

Report to:	Planning Committee
Date of Meeting:	6 July 2010
Report by:	Executive Director (Enterprise Resources)

Application No	EK/10/0180
Planning Proposal:	Construction of 3rd generation artificial grass eleven-a-side football facility with associated boundary fencing, floodlighting, car park with lighting, access road, passing places and alterations to entrance to facility

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Whitemoss Recreation Area
John Wright Sports Centre
Calderwood
East Kilbride
G74 3EU

2 Recommendation(s)

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

- (1) 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.

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 08 East Kilbride Central North
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
Policy DM1 – Development Management
Policy ENV1 – Priority Green Space Land Use
Policy ENV2 – Local Green Network
Policy CTY5 – Sports Pitch Strategy Proposal
Policy ENV37 – Sustainable Urban Drainage Systems

- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 1 Comments Letters
- ◆ Consultation(s):

Environmental Services

Calderwood Community Council

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

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

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of land, currently utilised as a blaes football pitch, which forms part of the John Wright Sports Centre located in Calderwood, East Kilbride. The application site is bounded to the north by Whitemoss Running Track, to the south and east by Calderwood Road and to the west by a bowling green and tennis court. The site extends to 1.57 hectares, and the application site also includes the internal access road to the pitch from the John Wright Sports Centre.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission to redevelop the existing blaes pitch to form a 3rd Generation artificial grass facility. The pitch will be laid out for 11-a-side and 7-a-side football and hockey. Fencing, floodlighting, car parking and improvements to the access road are also proposed.

3 Background

3.1 Local Plan Status

- 3.1.1 The Adopted South Lanarkshire Local Plan identifies the site as within the Green Network and within an area of Priority Green Space. Policies ENV1 and ENV2 relate to the site. Policy CTY5 – Sports Pitch Strategy Proposal specifies the site as one where the provision of a sports pitch would be supported in principle. Policy DM1 – Development Management and Policy ENV37 – Sustainable Urban Drainage Systems are also considered to be of relevance to this application. The content of the above policies and how they relate to the proposal is assessed in Section 6 of this report.

4 Consultation(s)

- 4.1 Roads and Transportation Services (East Kilbride) - offered no objections to the proposal subject to the imposition of a number of conditions relating to access and parking.
Response: Noted. Any consent granted would be conditioned to this effect.
- 4.2 S.E.P.A. (West Region) - offered no objections to the proposal subject to the imposition of a condition relating to surface water discharge.
Response: Noted. Any consent granted would be conditioned to this effect.
- 4.3 Scottish Water - offered no objections to the proposed development.
Response: Noted.
- 4.4 Roads and Transportation Services (Flooding) - offered no objections to the proposal subject to the Council's standard design criteria guidance being satisfied.
Response: Noted. Any consent granted would be conditioned as requested.
- 4.5 Environmental Services - offered no objection to the proposal subject to the imposition of a number of conditions relating to noise and floodlighting.
Response: Noted. Any consent granted would be conditioned to this effect.
- 4.6 Calderwood Community Council - no response to date.
Response: Noted

5 Representation(s)

5.1 Statutory neighbour notification procedures were undertaken and the application was advertised due to the Nature or Scale of Development and for neighbour notification purposes. One letter of representation was received which commented as follows.

a) **It should be kept in mind that floodlighting can have an adverse effect on bats.**

Response: Any floodlighting will require to be constructed and implemented to the satisfaction of the Council as planning authority. In addition no trees shall be felled without prior approval of the Council. Appropriate conditions will be attached to any consent issued.

The above letter has been copied and is available for inspection in the usual manner and on the Planning portal

6 Assessment and Conclusions

6.1 The determining issue that requires to be addressed in respect of this application is compliance with local plan policy. The applicants seek permission to redevelop the existing blaes pitch on site to form a 3rd Generation artificial grass facility with associated floodlighting, fencing, parking and improvements to the access road to the facility. The facility would be utilised by the pupils of St Andrews and St Bride's High School during school hours and would be available to the general public on weekday evenings and at weekends.

6.2 The application site is located within an area of Priority Green Space, within the Green Network and in an area designated for the provision of sporting facilities. Policy ENV1 – Green Network states that the Council will seek to protect and enhance designated priority areas of green space and will only support the loss of such green spaces in specific circumstances. This application relates to the improvement of an existing football pitch within the application site which would improve the recreational amenity of the area. It is not considered that there would be any adverse impact on the designated area of Priority Green Space.

6.3 Policy ENV2 – Local Green Network states that the Council will seek to protect and support actions to enhance areas included within the Local Green Network. Development that is likely to have an adverse impact on its connectivity, biodiversity or amenity value will not be supported. It is considered that the proposed development will improve on the existing facilities and will not have any adverse impact on the Local Green Network. It is therefore considered that the proposed development is in compliance with Policies ENV1 and ENV2.

6.4 Policy CTY5 – Sports Pitch Strategy Proposal states that the Council will review a number of specified pitches to establish their suitability for redevelopment or upgrade, as part of the programme of phasing out the use of red blaes pitches and extending the provision of synthetic grass pitches. In line with this policy the existing blaes pitch at Whitemoss has been assessed and considered suitable for redevelopment and this application seeks permission for the proposed redevelopment in line with Policy CTY5.

