

Report

Report to: **Planning Committee**
 Date of Meeting: **21 November 2017**
 Report by: **Executive Director (Community and Enterprise Resources)**

Application No: **EK/17/0192**
 Planning Proposal: **Erection of Community Stadium With Associated Changing Rooms, Stands, Ancillary Fitness Suite and Gyms, Offices, Function Suite, Caretaker's Flat, Access and Parking**

1 Summary Application Information

- Application Type : Approval of matters specified in conditions
- Applicant : East Kilbride Community Trust
- Location : Land to the South and East of Hurlawcrook Road
East Kilbride

2 Recommendation(s)

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

- (1) Grant Approval of Matters Specified in Condition - Subject to conditions (based on conditions attached)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: ICA Architects
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 – Development management and placemaking
Policy 7 – Employment
Policy 16 – Travel and Transport

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

- ◆ Consultation(s):

Auldhouse & Chapelton Community Council

Countryside & Greenspace

Roads & Transportation Services (Flood Risk Management Section)

Scottish Water

SportScotland

SP Energy Network

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

Transport Scotland

National Grid UK Transmission

South Lanarkshire Access Panel

Environmental Services [e-consult]

Roads Development Management Team

Estates Services – Housing and Technical Resources

Economic Development – Business Support/Projects

Planning Application Report

1 Application Site

- 1.1 The application site relates to an existing area of unused open space covering an area of 3.56ha at the end of Hurlawcrook Road/Langlands Drive on the south-east corner of East Kilbride. The site lies approximately 2 miles (3.2km) from the town centre. The land is level and was formed to facilitate development for business/industrial use. The land is currently overgrown with scrub and grass with some mature hedging on part of the boundary.
- 1.2 To the west and south of the site is Langlands Golf Course and to the east of the site lies a wooded area and fields beyond which run to the Calder Water. To the north of the site is a core path (no. EK/1425/1) which links the Langlands Moss to Calderglen Country Park along the line of the Calder Water. Directly to the north, lies an industrial building (Advanced Tool Manufacture Ltd) which is part of Langlands Park Industrial Estate.

2 Proposal(s)

- 2.1 The applicants have applied for Approval of Matters Specified in Conditions for a proposed Community Stadium with a capacity of 3983 seats with associated changing rooms, stands, fitness suite and gyms, offices, function suite, access and parking. Planning Permission in Principle (PPP) was granted on 24 May 2016. The plans show that the stadium will cover an area of 1.54 ha (15,400sqm) and includes the provision of 411 car parking spaces and 19 bus parking spaces. A single access point to the north of the site will be used and there will also be an emergency access at the south west boundary. The applicants propose to construct the stadium in 4 phases:

1st phase – pitch

2nd phase – main stand, changing facilities and community hub

3rd phase – ‘south’ stand

4th phase – ‘north’ stand

- 2.2 The stadium will primarily be a home venue for East Kilbride FC, but it will also be used by the wider community and includes a gym, boxing gym, changing facilities, offices, and media and police facilities. In addition, the stadium will have a caretaker's flat in the ground floor of the community hub adjoining the main stand. The flat will include a bedroom, lounge and toilet. In support of the application the applicants have submitted a design and access assessment and Flood Risk Assessment.

3 Background

3.1 Local Plan Status

- 3.1.1 Policy 7– Employment, of the adopted South Lanarkshire Local Development Plan states that areas identified for core industry and business (as is the site) will continue as such and the Council will direct industrial development to them. This includes classes 4/5 and 6. The use of the site for a community stadium has been established through the approval of a Planning permission in principle.
- 3.1.2 Policy 4 - Development Management and Placemaking states that all proposals require to take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local

community and where appropriate should include measures to enhance the environment.

- 3.1.3 Policy 16 – Travel and Transport states that new development proposals must consider the resulting impacts of traffic growth and, where appropriate, provide mitigation.

3.2 **Relevant Government Policy/Advice**

- 3.2.1 The Scottish Planning Policy (SPP) states that Planning Authorities should assess proposals against development plan policies to ensure that development proposals are guided to appropriate locations. Local development plans should allocate a range of sites for business, and business land audits should be undertaken regularly by local authorities to inform reviews of development plans. Planning authorities should consider the potential to promote opportunities for tourism and recreation facilities in their development plans.

3.3 **Planning Background**

- 3.3.1 As part of a Planning Permission in Principle (PPP) application, the applicants undertook a Pre-application Consultation event in November 2015. The PPP application was granted in May 2016 (EK/16/0016).

