

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

Application No	EK/10/0428
Planning Proposal:	Formation of Nine Hole Golf Course, 2 no. 4G Five-a-Side Football Pitches, and Outdoor Adventure Area Together with Erection of Associated Gym/ Dance Studio/ Hall and Clubhouse and 2 no. 30 Metre Wind Turbines.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Thomas Anderson/ Broadlees Golf
- Location : Broadlees Golf Course
Anderson Drive
Chapleton
ML10 6RR

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)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: HG Planning
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
 CRE 2 – Stimulating the Rural Economy Policy
 DM 1 – Development Management Policy
 ECON 6 – Rural and Farm Diversification Policy
 ECON 9 – Tourism Development Policy
 ENV 11 – Design Quality Policy
 ENV 16 – Renewable Energy Development Policy
 ENV 30 – New Development Design Policy
 ENV 34 – Development in the Countryside Policy
 ENV 37 – Sustainable Urban Drainage Systems Policy
 STRAT 3 – The Green Belt and Urban

Settlements In The Green Belt Policy

◆ Representation(s):

▶	3	Objection Letters
▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

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

Environmental Services

Lindsay, Auldhouse & Chapelton Community Council

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SP Energy Network

National Air Traffic Services Ltd

Defence Estate Organisation

BAA Aerodrome Safeguarding

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

TRANSCO (Plant Location)

Prestwick Airport

Strathaven Airfield

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

1.1 The application relates to Broadlees Golf, an existing business in the Greenbelt, which seeks to further develop its facilities to provide a mixed commercial and recreational use utilising existing farmland adjacent to Chapelton village, south of East Kilbride. The site is bounded to the southwest by the existing Broadlees golf course and farmland, to the east by the East Kilbride to Chapelton Road (A726-Glasgow Road) and farmland beyond, to the south by the existing Broadlees Farm building group and to the north by adjacent farmland. Chapelton village lies immediately adjacent to the south east corner of the application site. The site is irregular in shape and extends to over 11 hectares.

2 Proposal(s)

2.1 The application proposes the development of a par three, nine-hole golf course, outdoor adventure area, adventure putting green, 2 x 4G five-a-side floodlit football pitches, a gym/dance-studio/multi-function hall, a new clubhouse, and 2 no. 30metre wind turbines. Additional related facilities such as car parking, landscaping, fencing and floodlighting also form part of the detailed proposals for the site.

2.2 More specifically, the proposal entails:

1) A par-three, nine hole golf course to be located to the north of the existing car park and south west of the A726. The course would be designed specifically with junior golfers in mind and would provide an additional golf training facility to that currently provided at Broadlees;

2) The adventure area is to be located on the north western perimeter of the site and would be an informal multi activity area enabling activities such as assault course, team pursuit, paint balling, kayaking, archery etc;

3) The adventure putting green, located north of the access road, would be an ancillary facility for golfers/juniors undertaking putting practice;

4) An extension to the existing golf course/driving range clubhouse to provide a gym/dance studio/multi-function hall and clubhouse. The existing clubhouse is to accommodate a staff room, store, golf-pro shop (25 square metres) and meeting room/classroom facility. Access to the two buildings would be via a shared reception area with the new extension providing a new foyer, kitchen, bar, lounge, café, changing facilities, a gym and a dance studio/multi-function suite.

The main building design is a mono pitch galvanized steel structure with cladding in contrasting colours and broken up with larch timber cladding. In addition the existing building and the new extension would be co-joined with a flat roofed glazed reception/entrance.

5) The 4G football pitch is to be located close to the existing Broadlees MOT garage and farm building group to the west of the putting green. The seven a side pitch extends to 120m x 80m and can be divided into two five a side pitches. The facility would be partially sunken into the landscape and surrounded by grassed bunds to reduce the visual impact of the development and to assist with noise attenuation.

Floodlighting is also proposed, angled down onto the pitches to minimize light overspill. The fencing proposed is to be 3m high green plastic-coated wire-mesh.

