

Report

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Report to:	Hamilton Area Committee
Date of Meeting:	22 June 2011
Report by:	Executive Director (Enterprise Resources)

Application No	HM/11/0133
Planning Proposal:	Construction of MUGA Pitch, With Associated 5m Ball Stop Fence, Footpath and Access Road

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Land at the rear of
St Johns Primary School, Dixon Street
Hamilton, ML3 6PZ

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 Conditions Attached).

2.2 Other Actions/Notes

(1) The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: SLC Housing & Technical Resources
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
RES 6 - Residential Land Use Policy
ENV 12 - Flooding Policy
ENV 37 - Sustainable Urban Drainage Systems Policy
DM 1 - Development Management Policy

◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 1 Comments Letters

◆ Consultation(s):

Environmental Services
Roads & Transportation Services H.Q. (Flooding)
Scottish Water
Education Resources

Planning Application Report

1 Application Site

- 1.1 The application site relates to the site of the former Hamilton Grammar School Games Annex located behind St. John's Primary School, Dixon Street, Hamilton. The original building which occupied the site has now been demolished. Access to the site is gained from Dixon Street via the existing primary school's access road which runs along the side of the school building.
- 1.2 The land uses surrounding the site consist of the school building and associated land to the east, operational land associated with the railway line to the north and land relating to Bent Recreational Ground to the west and south.

2 Proposal(s)

- 2.1 The application proposes the construction of a single Multi Use Games Area (MUGA), a 5 metre high ball stop fence, a perimeter fence and associated footpath and maintenance access road. The operation of the facility would be solely in connection with the adjacent St. John's Primary School.
- 2.2 The MUGA pitch would be approximately 18m by 37m in area and would be marked out for netball, basketball and 7-a-side football but would also be available for other types of games. The proposed access road and footpath would be a direct extension to the existing access road, terminating at the MUGA pitch by means of a turning head facility. The MUGA pitch would be enclosed by both a 5m high ball stop fence and metal palisade fence, which are similar to existing fencing at the school.

3 Background

3.1 Local Plan Status

- 3.1.1 In terms of land use designations the site is identified within the adopted South Lanarkshire Local Plan as being in a general residential area (Policy RES 6 – Residential Land Use applies). This policy seeks to protect established residential areas from inappropriate forms of development. This aim is also supported by Policy DM1 – Development Management. In addition policies ENV12 – Flooding and ENV37 – Sustainable Urban Drainage Systems, are also applicable. These seek to ensure that the proposal will not increase the risk of flooding (Policy ENV12) and that surface water is treated in accordance with the principles of sustainable urban drainage (Policy ENV37).

3.2 Site History

- 3.2.1 The construction of the MUGA pitch at this location forms the second phase of the redevelopment of St. John's Primary School. The development of a replacement primary school on the adjoining site was completed in January 2008 (HM/06/0289),
- 3.2.2 As stated above, the building which previously occupied the site provided a Games Annex for Hamilton Grammar School. This became surplus to requirements due to the completion of extensions to the Grammar School as part of the Council's Secondary School Modernisation Programme. The original building which occupied the site has now been demolished

4 Consultation(s)

- 4.1 **Education Resource Response** – have offered no objections.

- 4.2 **Environmental Services** – have offered no objections, subject to the inclusion of conditions and advisory notes relative to noise control.
Response – Noted. The requirements of Environmental Services can be addressed through the use of conditions/advisory notes attached to any such consent, where appropriate.
- 4.3 **Scottish Water** – have offered no objections.
Response – Noted.
- 4.4 **Roads and Transportation Services H.Q. (Flooding)** – have confirmed that the site is located within the flood extents of the SEPA Indicative Flood Maps and therefore a Flood Risk Assessment should be undertaken prior to any works commencing on site. In addition they have sought clarification of drainage details submitted.
Response – Noted. The applicants have been advised of the Flooding Units comments. In addition, I am satisfied that these requirements can be addressed through the use of appropriate conditions.
- 5 Representation(s)**
- 5.1 Statutory neighbour notification procedures were undertaken in respect of the application proposals. One letter of response was received from Network Rail, who has operational land adjoining the application site.
- 5.2 Whilst offering no objections to the proposals, they recommended the inclusion of conditions/advisory notes to ensure the protection of their operations. These relate to matters such as drainage, boundary treatments, landscaping, lighting, rights of access and the commencement of works.
Response: Noted. The matters raised by Network Rail can be addressed through the use of conditions and advisory notes, where appropriate.
- 6 Assessment and Conclusions**
- 6.1 This application relates to the construction of a Multi Use Games Area, associated with the adjacent primary school, which is on the site of a former indoor games building. The provision of such facilities is a common feature within school facilities. The site is located within a mixed use area close to Hamilton town centre.
- 6.2 The determining issues in consideration of this application are its compliance with local plan policy and its effect on the local amenity.
- 6.3 In terms of local plan policy the application site falls within an area covered by Policy RES 6 – Residential Land Use of the adopted South Lanarkshire Local Plan. Within such areas the Council seeks to protect residential areas from inappropriate forms of development. Policy DM1 – Development Management supports these aims by seeking to ensure that development will not have a significant adverse impact on the local environment and amenity. It is further noted that Policy DM1 requires that all planning applications should “take account of the local context” and “be compatible with adjacent buildings”.
- 6.4 Whilst noting the requirements of these policy designations it is considered that the application proposals do not conflict with these requirements, in this instance. Notwithstanding the local plan land use designation, the site sits adjacent to an existing large outdoor recreational facility (Bent Recreation Ground), to the rear of an existing primary school and adjacent to an operational rail line. The proposed MUGA