4 **Consultation(s)**

- 4.1 **Environmental Services** – no objections subject to conditions relating to operational noise and floodlighting.
Response: Noted. These conditions will be attached to any consent.
- 4.2 **SEPA** – no objections.
Response: Noted.
- 4.3 **Scottish Water** – no objections.
Response: Noted.
- 4.4 **SportScotland** – no formal comments to make, however give informal advice relating to the internal layout of the stadium.
Response: Noted, these comments were passed to the applicants.
- 4.5 **Roads & Transportation HQ (Flood Management Section)** – no objections however request that a condition is attached requiring a SUDs layout in accordance with the SUDs regulations is submitted and approved prior to development commencing.
Response: Noted. This condition would be attached to any consent issued.
- 4.6 **Roads and Transportation (Development Management)** – satisfied with the parking provision, access and traffic management.
Response: Noted.
- 4.7 **SP Energy Networks** – no objections.
Response: Noted.
- 4.8 **Transport Scotland** – no objections.
Response: Noted.
- 4.9 **National Grid** – no response to date.
Response: Noted.

- 4.10 **Countryside and Greenspace** – no objections, however the adjacent core path which runs alongside the site should be safeguarded and remain open at all times. Consideration should be given to structural landscaping around the perimeter of the site and to the provision of a segregated pedestrian/cycle route along Langlands Drive.
Response: Noted. Conditions have been attached relating to structural planting and protection of the core path. Roads and Transportation Services are satisfied with the cycle and pedestrian access. Provision of a segregated access formed no part of the PPP application, therefore cannot be requested in this instance.
- 4.11 **South Lanarkshire Access Panel** – no response to date.
Response: Noted.
- 4.12 **Auldhouse & Chapelton Community Council** – no response to date.
Response: Noted.
- 4.13 **Estates Services (Housing and Technical Resources)** – no objections.
Response: Noted.
- 4.14 **Economic Development (Business Support/Projects)** – no objections as other business land is available in the vicinity. Appropriate road improvements should be provided.
Response: Noted. The access to the site is being improved in order to facilitate the development.

5 Representation(s)

- 5.1 Following statutory neighbour notification and advertisement in the East Kilbride News due to the 'nature and scale of development' and 'non-notification of neighbours' 1 letter of objection and 1 letter of comment have been received. The points raised are responded to as follows:

(a) The principle of the stadium is fine; however it should not be located on a greenfield site where infrastructure is unsuitable. The proposed stadium will cause traffic chaos. In practice, how will the plans to stop cars using Auldhouse as a short cut work?

Response: A Transport Assessment was submitted with the PPP application. In addition, the applicants have submitted Traffic Management plan to deal with operation on match days. Roads and Transportation Services have confirmed that they have no objections to the plan. It has been conditioned, that when major events take place, the use of Langlands Road and Hurlawcrook Road will be prohibited through traffic control. In addition, passing places have been provided on both Hurlawcrook Road and Langlands Road to deal with any traffic conflict between vehicles leaving the site to the south. It is envisaged that the capacity of the stadium will only be filled on rare occasions and that not everybody will be travelling individually in a car. In addition, the stadium will primarily be used out-with office and school hours such as evenings and weekends where conflict with other road users is less likely to occur. During events, vehicles travelling to the Community Stadium will predominantly use Greenhills Road and Langlands Drive, with access to the south or west being limited. This will be managed appropriately by the Community Trust. Roads and Transportation Services have confirmed that they are satisfied with the proposal to use Hurlawcrook Road and Langlands Drive as predominant accesses.

(b) The proposed trees to be planted should be native species and every effort must be made to protect wildlife during construction.

Response: The applicants have previously submitted an ecological survey which has been assessed by the Council's Countryside and Greenspace section. They have confirmed that the report raises no issues of concern. A condition has been attached to ensure that the site is re-surveyed before construction commences. A landscaping plan has been conditioned and will also be subject to approval prior to any development commencing.

(c) If this stadium is approved, will the existing stadium at the K-Park be demolished and returned to wildlife?

Response: This is not a material planning consideration as it relates to another site. Notwithstanding this, the owners of the K-Park have planning permission to erect an additional stand.