6) Two turbines are proposed with a hub height of 19m and blade radius of 10m with an overall maximum height of 30m. They would be located immediately north west of the existing farm building group and would be linked by an access track for construction and maintenance purposes. Output per turbine would be 100kw and all power generated would be used at Broadlees with no connection to the national grid.

7) Vehicular and pedestrian access to the overall development would be via the existing access, namely Anderson Drive which is accessed from Glasgow Road (A726).

3 Background

3.1 Local Plan Status

3.3.1 The adopted South Lanarkshire Local Plan 2009 provides the development plan context for this application. The application lies within an area covered by greenbelt policies namely: STRAT3-The Green Belt and Urban Settlements In The Green Belt, ENV34-Development in the Countryside and CRE2- Stimulating the Rural Economy. The content of these policies and how they relate to the proposal together with other relevant policies are assessed in section 6 of this report.

3.2 Relevant Government Advice Policy

3.2.1 Scottish Planning Policy which superseded the former SPP documents states that the planning system has a role in helping to create an environment where physical wellbeing is improved and activity made easier. Planning Authorities should support, protect and enhance open space and opportunities for sport and recreation. Planning Authorities and developers should aim to create new open spaces which are fit for purpose, maintained and sustainable over the long term. New open space and facilities should be accessible on foot and bicycle and located where they can be served by public transport.

3.2.2 In terms of Greenbelt the SPP states that designated green belts should be used to direct development to suitable locations, not prevent development from happening. Certain types and scales of development may be appropriate within the Greenbelt, particularly where it will support diversification of the rural economy. This may include recreational uses that are compatible with an agricultural or natural setting.

3.3 Planning Background

3.3.1 The application site is located on designated Greenbelt and due to the scale of the proposal with multiple elements of recreation and commercial development the proposal was advertised as Development Contrary to the Development Plan.

The proposed development is inter-linked with previous planning consents relating to the Broadlees farm area, namely:

- EK/02/0199 for the development of a golf course and golf driving range. (approved October 2002)
- EK/03/0516 for the change of use of a tractor shed to a MOT station (approved Feb 2004),
- EK/07/0112 for the demolition of an existing garage and 2 dwellings and the erection of 30 residential units (approved April 2010),
- EK/08/0206 for the erection of a farm managers house (approved Feb 2010),
- EK/08/0427 for the erection of 3 wind turbines (refused May 2005),
- EK/11/0081 for an extension to farm managers' house (approved April 2011).

4 Consultation(s)

4.1 **S.E.P.A. (West Region and Flooding)** – no objections subject to advisory notes.
Response: Noted. These will be attached to any consent issued.

4.2 **Environmental Services** – commented on noise issues associated with the football pitches together with the wind turbines.

Response: Further information was sought from the applicant and Environmental Services has considered this additional information in relation to the pitches and the turbines. Suitable conditions and advisory notes can be attached to any approval.

4.3 **Lindsay, Auldhouse & Chapelton Community Council** – no response to date.

Response : Noted

4.4 **Roads & Transportation Services H.Q. (Flooding)** – no objections subject to standard self certification submissions by the applicant.

Response: Noted.

4.5 **Scottish Water** – no objections.

Response: Noted

4.6 **SP Energy Network** – no objections.

Response: Noted.

4.7 **National Air Traffic Services Ltd** - no objections.

Response: Noted

4.8 **Defence Estate Organisation** – no objections.

Response: Noted.

4.9 **BAA Aerodrome Safeguarding** – no objections.

Response: Noted

4.10 **TRANSCO (Plant Location)** – no objections.

Response: Noted.

4.11 **Prestwick Airport** – no objections.

Response: Noted.

4.12 **Strathaven Airfield** – no objections

Response: Noted.

