorspace) should be:
 - directed towards East Kilbride and Strathaven Town Centres
 - accompanied by a quantitative retail impact and capacity analysis
- e) promote sustainable development in relation to:
 - the hierarchy of accessibility (refer to Policy TRA 1)
 - Environmental impact and design
 - Traffic and transport impacts
 - Infrastructure implications
- f) Must not have a detrimental impact on surrounding land uses

In response, I would state that the sequential approach set out in Policy NPPG8 gives preference to major commercial leisure developments being located within town centres where sites are available. Following this in order of preference are edge of centre sites and only then by out of centre sites which are accessible or can be made accessible by a choice of transport modes. The proposed development would not be appropriate within a town centre and no sites of this scale are available within or adjacent to either East Kilbride and Strathaven Town Centres. The elements of the scheme which are appropriate town centres uses and could be located in a town or edge of centre sites are acceptable ancillary uses to the main golf course proposal rather than independent business ventures. As a result I do not consider that the development will threaten either the vitality or viability of the town centre. The requirement set out in Policy COM2 that any retail element should be supported by a retail capacity analysis generally applies to retail being the main proposal and in this case a condition restricting the sale of goods to related items would be attached to any consent issued. In terms of transport, there are existing bus services running close to the site. The applicants will also require to provide a Green Transport Plan.

6.6 Policy SLP6 relates to development control in general and states that all new development shall aim to enhance the quality and appearance of the local environment. In terms of the design of the proposal, the applicants propose to use quality materials and have provided visual examples of the finishes to be used. Whilst the building itself

is large, its impact will be minimised through its design. The building varies in height and would be built into the contours of the site. The use of different materials also serves to reduce the bulk of the building. In terms of the site layout, the golf course is located on the western part of the site adjacent to the existing James Hamilton Heritage Loch. This maintains a landscaped area free from buildings and extends the outdoor leisure uses in the area from the Heritage Loch to Kingsgate. The buildings are located adjacent to the retail park and will be viewed with the retail park as a backdrop when travelling along Stewartfield Way. This end of Stewartfield Way is urban in character and the proposed site layout reflects this.

- 6.7 The proposal can also be assessed against the Glasgow and Clyde Valley Joint Structure Plan (GGVJSP). Schedule 9 relates to Strategic Policy 9 of the GCVJSP and sets out the scales of development which are likely to be significant. Developments which generate over 500 vehicle trips per day are regarded as significant. The applicants have provided a Transport Statement which was indicated that the proposed trips will be around 300 vehicle trips per day. This is significantly below the threshold set out in Scheme 9 of the GCVJSP. Strategic Policy 6 states that the quality of life and health of communities of the Glasgow and Clyde Valley area will be supported through the provision of open space and facilities for sport and recreation. In addition to the commercial leisure aspect of the development, the applicants propose to provide a nature trail which will include a car park at its eastern end and will provide a link into the wider countryside network. Ultimately this network will extend from Kittochside to Kingsgate.
- 6.8 In terms of national planning policy guidance, the proposal can be assessed against NPPG8 (Town Centres and Retailing) and NPPG11 (Sport, Physical Recreation and Open Space). NPPG 8 sets out the sequential approach and I have discussed this in paragraph 6.5 above. NPPG8 also refers to Commercial Leisure developments and states that the proposal should meet the sequential approach, the retail element should be acceptable in itself and the development should accord with NPPG11. I am satisfied that the sequential approach has been applied and that the retail element is related to and ancillary to the main elements of the proposal. As stated previously a restriction will be placed on the goods sold.
- 6.9 NPPG11 refers specifically to golf courses and states that SportScotland has identified an unmet demand for golf courses. NPPG11 goes on to state that associated developments can improve the attractiveness of the area to tourists and visitors but these associated developments should be acceptable in their own right. Golf driving ranges can also help take the pressure off existing courses however should only be permitted in Greenbelt locations where they do not place an unacceptable additional burden on landscape character. I am satisfied that the additional development proposed in this case is acceptable, and well located. I am also satisfied that the design and location of the driving range will minimise any impact on the landscape.
- 6.10 A number of consultations were carried out with objections from Scottish Water and the Community Council. Previous discussions regarding the site included that the drainage would be able to physically connect to either Allers or Philipshill Treatment Works.
- 6.11 The proposal was advertised as potentially contrary to the development plan as it constitutes a large commercial leisure proposal, in excess of 2000 square metres in

floorspace located outwith the town centre. The proposal also includes over 1000 square metres of retail floorspace. These elements of the proposal are contrary to the East Kilbride and District Local Plan, in particular Policy COM2.

6.12 However, given the above, I would raise no objections to the proposal and recommend that planning permission be granted, contrary to the development plan, for the following reasons.

1. The application site will largely be developed for outdoor recreation, in accordance with the adopted local plan.

2. The proposal will enhance and expand the leisure and recreational opportunities to the north of East Kilbride including the provision of a nature trail and will further enhance the countryside network which exists along the northern edge of East Kilbride.

