

Report to: **Planning Committee**
 Date of Meeting: **5 April 2011**
 Report by: **Executive Director (Enterprise Resources)**

Application No CR/11/0009
 Planning Proposal: Construction of MUGA Pitch with Associated Fencing

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : SLC Education Resources
- Location : 267 King Street
Rutherglen
G73 1DE

2 Recommendation(s)

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

- (1) Grant Detailed Planning Consent – (Subject to Conditions – Based on Conditions Listed)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council - Housing and Technical Resources
- ◆ Council Area/Ward: 12 Rutherglen Central and North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
COM1 – Town Centre Land Use
CTY1 – Primary School Modernisation
ENV25 – Conservation Area
- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters
- ◆ Consultation(s):

Rutherglen Community Council

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

South Lanarkshire Leisure

Planning & Building Standards HQ (Conservation Officer)

Roads and Transportation Services (Cambuslang/Rutherglen Area)

Planning Application Report

1 Application Site

- 1.1 The application site lies at 267 King Street within the Rutherglen Conservation Area and is currently vacant having previously been occupied by a modern single storey brick building which was recently demolished. The site is rectangular, flat and extends to 0.05 hectares. The site is bounded to the north by King Street, to the east by Burgh Primary School, to the west by residential flats and to the south by the rear back yards of the tenemental flats at Victoria Street.

2 Proposal(s)

- 2.1 It is now proposed that a new multi-use games area (MUGA) pitch be constructed on the site, primarily to serve the adjacent primary school. The pitch will be 27.6m long by 17.1m wide and will be surrounded by a 5 metre high sports fence. The main access will be from gates at the north west corner of the site into the neighbouring school. There will also be a single gate onto King Street for public access outwith school hours. The pitch will not be illuminated and therefore there are no floodlights proposed for the development.

3 Background

3.1 Local Plan Policy

- 3.1.1 In terms of the adopted South Lanarkshire Local Plan policies COM1 – Town Centre Land Use and ENV25 – Conservation Areas apply to this proposed development. In addition Proposal CTY1 – Primary School Modernisation is also relevant as the proposed use of the site is for a MUGA pitch associated with the neighbouring Burgh Primary School, a recently completed replacement building for the original school.

3.2 Relevant Government Advice/Policy

- 3.2.1 None relevant given the scale of the development.

3.3 Planning History

- 3.3.1 A separate Conservation Area Consent application has been received for the demolition of the previous property on the site under reference CR/10/0153.

4 Consultation(s)

- 4.1 **Planning and Building Standards Services (HQ) - Conservation Officer** – no objections to the proposed development.

Response: Noted.

- 4.2 **Roads and Transportation Services** – no objections subject to a condition requiring that the car parking spaces assigned to the school are made available to users of the MUGA pitch outwith school hours.

Response: Noted. An appropriate condition can be attached to the consent should it be granted.

- 4.3 **Roads and Transportation Services (Flooding Unit)** – no objections but it was requested that the drainage design criteria be passed to the applicants.

Response: Noted. The design criteria have been forwarded to the applicant.

- 4.4 **Environmental Services** – no objections subject to conditions relating to noise and to potential dust pollution. A condition relating to floodlighting was also requested however it has been confirmed that there will be no floodlights erected at the site. Various advice notes relating to contaminated land and noise were also requested.

Response: Noted. Appropriate conditions and advisory notes will be added to the consent should it be granted.

4.5 **Rutherglen Community Council** – no comment.

Response: Noted.

4.6 **South Lanarkshire Leisure** – no response to date.

Response: Noted.

5 Representation(s)

5.1 Following statutory neighbour notification and advertising the proposal in the Rutherglen Reformer no representations were received. The proposed development was advertised in the local newspaper due to the scale and nature of the proposed development and its potential impact on the Rutherglen Conservation Area, together with non-notification of neighbours.