4.13 **Roads and Transportation Services (East Kilbride Area)** – have assessed the proposals in details in terms of traffic generation/flows, car parking, junction capacity, sight lines, etc. The applicant has submitted supplementary information over and above the submission of their traffic consultant's design and access statement. The Roads Department has assessed this carefully and are satisfied subject to conditions relating to sight lines, car parking, construction traffic management etc.

Response: Noted and the required conditions can be attached to any approval.

5 Representation(s)

5.1 Following statutory neighbour notification 3 letters of objection have been received. The points made can be summarised as follows:

a) **Objector surprised that wind turbines albeit a smaller scale form part of the proposal and consider they are still totally unacceptable in this location:**

Response: The turbines proposed are 30 metres in height to blade tip and are therefore are of a much smaller scale than the previous proposals which were refused. They are located to the north west of the farm building group and the electricity generated will be used to power the development and will not be connected to the national grid.

b) **Circumstances have not changed except that the number of turbines has been reduced to two. If allowed they will set an unacceptable precedent.**

Response: As stated above these turbines are much smaller in scale and would not be connected to the national grid. Such proposals are assessed on their individual merits. In this instance they will generate electricity to assist with the operation of the

new facilities at Broadlees Golf and given their scale and location some distance from residential properties they are considered to be acceptable.

- c) **The objector has no objection to the proposed Clubhouse and nine hole golf course except for the possible additional volume of traffic.**
Response: The applicant appointed a traffic consultant who submitted a Design and Access Statement, the contents of which have been assessed in detail by the Council's Roads & Transportation Services. Subject to conditions the proposal is acceptable to them in terms of traffic generation, car parking provision, sight lines etc.
- d) **The introduction of five a side football pitches, outdoor adventure area and gym/dance studio/hall to a small quiet rural area seems to be over the top especially when there are already two halls in the village. This proposal is dependent upon business from outwith the area resulting in an unknown element coming into the community not to mention the generated noise.**
Response: While there are a number of new facilities proposed, it is considered that they will complement the existing established golf course and driving range development. It is accepted that the majority of users of the facilities will travel from outwith the immediate area, however it is considered that the amenity of the village will not be adversely affected due to the location of the development on the opposite side of Glasgow Road from Chapelton. The existing village halls are unlikely to be affected by the Broadlees proposal.
- e) **This is a small village in a lovely setting and these proposals for Broadlees would be the end of a peaceful village:**
Response: As stated above, it is considered that the amenity of the village will not be adversely affected by the additional facilities due to the location of the development on the opposite side of Glasgow Road from Chapelton.

These letters have been copied and are available for inspection in the usual manner and on the Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicants have applied for detailed planning consent for the development of a par three, nine-hole golf course, outdoor adventure area, adventure putting green, 2 x 4G five-a-side floodlit football pitches, a gym/dance-studio/multi-function hall, a new clubhouse, and 2 no. 30metre wind turbines. Additional related facilities such as car parking, landscaping, fencing and floodlighting also form part of the detailed proposals for the site.
- 6.2 The application requires to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. Consequently the adopted Local Plan is particularly relevant to the assessment and determination of this application.
- 6.3 The Scottish Planning Policy document supports the principle of outdoor sport within the Green Belt as it is a way of effectively managing and maintaining green land, and encourages the creation of new open spaces and facilities which are fit for purpose, maintained and sustainable over the long term. .
- 6.4 The site is covered by Policy STRAT3 – 'Green Belts and Urban Settlements in the Green Belt' in the adopted South Lanarkshire Local Plan. The policy states that the

local plan will allow the Green Belt to continue to function as an area for recreation and other appropriate uses. There shall be a general presumption against all development except where it can be shown to be necessary for the furtherance of agriculture, horticulture, forestry, recreation, establishments and institutions standing in extensive grounds or other uses considered by the Council to be appropriate to the Green Belt. Policy CRE2- Stimulating the Rural Economy is also relevant. This policy states that the Council will endeavour to maximise job creation in rural areas by encouraging development of an appropriate form and in appropriate locations. In this instance it is considered that this proposal is acceptable in this location; the environmental impacts of the proposal can be satisfactorily mitigated and the environmental quality of the area is not being compromised. Therefore, the proposal complies with the general aims of policies STRAT3 and CRE2.