- 5.2 These letters have been copied and are available for inspection on the Planning portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks approval of matters specified in condition for a community stadium which already has planning permission in principle. The applicant has submitted full plans of plans of the complex, which includes - in addition to a full size football pitch - changing rooms, a function suite, offices, boxing gym, gym and sports hall all housed within the main stand in addition to a caretaker's flat. The stadium will be managed by the applicants, East Kilbride Community Trust (EKCT), and will predominantly be used as the home venue for East Kilbride FC's senior team. The pitch will also be made available for hire to local football clubs and clubs from other sports. Internally, the facilities will be used for activities such as boxing, martial arts, keep-fit and rehabilitation. In addition, the main stand area will provide conference and match day facilities such as those for media. The plans show the proposal with a capacity of 3983 seats which will be distributed as follows:

Main Stand – 2423 seats
North Stand – 780 seats
South Stand – 780 seats

- 6.2 The main determining issue is the proposal's compliance with the South Lanarkshire Local Development Plan 2015. The principle of the development has already been established by the approval of Planning Permission in Principle in May 2016. The current application largely follows the indicative layout submitted with the previous application. As a result, the primary aim of the current application is to ensure that the design and layout of the stadium is in keeping with its locality.
- 6.3 Policy 4 – Development Management and Placemaking requires proposals to have no adverse impact on adjacent buildings or streetscape. The application site is situated at the very edge of the settlement of East Kilbride and is currently undeveloped. The closest building is an industrial premise, 40 metres to the north of the boundary of the site. The plans show that the stadium itself will be approximately 75 metres away from this unit. Notwithstanding this, the site is directly opposite Langlands Golf Course and in the vicinity of the Langlands Moss. The site is also more than 1km from the nearest residential area and given the likely times it will be used, it is unlikely to have a detrimental impact on the amenity of nearby industrial and business users. The proposed use is an appropriate medium between business/industrial use and recreational/outdoor uses that are located on this edge of settlement site. Furthermore, the site will have no impact on landscape character or on the setting of any historical sites or buildings. A condition of the consent will require the applicant to provide buffer planting around the site in order to minimise its impact and further

strengthen the green edge of East Kilbride. The stadium will be of a modern design with stands on three sides and the community hub built onto the main stand.

- 6.4 Policy 4 also requires proposals to provide suitable access and parking and to encourage active travel whilst having no adverse implications for public safety. The applicants have previously provided a detailed Transport Assessment together with a Traffic Management Plan specifically related to the occasions when the site will be used for major events. Both were previously assessed by Roads and Transportation Services who have agreed with their findings. The site will accommodate 411 car parking spaces and 19 bus spaces. Specifically on match days, the agreed traffic management procedures will be applied to ensure all traffic using the site is directed back towards the main arterial roads and also to ensure that traffic flow is maintained at all times. In addition to bus and car parking provision, the applicants will provide space for cycle parking and pedestrian links.
- 6.5 In terms of landscaping, planting will be provided on the edge of the site. Specifically, native structural planting has been conditioned for the south boundary of the site as it will now become the settlement boundary. This will supplement the existing hedgerow which runs around the south-western corner of the site. The site has close access to both the Langlands Moss and a core path to the north, both of which will be protected. I am therefore satisfied that the proposal complies with Policy 4 of the Local Development Plan.
- 6.6 Policy 16 – Travel and Transport requires all proposals to consider, and where appropriate, mitigate the resulting impacts of traffic growth and development related traffic. As required by this policy, the applicants had previously submitted a Transport Assessment (TA) in line with the agreed parameters set out by Roads and Transportation Services and includes the impact of traffic and the development of walking, cycling and public transport. The TA concluded that the proposals will not have a significant impact on the road network subject to the implementation of an event management strategy. A Traffic Management Plan (TMP) will be implemented to ensure that procedures such as, police liaison, radio communication and dedicated staff co-coordinating traffic will take place whenever there is a major event. In addition to these requirements, the EKCT staff will physically direct traffic back towards the main arterial roads and will liaise with Roads and Transportation Services to ensure that any Traffic Regulation Orders (TROs) are in place prior to major events.
- 6.7 Following a full assessment of the proposal, it is clear that the proposal can comply with all the appropriate policies contained in the local development plan. In addition to the existing land use and amenity issues, the applicants have provided detailed information on the traffic and transportation issues which would be generated as a result of the proposal.
- 6.8 In addition to the standard neighbour notification procedure carried out by the Council, as noted in Section 5, the proposal was also advertised due to non-notification of neighbours. The application was also advertised due to the nature and scale of the development. Following this, 1 letter of objection and 1 letter of comment were received - the points of which are summarised in section 5 above. I am satisfied that the proposal complies with the relevant policies in the local development plan together with the requirements of the PPP application. Therefore, approval of the matters specified in the conditions of the previous planning permission in principle is recommended.