6 Assessment and Conclusions

6.1 The applicant, South Lanarkshire Council Education Resources, have applied for detailed planning permission to construct a multi use games area for Burgh primary school at this vacant site. The MUGA is of standard design and dimensions and will be enclosed by a 5 metres high sports fence. The pitch will be for the use of the school during school hours but outwith these hours it will be available for informal use by the community.

6.2 As with all applications the proposed development must be assessed against the relevant development plan policies affecting the development and any other material considerations. In this instance the relevant development plan is the adopted South Lanarkshire Local Plan 2009 from which Policies COM1 – Town Centre Land Use and ENV25 – Conservation Areas apply in addition to Proposal CTY1 – Primary School Modernisation Proposals.

6.3 Policy COM1 – Town Centre Land Use Policy seeks to retain and protect the town centre's role as a commercial and community focal point by only allowing a mixture of uses compatible with this role. As it is proposed that the site will be incorporated within the existing Burgh Primary School, and as a school is a compatible use, it is concluded that the proposal complies with this policy.

6.4 Policy ENV25 – Conservation Area Policy seeks to ensure that any development and demolition within a conservation area or affecting its setting shall preserve or enhance its character and that the design, materials, scale and siting of any development shall be appropriate to the character of the conservation area and its setting. In this instance, as the proposed use will be an open play area incorporated into the adjacent school, it is concluded that the proposed development will not adversely affect the conservation area and thus complies with this policy. This is a view supported by the Council's Conservation Officer in his consultation response.

6.5 Proposal CTY1 – Primary School Modernisation Proposals identified the need for the erection of a replacement building for the Burgh Primary School which was erected immediately adjacent to the application site. As the proposed development seeks to incorporate the new facility within the new school's grounds, it is concluded that the proposed construction of the MUGA pitch accords with this local plan proposal. It is therefore concluded that the proposed development accords with all the relevant local plan policies.

6.6 As mentioned above no objections were received against the proposed development from third parties or consultees.

- 6.7 The proposed development will provide a much needed facility for the new Burgh Primary School which was initially unable to provide recreation / sporting facilities for pupils due to the limited space within the school site. By acquiring the neighbouring site and demolishing the original building, Education Resources are now able to provide these facilities for the school. It will also provide a much needed informal play facility in an area which currently has no such provision. Given its location there is the potential that the proposed use may cause a noise nuisance for neighbouring residential properties, however, during school hours, this is unlikely to be greater than that associated with school while outwith school hours its location next to rear gardens will limit any impact.
- 6.8 In light of the above it is concluded that detailed planning consent should be granted in this instance subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposed development accords with Policies COM 1 and ENV 25 of the adopted local plan and will not adversely affect either the setting of the Conservation Area or the amenity of the surrounding area.

Colin McDowall
Executive Director (Enterprise Resources)

22 March 2011

Previous References

- ◆ CR/10/0153 – Conservation Area Consent for the demolition of the vacant building at 267 King Street, Rutherglen.

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan (adopted) 2009

- ▶ Consultations
 - Planning & Building Standards HQ (Conservation Officer) 02/03/2011
 - Environmental Services 02/02/2011
 - Roads and Transportation Services (Cambuslang/Rutherglen Area) 01/02/2011
 - Planning & Building Standards HQ (Conservation Officer) 04/03/2011
 - Rutherglen Community Council 10/02/2011

- ▶ Representations
 - None.

Contact for Further Information

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

Bill Kerr, Planning Officer, King Street, Rutherglen

Ext 6304, (Tel :01355 806304)

E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER: CR/11/0009

CONDITIONS

- 1 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.
- 2 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.
- 3 Prior to development commencing on site, a scheme of dust monitoring shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 4 That when the MUGA pitch hereby granted is being used outwith school hours car parking places at the school must be made available to the users of the MUGA.

REASONS

- 1 In the interests of amenity and in order to retain effective planning control.
- 2 To minimise noise disturbance to adjacent occupants.
- 3 To minimise the risk of nuisance from dust to nearby occupants.
- 4 To ensure the provision of adequate parking facilities.

For information only

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