- 6.5 Policy ECON6 relates to rural and farm diversification and states that activities that facilitate employment creation/retention and meet the criteria set out in CRE2 should be supported. Policy ECON9- Tourism Development states that the Council supports proposals to develop and expand tourism in South Lanarkshire. Previous planning applications relating to the immediate area have established the principle of recreational uses such as golf and golf driving range which are acceptable Greenbelt uses. This application proposes an extension to the Broadlees golf business introducing further recreation and commercial facilities to this area immediately west of Chapelton village, thus creating employment and expanding tourism.
- 6.6 Policy ENV16 – Renewable Energy Development states that small scale stand alone and roof mounted turbines will generally be supported and encouraged by the Council where they can be satisfactorily accommodated into the surroundings and not adversely impact on residential amenity and historic and built environment. The two turbines have been assessed against the Council's Supplementary Planning Guidance on renewable energy and I am satisfied that due to the 30m height and location of the two turbines they are acceptable in this instance.
- 6.7 Policy ENV34- Development in the Countryside – sets out a number of assessment criteria to be used when determining planning applications for development within rural areas. These assessment criteria include issues such as impact on the natural and built environment and landscape and visual impact. I am satisfied that the proposed development is consistent with this policy and will not create an unacceptable impact on the natural or built environment.
- 6.8 Policies ENV11, 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 only new buildings to be constructed are a new clubhouse gym/dance studio, together with the 4G football facility. The new building has been clad in timber and metal cladding to blend in with the surrounding buildings. The pitch has been designed to 'sit down' in the landscape with a grassed bund to reduce its impact and help mitigate noise. The pitch, golf course and the associated car park will comply with SUDs requirements as required by the Roads Flooding Unit.
- 6.9 As previously stated, the Broadlees site has been used as a golf course and driving range for several years. In recent years, the applicant has invested in a practice putting area and encouraged the use of the facilities by schools and juniors. This proposal would extend the use and encourage golf development, football and other indoor and outdoor recreational pursuits. The principle of the use of the application site for recreation has been established and is acceptable in planning terms and wholly consistent with planning policy. The applicant does not propose the removal

of any landscaping or trees and proposes to supplement the existing trees with new trees and landscaping.

- 6.10 It is accepted that the proposal will generate additional traffic. The applicant has proposed adequate car parking spaces within the site. The Roads and Transportation Service (RTS) have advised on the number of spaces required when the facility is in full usage together with the vehicular and pedestrian access into the development. The parking provision is considered sufficient to cope with the additional use proposed.
- 6.11 In terms of statutory consultees, the applicant is required to address a number of points through the discharge of conditions prior to any work commencing on site. WOSAS have requested that an archaeological investigation of the site is carried out to establish whether or not any archaeological remains are present.
- 6.12 The Council's Environmental Services section have considered any issues with the proposed floodlighting scheme and noise from the football facility together with any noise impact from the wind turbines and the potential impact on the surrounding area. The pitch is to be 'set down' into the landscape with an acoustic bund between the pitch and the existing housing on Glasgow Road. The floodlighting has been designed so as to focus the light onto the pitch thus limiting the light spill to the surrounding area. The turbines are located sufficient distance away from housing resulting in no adverse noise impact. Suitable conditions would be attached to any approval.
- 6.13 The application has attracted 3 objections relating to issues such as traffic, noise, amenity, and land use. While noting the concerns raised, none of these issues are significant enough that would render this proposal unacceptable on planning grounds. All the points raised have been summarised and responded to in Section 5.
- 6.14 Finally, although the planning application was advertised as Development Contrary to Development Plan at the beginning of the process, given the detailed justification above and taking into consideration all of the supplementary information submitted it is now considered that the proposal is in compliance with the adopted Local Plan.
- 6.15 In conclusion, I am satisfied that the proposal complies with and is consistent with the relevant government advice and local plan policies. The proposed use is in keeping with its location and will encourage further use of an established recreational facility. No fundamental issues have been raised by statutory consultees. Conditions have been attached relating to landscaping, drainage, floodlighting, parking and archaeology. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal complies with the aims of SPP11 and 21 and the requirements of Policies DM1, STRAT3, CRE2, ENV11, ENV16, ENV30, ENV34, ENV37 and ECON6 & 7 of the South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