6.5 Policy DM1 of the Adopted South Lanarkshire Local Plan states that all planning applications will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Development should enhance the quality and appearance of the local environment and take account of environmental, accessibility and sustainability issues as appropriate. It is considered that the proposed development would enhance the amenity of the local area and as

an existing blaes pitch would be replaced, there would be no added impact on the local amenity as a result of the development. Conditions would be attached to any consent issued with regard to noise, floodlighting and access improvement requirements. Subject to these conditions it is considered that the application would be in compliance with Policy DM1.

- 6.6 Policy ENV37 – Sustainable Urban Drainage Systems requires the use of sustainable urban drainage systems (SUDS) in appropriate developments following liaison with SEPA, Scottish Water and the Council's Flood Prevention Systems Officer. The policy permits the Council to utilise conditions to secure the submission and implementation of SUDS as appropriate. In this instance conditions would be attached to any consent issued requiring details of the implementation of SUDS to be submitted to the Council in relation to the development.
- 6.7 Statutory neighbour notification procedures were undertaken and the application was advertised due to the Nature or Scale of Development and for neighbour notification purposes. The Council's Roads and Transportation Services (East Kilbride), Roads and Transportation Services (Flooding) and Environmental Services as well as SEPA were consulted on the application and offered no objection subject to the imposition of a number of conditions which would be attached to any consent issued. Scottish Water were also consulted and offered no objection to the proposal.
- 6.8 Given the scale and nature of the proposed development and that it accords with the local plan and that there were no objections submitted against the development the application would in normal circumstances have been a delegated decision. However, as the application site is in Council ownership the Council's approved Scheme of Delegation requires that the application be considered at Committee.
- 6.9 In light of the above, it is considered that the proposal accords with Policies DM1, ENV1, ENV2, ENV37 and CTY5 of the Adopted South Lanarkshire Local Plan. I would therefore raise no objections to the proposal and would recommend that detailed planning permission be granted for this development.

7 Reasons for Decision

- 7.1 The proposal has no significant impacts on amenity and complies with Policy DM1, Policy ENV1, Policy ENV2, Policy ENV37 and Policy CTY5 of the Adopted South Lanarkshire Local Plan 2009.

Colin McDowall
Executive Director (Enterprise Resources)

28 June 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

► Consultations

Environmental Services	25/05/2010
Scottish Water	24/05/2010
Environmental Services	04/06/2010
SEPA (West Region)	26/05/2010
Roads and Transportation Services (East Kilbride)	21/06/2010

► Representations

Representation from : Joe Allan, 94 Franklin Place, Westwood, East Kilbride,
DATED 11/06/2010

Contact for Further Information

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

Declan King
(Tel :01355 806322)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers: Whitemoss/LS/PL01, Whitemoss/LS/PL02, Whitemoss/LS/PL03, Whitemoss/LS/PL04, Whitemoss/LS/PL05, Whitemoss/LS/FS06, Whitemoss/LS/PL07, Whitemoss/LS/PL08.
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 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.
- 4 Development shall not commence until a noise report examining the design and use of the proposed outdoor facilities has been submitted to and approved by the Council as Planning Authority. The report shall identify any measures required to ensure that there is minimal noise impact on neighbouring properties and shall include issues such as management of the facilities and hours of operation. Any measures required to minimise noise shall be implemented prior to the development being brought into use and shall thereafter be implemented in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 5 Prior to development commencing on site, details of the proposed floodlighting scheme shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall include, where appropriate, details of all aspects of the installation including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvres; cowling (including colouring); lux contours/distribution diagrams and column type/colour. The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be operated in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 6 That, prior to commencement of works on site, a drawing shall be submitted to and approved by the Council as Roads and Planning Authority showing passing places along the access road to the football pitch. All passing places should have a minimum length of 11 metres and a minimum width of 2.5 metres. The passing places, once approved, shall be constructed on site prior to the development being brought into use.
- 7 That before the development hereby approved is completed or brought into use, a 1.2 metre wide footway shall be constructed to link the football facility to the sports centre and shall be constructed to the specification of the Council as Roads and Planning Authority.
- 8 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, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 9 That, prior to commencement of works on site, a drawing shall be submitted to and

approved by the Council as Roads and Planning Authority showing improvements to the existing junction at the car park at John Wright Avenue. The junction improvement works, once approved, shall be carried out on site prior to the development being brought into use.

- 10 That, prior to commencement of works on site, a drawing shall be submitted to and approved by the Council as Roads and Planning Authority showing street lighting along the full length of the access road to the football pitch. The street lighting, once approved, shall be installed on site prior to the development being brought into use.
- 11 That, prior to commencement of works on site, a drawing shall be submitted to and approved by the Council as Roads and Planning Authority showing the location of signage to be erected to advise drivers to exit the facility via the car park at the John Wright Sports Centre. The signage, once approved, shall be erected on site prior to the development being brought into use.
- 12 That the discharge of surface water to the water environment shall be in accordance with the principles of the SUDS (Sustainable Drainage Systems) Manual (C697)
- 13 That the development shall be carried out in accordance with South Lanarkshire Council's sustainable drainage systems (SuDS) design criteria for proposed new developments.
- 14 That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 To minimise noise disturbance to adjacent occupants.
- 5 To minimise the risk of nuisance from light pollution to nearby occupants.
- 6 In the interest of road safety
- 7 In the interest of public safety
- 8 To ensure the provision of adequate parking facilities within the site.
- 9 In the interest of road safety
- 10 In the interest of public safety
- 11 In the interest of road safety
- 12 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.
- 13 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.
- 14 To ensure the protection of the existing trees within the site.

For information only

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