pitch is remote from existing residential properties by some 137 metres, and will operate only during normal school hours. It is therefore considered that the amenity of the existing area in general and that of residential properties will not be detrimentally affected by the introduction of a MUGA pitch at this location. Furthermore, it is noted that in land use terms the site has a history of use as a recreational facility, albeit as an indoors games hall.

- 6.5 In terms of Policies ENV12 – Flooding and ENV37 – Sustainable Urban Drainage Systems, both policies seek to ensure that the proposal will not increase the risk of flooding and that surface water is treated in accordance with the principles of sustainable urban drainage. In this regard I am satisfied that the proposals raise no new issues which can not be addressed by appropriate engineering methods. A condition in this regard would however be prudent.
- 6.6 With regards to the responses received from statutory consultees it is noted that these raise no objections to the proposal, subject to the inclusion of conditions and advisory notes, which can be included where appropriate, to address any matters raised. However, it is noted that Roads and Transportation Services have made comments on the details submitted in respect of the application proposals. These concerns relate mainly with the clarity of the information provided rather than the drainage proposals. The applicants have been made aware of these comments and I am satisfied that this matter, as advised previously, can be addressed through the use of conditions requiring the submission of detailed drainage details. With regards to the correspondence received from Network Rail, they have confirmed that they have no objection to the principle of the development but requested the inclusion of conditions and advisory notes to ensure the protection of their operations. These can be included where appropriate.
- 6.7 On the basis of the above assessment it is considered that the proposal represents an acceptable form of development, which is compliant with local plan policies, at this location. There will be no additional impact on the amenity of residential properties or the area in general as a result of the provision of this facility. The MUGA pitch will provide a valuable additional resource to the primary schools existing facilities which will be beneficial to both existing and future children attending this school.
- 6.8 The approval of this application is therefore recommended to Committee.

7 Reasons for Decision

- 7.1 The development accords with the Policies RES 6 – Residential Land Use, ENV12 – Flooding, ENV37 – Sustainable Urban Drainage Systems and DM1 – Development Management of the adopted South Lanarkshire Local Plan. Furthermore, there will be no amenity or road safety issues resulting from the proposal in relation to surrounding residential properties

Colin McDowall
Executive Director (Enterprise Resources)

8 June 2011

Previous References

- ◆ HM/06/0289

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan (Adopted)
- ▶ Neighbour notification letter dated 4 April 2011

- ▶ Consultations
 - Scottish Water 06/04/2011
 - Education Resources 19/04/2011
 - Environmental Services 20/04/2011