16 May 2011

Previous References

- ▶ EK/02/0199 for the development of a golf course and golf driving range.(approved October 2002)
- ▶ EK/03/0516 for the change of use of a tractor shed to a MOT station(approved Feb 2004),
- ▶ EK/07/0112 for the demolition of an existing garage and 2 dwellings and the erection of 30 residential units(approved April 2010),
- ▶ EK/08/0206 for the erection of a farm managers house(approved Feb 2010),
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- ▶ EK/11/0081 for an extension to farm managers' house (approved April 2011).

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Roads & Transportation Services H.Q. (Flooding) 19/01/2011
 - Defence Estate Organisation 10/02/2011
 - Strathaven Airfield 07/02/2011
 - BAA Aerodrome Safeguarding 07/02/2011
 - TRANSCO (Plant Location) 16/12/2010
 - Prestwick Airport 24/01/2011
 - National Air Traffic Services Ltd 21/01/2011
 - West of Scotland Archaeology Service 22/12/2010
 - S.E.P.A. (West Region) 06/01/2011
 - National Air Traffic Services Ltd 02/02/2011
 - Environmental Services 04/02/2011
 - Roads and Transportation Services (East Kilbride Area) 12/04/2011

- ▶ Representations
 - Representation from : John & Myra Stewart, 2 Farrier Crescent, Chapelton, Strathaven, ML10 6SR, DATED 27/01/2011

 - Representation from : James and Jean Cragie, 12 Brechame Road, Chapelton,

Strathaven, ML10 6SP, DATED 28/01/2011

Representation from : Mrs Dorothy Thomson, 16 Brechame Road, Chapelton,
Strathaven, ML10 6SP, DATED 28/01/2011

Contact for Further Information

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

Maud McIntyre, Planning Application, Civic Centre, East Kilbride
Ext 6385, (Tel :01355 806385)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers: 10078-xx- 01RevC; 02RevE; 03-; 04RevA; 05-; 07RevA; 08-; 09-; 10RevJ; 11RevE; 12-; SP FL 1; SP L C 1; EX FL UKS6933.
- 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.
- 4 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 The use of the 4G football facility shall be restricted to the following hours of operation:
Mondays to Sundays: Between 10am and 10pm
- 6 That notwithstanding the provisions of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984, no fascia signs, adverts or projecting signs shall be erected on the premises without the prior written consent of the Council as Planning Authority.
- 7 That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 8 The existing access to the site from Glasgow Road marked blue shall be permanently closed to vehicular traffic and the ground within the area formerly occupied by the access shall thereafter be reinstated as a pedestrian access.
- 9 That before the development hereby approved is completed or brought into use, a 2 metre wide footpath shall be constructed along the entire length of Anderson Drive from Glasgow Road to the specification and satisfaction of South Lanarkshire Council as Roads and Planning Authority.
- 10 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 11 Development shall not commence until detailed construction specification of the grasscrete surface finishes to the parking areas and an asphalt/bitmac finish to the disabled spaces has been submitted for the consideration and written approval of the Council as Planning Authority. Development shall thereafter be carried out

using the approved materials or such alternatives as may be agreed in writing with the Council as Planning Authority.