7 Reasons for Decision

- 7.1 The proposal complies with the aims of the SPP and the requirements of Policies 4, 7 and 16 of the South Lanarkshire Local Development Plan 2015.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

7 November 2017

Previous References

- ◆ EK/16/0016

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 08.06.2017
- ▶ Consultations
 - Roads Development Management Team 14/07/2017
 - &
 - Transport Scotland 22/06/2017
 - Countryside & Greenspace 21/06/2017
 - Roads & Transportation Services (Flood Risk Management Section) 19/06/2017
 - SP Energy Network 16/06/2017
 - S.E.P.A. (West Region) 20/06/2017
 - Scottish Water 22/06/2017
 - SportScotland 20/06/2017
 - Economic Development (Business Support/Projects) 13/11/2017
- ▶ Representations
 - Representation from : Joe Allan, 94 Franklin Place
East Kilbride
G75 8LS, DATED 28/06/2017
 - Representation from : Rebecca Hay, 38 Langlands Road
Auldhouse
G75 9DW
DATED 13/06/2017 13:13:16

Contact for Further Information

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

Iain Morton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 5048 (Tel : 01698 455048)

E-mail: ian.morton@southlanarkshire.gov.uk

CONDITIONS

- 1 That before any work commences on the site, a scheme of structural landscaping for the area shaded green on the approved plans shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.including, where appropriate, the planting of fruit/apple trees; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 2 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 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 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.
- 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 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 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 shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.
- 7 That prior to development commencing on site, details of the proposed floodlighting scheme together with a lighting assessment shall be submitted. The scheme shall include, where appropriate, details of all aspects of the installation including specific luminaire and lamp type; beam control; wattage; use of reflectors; baffles; louvres; cowling; lux contours/distribution diagrams and column type.

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.

- 8 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any such order revoking or re-enacting that order), the use of the development hereby approved shall be restricted to use as community stadium with associated changing rooms, stands, ancillary fitness suite and gyms, offices and function suite and for no other purpose within Class 11 as defined in the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997, without the prior written consent of the Council as Planning Authority.
- 9 That prior to development commencing, the applicant shall submit a Travel Plan detailing how the developer will encourage the use of sustainable travel modes to access the site and shall include details of pedestrian and cycle way finding posts directing people to and from the development.
- 10 That prior to development commencing, the Travel Plan required by condition 10 above shall be approved in writing by the Council as Planning Authority and the applicant shall implement the approved plan in full unless otherwise agreed.
- 11 That prior to development commencing, details showing how the existing 30mph speed limit and associated lighting network shall be relocated at the applicant's expense shall be submitted to and approved by the Council as Planning Authority.
- 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.
- 13 That the core path adjacent to the site (route no. EK/1425/1) shall be safeguarded at all times and remain open during any construction works and throughout the use of the stadium hereby approved in principle.
- 14 That prior to development commencing, a further phase 1 habitat survey shall be undertaken and no work shall commence until the applicant receives written approval from the Council as Planning Authority.
- 15 That prior to the development coming into use a detailed Schematic showing the Public Address System shall be provided for the approval of the Planning Authority to ensure that noise emissions from the site are compliant with "Best Practicable Means". This should ensure that where possible speaker arrays or horns are directed towards the listener. Bass speaker should be localised or have a high Directivity Index.
- 16 That where the Development is being used as an Urban Stadium or Arena, the Music Noise Level shall not exceed 75dB(A) at any noise sensitive receptor for the first 3 events per year. From 4 to 12 further events, the Music level shall not exceed the background noise level by more than 15dB(A) in any 15 minute period at any noise sensitive receptor.
- 17 That noise breakout from the internal parts of the facility shall be inaudible at any noise sensitive development. The following may be used as an objective guide for the aforementioned requirement:

1. The L_{10} entertainment noise shall not exceed the representative background noise levels L_{90} (without entertainment noise) in any $1/3$ octave band between 40 Hz and 160 Hz.

2. The $LA_{eq,15min}$ of the entertainment noise shall not exceed the representative background noise $LA_{90,15min}$ (without entertainment noise).

The above applies both externally and internally at noise sensitive properties.

18 That unless otherwise agreed, the Updated Traffic Management Plan – reference number PI2991/DC/171027 shall be implemented in full and no changes shall be made to the plan unless agreed in writing by the Council as Planning Authority.

19 That prior to the stadium hereby approved being completed or brought into use (whichever is the sooner) all 411 car parking spaces and 19 coach parking spaces shall be constructed and operational.

REASONS

1.1 In the interests of the visual amenity of the area.

2.1 In the interests of amenity.

3.1 In the interests of amenity and in order to retain effective planning control.

4.1 These details have not been submitted or approved.

5.1 In the interests of amenity and in order to retain effective planning control.

6.1 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.