3. The development of the site for recreational purposes will protect the long term physical separation between East Kilbride and Glasgow. The proposal does not extend the built up area of East Kilbride north of the existing boundary.

4. The proposal has been sensitively designed to take account of the site and its surroundings and will not adversely impact on the landscape character of the area.

Iain Urquhart
Executive Director (Enterprise Resources)

10 May 2005

Previous References

◆ None

List of Background Papers

▸ Application Form	
▸ Application Plans	
▸ Consultations	
Scottish Water	21/03/05
Roads & Transportation Services H.Q. (Flooding)	03/03/05
TRANSCO (Plant Location)	17/02/05
Environmental Services	07/03/05
Power Systems	02/03/05
S.E.P.A. (West Region)	01/03/05

► Representations

Representation from : Raymond Burke, 86 Kelso Drive, East Mains, East Kilbride
G74 4DB
DATED 09/03/05

Representation from : Ian Gallacher, Mappin Planning & Development, 141 St
James Road, Glasgow
G4 0LT, DATED 14/03/05

Representation from : Mrs Sheelah Jess, 27 Stewartfield Drive, East Kilbride
G74 4UA, DATED 14/03/05

Representation from : J.E.Allan, 94 Franklin Place, Westwood, East Kilbride
G75 8LS, DATED 17/03/05

Representation from : Joe Allan, 94 Franklin Place, Westwood, East Kilbride
G75 8LS, DATED 01/04/05

Representation from : Mr G McLintock, 26 Dunrobin Crescent, East Kilbride G74
DATED 01/04/05

Representation from : DTZ Pieda Consulting, 28 Drumsheugh Gardens, Edinburgh
EH3 7RN, DATED 01/04/05

Representation from : Kirsten Robb, 19 Andersen Court, East Kilbride G75 0NP,
DATED 05/04/05

Representation from : George & Patricia Hunter, 2 South Cathkin Cottages, Quarry
Road, Rutherglen G73 5RG,
DATED 22/04/05

Representation from : Callum Fraser, DTZ Pieda consulting, 28 Drumsheugh
Gardens, Edinburgh EH3 7RN,
DATED 22/04/05

Contact for Further Information

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

PAPER APART – APPLICATION NUMBER : EK/05/0089

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 development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 6 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 No.5 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 7 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 8 That before development starts, full details of the design and location of the safety screening around the golf driving range and baseball cage shall be submitted to and approved by the Council as Planning Authority.
- 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 no gates or other obstructions shall be erected within the first 10 metres of the access road as measured from the heel of the footway.
- 11 That before development starts, details of the layout and surface finishes to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.

- 12 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.
- 13 The surface of the access shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 14 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 15 That no electricity transforming or switching equipment, gas governor or sewage pumping station shall be erected on any part of the site without the prior written consent of the Council as Planning Authority.
- 16 That no part of the development shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 17 That no development shall commence until the technical 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.
- 18 That before the development hereby permitted is occupied or brought into use, all of the drainage proposals approved in terms of condition 17 above, shall be implemented and thereafter maintained to the satisfaction of the Council.
- 19 That prior to any works commencing on site, the technical specification of the junction and pedestrian crossing arrangements should be submitted to and approved by the Council as Planning Authority. The junction should be designed in accordance with the Design Manual for Roads and Bridges and an appropriate Safety Audit should be undertaken to the specification and satisfaction of the Council as Roads Authority.
- 20 That no part of the development shall be occupied until a Green Transport Plan (GTP) has been submitted to and approved in writing by the Planning Authority, in consultation with the Scottish Executive (RNMD). The GTP will have particular regard to provision for walking, cycling and public transport access to and within the site, and will identify the measures to be provided, the timescales in which they will be provided, the system of management, monitoring, review and reporting, and the duration of the plan. The Green Transport Plan should be fully implemented following the opening of the facility.
- 21 That prior to any works commencing on site, full details of the nature trail, including, surface details, interpretation facilities and information, fencing and screening measures shall be submitted to and approved by the Council as Planning Authority. The Nature Trail and associated facilities should be

constructed prior to the completion of the development hereby approved.

- 22 That the retail space hereby approved shall be restricted to a maximum of 1350 square metres in total within the site and shall be restricted to the sale of sports wear, sporting equipment and goods associated with the facilities provided on site.

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.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 These details have not been submitted or approved.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 These details have not been submitted or approved.
- 8 These details have not been submitted or approved.
- 9 In the interest of public safety
- 10 In the interest of public safety
- 11 These details have not been submitted or approved.
- 12 To ensure the provision of adequate parking facilities within the site.
- 13 In the interest of public safety
- 14 In order to retain effective planning control
- 15 In order to retain effective planning control
- 16 To ensure the provision of a satisfactory sewerage system
- 17 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 off-site flooding.
- 18 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 off-site flooding
- 19 In the interest of public safety
- 20 To encourage alternative modes of transport to the private car, and to comply with planning policy.
- 21 To ensure that development makes appropriate provision for outdoor access and to achieve the completion and subsequent maintenance of the access proposals within an appropriate timescale.
- 22 In order to retain effective planning control