- 12 That before the development hereby approved is brought into use, 10 car parking spaces for the sole use by disabled persons shall be provided to the satisfaction of the Council as Planning Authority:
- 13 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 14 That the retail sales area of the pro shop associated with the development hereby approved shall be limited to a maximum floor area of 25 square metres.
- 15 That the light fittings hereby approved shall be installed so that the light beams are directed down onto the face of the football pitches to prevent any glare onto the adjacent surrounding area and shall be maintained in such a position through the working life of the installation.
- 16 That the 2 No. wind turbines hereby approved shall be constructed as per the specification within the approved SAC Commercial Supporting Information Document dated 09/12/10.
- 17 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.
- 18 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 requirements.
- 19 No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.
- 20 The proposed uses at the development hereby approved are: 9 hole golf course, outdoor adventure area, adventure putting green, 2 x 4G five-a side floodlit football pitches, gym/dance-studio/multi-function hall, 2x30m wind turbines (hub height 19.0m/blade radius 10.0m), 25sq.m pro-shop.
- 21 Prior to the commencement of site works a Green Travel Plan shall be submitted for consideration by the Council as Roads and Planning Authority.
- 22 That before any work commences on the site, a scheme of landscaping 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.; (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.

- 23 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 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.
- 24 No consent is granted for the erection of buildings, structures, obstacles, inflatables etc on the Outdoor Adventure Area(OAA). An Activity Management Plan for the OAA shall be submitted detailing types of activities, structures, frequency of use of the OAA(including hours of operation),specification, location and finish materials of the storage units. The OAA shall not operate until the Activity Management Plan has been submitted and approved by the Council as Planning Authority.
- 25 That before the development hereby approved is completed or brought into use, 162 no. parking spaces (including 10 no. disabled spaces) shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 26 That before development starts, a Traffic Management Plan in respect of the construction of the wind turbines shall be submitted for consideration and approval by the Council as Planning and Roads Authority. This shall include details of traffic management, vehicle trip numbers, vehicle sizes, police arrangements etc.
- 27 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 90 metres measured from the road channel shall be provided on both sides of the Anderson Drive vehicular access at Glasgow Road and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 28 That before the development hereby approved is completed or brought into use, cycle stand provision to accommodate 13 no. cycles shall be provided.
- 29 That before the development starts details of an acoustic bund/fence associated with noise attenuation for the 4G football pitch shall be submitted for consideration and approval by the Council as Planning Authority.
- 30 That prior to the 4G football facility being brought into use, the acoustic bund/fence approved under Condition 30 shall be constructed on the site to the satisfaction of the Council as Planning Authority.
- 31 Between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90(1/2hour)) by more than 4dB (A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
Between the hours of 2000 and 0800 the noise emitted from the premises (LAeq

(5mins)) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.

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.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 To minimise noise disturbance to adjacent occupants.
- 6 To safeguard the amenity of the area.
- 7 In the interest of public safety
- 8 In the interest of public safety
- 9 In the interest of public safety
- 10 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 11 These details have not been submitted or approved.
- 12 To ensure the provision of adequate parking facilities within the site.
- 13 In order to retain effective planning control
- 14 In order to retain effective planning control
- 15 In the interest of road safety
- 16 In order to retain effective planning control.
- 17 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.
- 18 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.
- 19 To safeguard the recording any archaeological remains within the site.
- 20 To retain effective planning control.
- 21 To encourage sustainable modes of transport.
- 22 In the interests of the visual amenity of the area.
- 23 In the interests of amenity.
- 24 No details have been submitted and to retain effective planning control.
- 25 To ensure the provision of adequate parking facilities within the site.
- 26 In the interests of traffic safety.
- 27 In the interests of road safety.
- 28 To encourage the use of cycles.
- 29 In order to attenuate noise and safeguard amenity.
- 30 In order to attenuate noise, safeguard amenity and retain effective planning control.
- 31 To minimise noise disturbance to adjacent occupants.