7.1 To minimise the risk of nuisance from light pollution to nearby occupants.

8.1 In order to retain effective planning control.

9.1 To encourage the use of sustainable transport.

10.1 To encourage the use of sustainable transport.

11.1 In the interest of road safety.

12.1 To ensure the provision of a satisfactory sewerage system.

13.1 In the interests of amenity and in order to retain effective planning control.

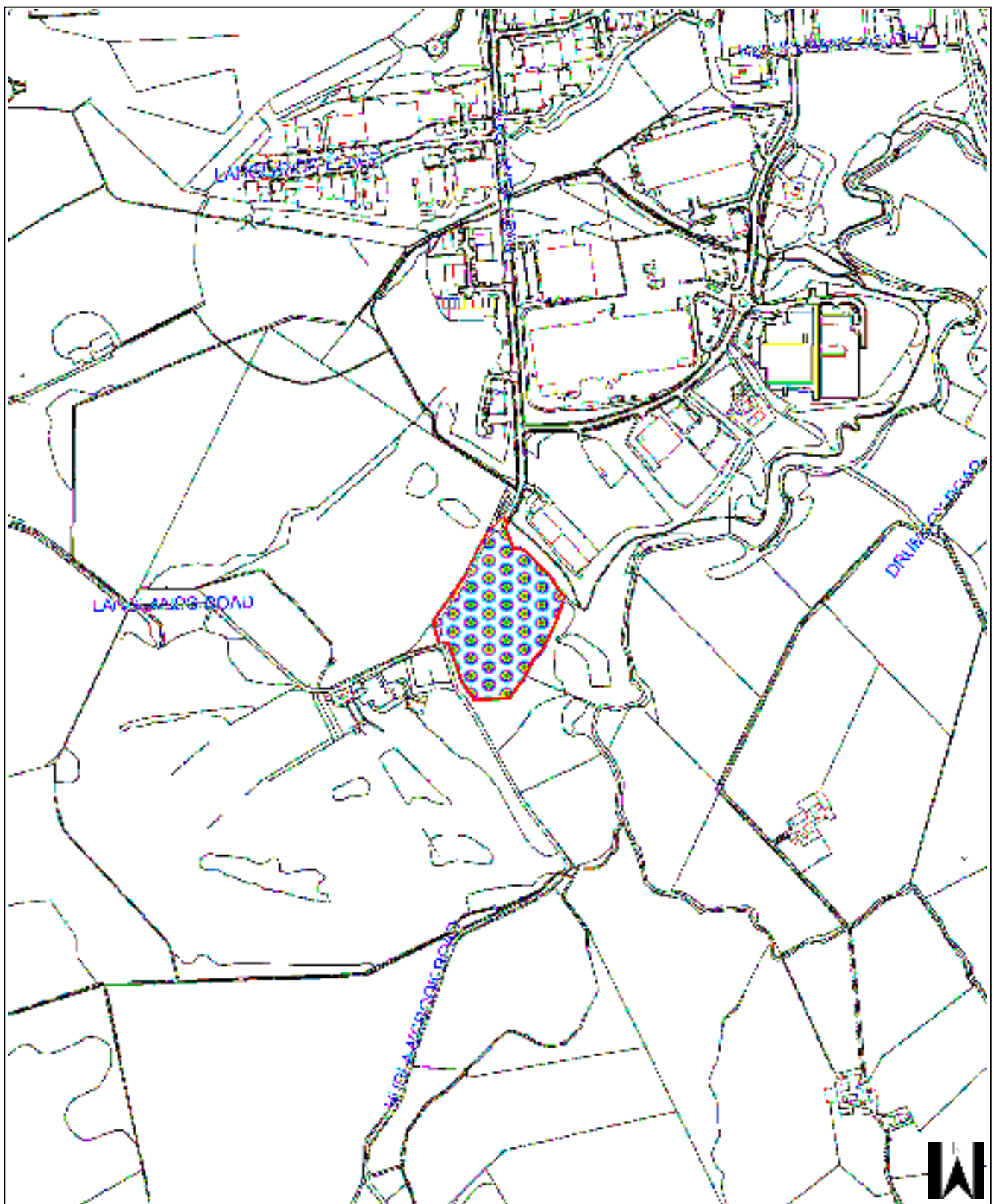
14.1 To ensure that any ecological species on site are protected and suitable mitigation measures are put in place.

15.1 In the interests of amenity and in order to retain effective planning control.

16.1 In the interests of amenity and in order to retain effective planning control.

- 17.1 In the interests of amenity and in order to retain effective planning control.
- 18.1 In the interest of road safety.
- 19.1 In the interest of road safety and in order to retain effective planning control.

For information only



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