

Report to:	Planning Committee
Date of Meeting:	24 May 2011
Report by:	Executive Director (Enterprise Resources)

Application No	EK/11/0058
Planning Proposal:	Erection of Extension to Sports Building to Provide Fitness Room and Toilets

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : East Kilbride Community Trust
- Location : Playing fields located to the north of the Calderglen Country Park Access Road, Calderglen Country Park
East Kilbride
G75

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 conditions attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
 (2) The Planning Committee is required to determine this application as the Council has a financial interest in the site.

3 Other Information

- ◆ Applicant's Agent: ICA Architects
- ◆ Council Area/Ward: 10 East Kilbride East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
 Policy STRAT3 – 'Green Belt'
 Policy ENV30 – 'New Development Design Policy'
 Policy DM1 – 'Development Management Policy'

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

▶ 1 Comments Letter

◆ Consultation(s):

St. Leonards Community Council

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area which was previously open space within Calderglen Country Park, East Kilbride and which is currently being developed for a community football and sport facility. The site covers an area of 0.01ha (1,000sqm) and is bounded to the south by the existing East Kilbride Sports Club, to the north by existing woodland and the Rotten Calder Burn and to the east and north by open parkland, including an existing pond.

2 Proposal(s)

- 2.1 The applicants propose an 81sqm extension to the previously approved changing pavilion, which is currently under construction, to provide toilet facilities and a fitness room.

3 Background

3.1 Local Plan Background

The application site falls within the 'Green Belt' as identified in Policy STRAT3 of the adopted South Lanarkshire Local Plan. Policy ENV30 – New Development Design Policy and Policy DM1 – 'Development Management Policy' are also relevant.

3.2 Relevant Government Policy/Advice

None relevant

3.3 Planning Background

Planning permission was granted in December 2009 for the provision of sports facilities comprising a football pitch, changing pavilion, spectator seating and facilities, 2 no. five a side training pitches, 60m sprint track, car parking and associated landscaping (EK/09/0368). An application is also under consideration for the erection of a sculpture at the entrance to the sports facility. (EK/11/0123).

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – no objections subject to the provision of a turning facility.

Response: Noted. The applicants have amended the site plan to show this.

- 4.2 **St. Leonards Community Council** – no response to date.

Response: Noted.

5 Representation(s)

- 5.1 Following statutory neighbour notification, one letter of representation has been received. The points raised are summarised as follows:

- a) **The applicants already have planning permission for changing facilities. How many more applications will be forthcoming?**

Response: The applicants have applied for a small scale extension to the previously approved changing pavilion to provide a fitness room and toilets. The extension is within the previously approved site and is of a similar design and construction and does not have a detrimental impact on the facility or the park. Each application submitted to the Planning Service has to be determined on its merits.

- b) **What impact will the application have on nesting birds and other wildlife?**

Response: The application does not affect any trees, and comprises an extension to a building over an area previously developed therefore there is unlikely to be any impact on nesting birds or other wildlife.

This 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 in this instance is the proposal's compliance with the adopted local plan.
- 6.2 Policies ENV30 and DM1 require all applications to integrate successfully with their surroundings in terms of sustainability, amenity, natural heritage, design and layout. In design terms, the extension to the changing pavilion will match the previously approved building. Furthermore the extension will be contained within the previously approved site and will not incorporate any undeveloped land. The existing parking layout can be maintained as previously approved and the appropriate turning area can be incorporated. Given the above, approval is recommended.

7 Reasons for Decision

- 7.1 The proposal complies with the requirements of Policies STRAT3, ENV30 and DM1 of the South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

16 May 2011

Previous References

- ◆ EK/09/0368
- ◆ EK/11/0123

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009
- ▶ Consultations
 - Roads and Transportation Services (East Kilbride) 11 March 2011
- ▶ Representations
 - Representation from : Mr Joe Allan, 94 Franklin Place, Westwood, East Kilbride
G75 8LS, DATED 08/03/2011

Contact for Further Information

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

Iain Morton, Planning Officer, Civic Centre
Ext 6314, (Tel :01355 806314)

E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/11/0058

CONDITIONS

- 1 This decision relates to drawing numbers:

365/PL100
365/PL200
365/PL210
365/PL300
365/PL500
365/PL501
- 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.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 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.



For information only

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