EK/10/0428

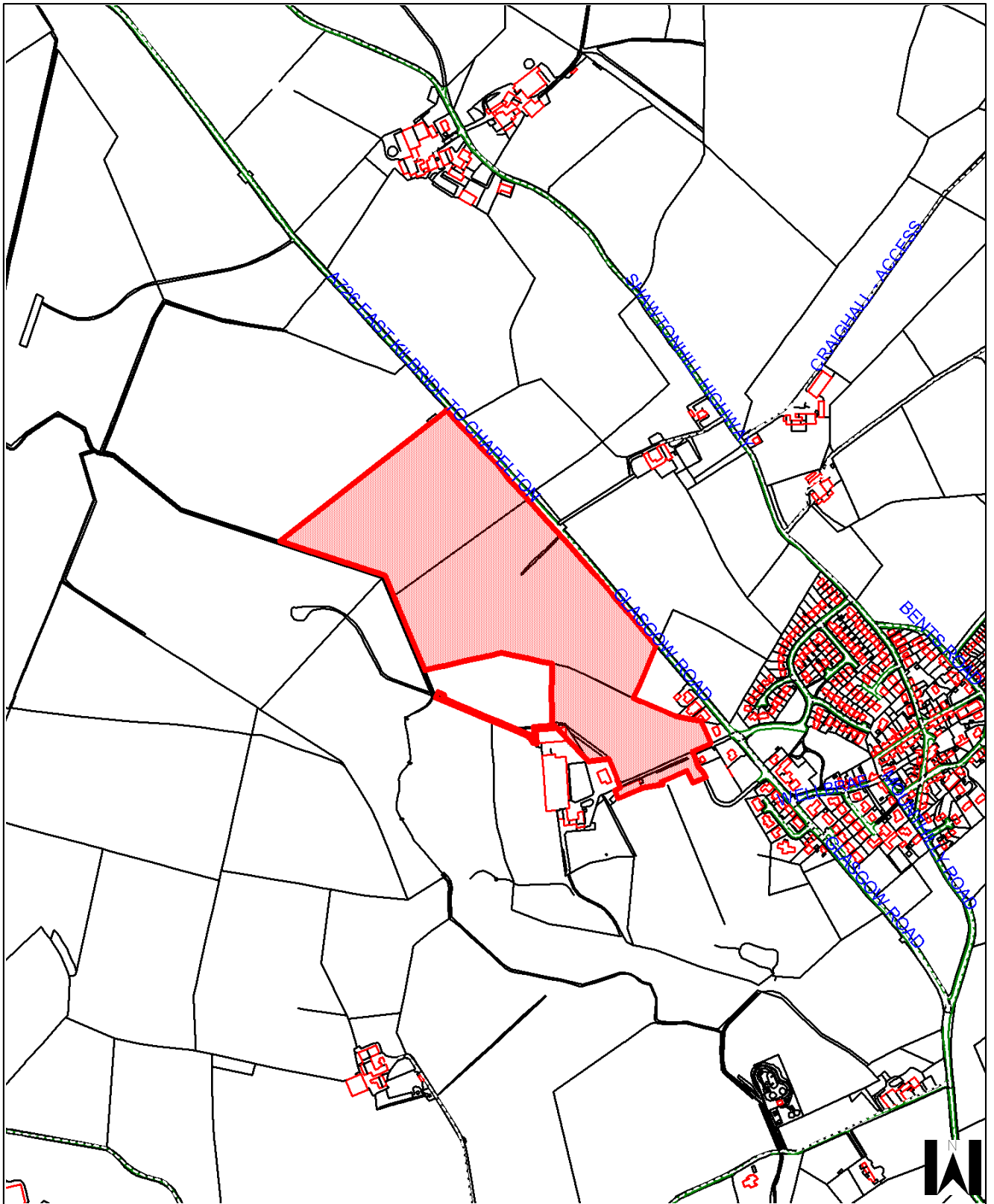
Broadlees Golf course, Anderson Drive, Chapelton

Planning and Building Standards Services

Scale: 1: 10000

For information only

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