- ▶ Representations
 - Network Rail 20/04/2011

Contact for Further Information

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

James Watters, Planning Officer, Brandon Gate, Hamilton
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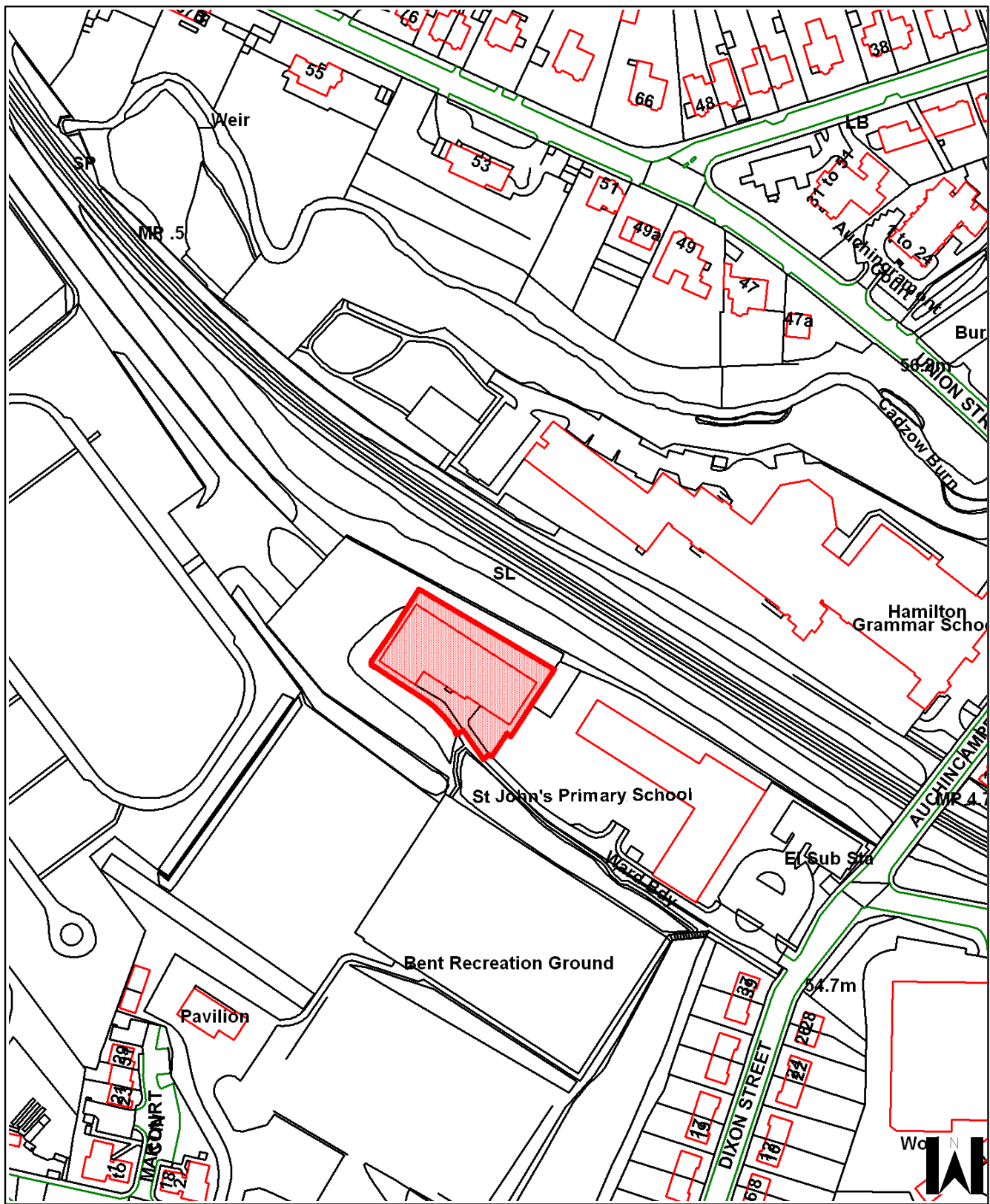
CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers:

CL(00)01 Rev A - General Layout
CL(00)02 Rev RV - Site Survey
CS(00)03 - Fence and Pavement Details
L/L/80/01 - Layout of Netball/Uni-hockey/Children's 7-a-side Football MUGA
L/A/80/01 - Typical Sectional Elevations Through Fence and MUGA Pitch
Sportscourt_fe_006 - 5.0m high Sports System Std Goal Recess Layout
- 2 That the landscaping scheme as shown on the approved plan shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following the completion of the development hereby approved and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 3 That notwithstanding the terms of Condition 1 above, prior to the commencement of development, further details of the land drainage works shall be submitted to and approved by the Council as both Planning and Flooding Authority. The works will require to comply with the Council's Sustainable Drainage Design Criteria and requirements.
- 4 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 3 above.
- 5 That prior to the commencement of development on site, Flood Risk Assessment shall be submitted to and approved by the Council as Planning Authority. The works will require to comply with the Council's Sustainable Drainage Design Criteria and requirements.
- 6 That surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria and requirements and shall be agreed in writing with the Council as Planning Authority in consultation with SEPA.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity.
- 3 To ensure the provision of a satisfactory land drainage system.
- 4 To ensure the provision of a satisfactory land drainage system.
- 5 In the interests of amenity.
- 6 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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