

KEY INFORMATION

Ward Strathmartine

Proposal

Proposed indoor soccer centre

Address

Land North of Dick
McTaggart Sports Centre
Old Glamis Road
Dundee

Applicant

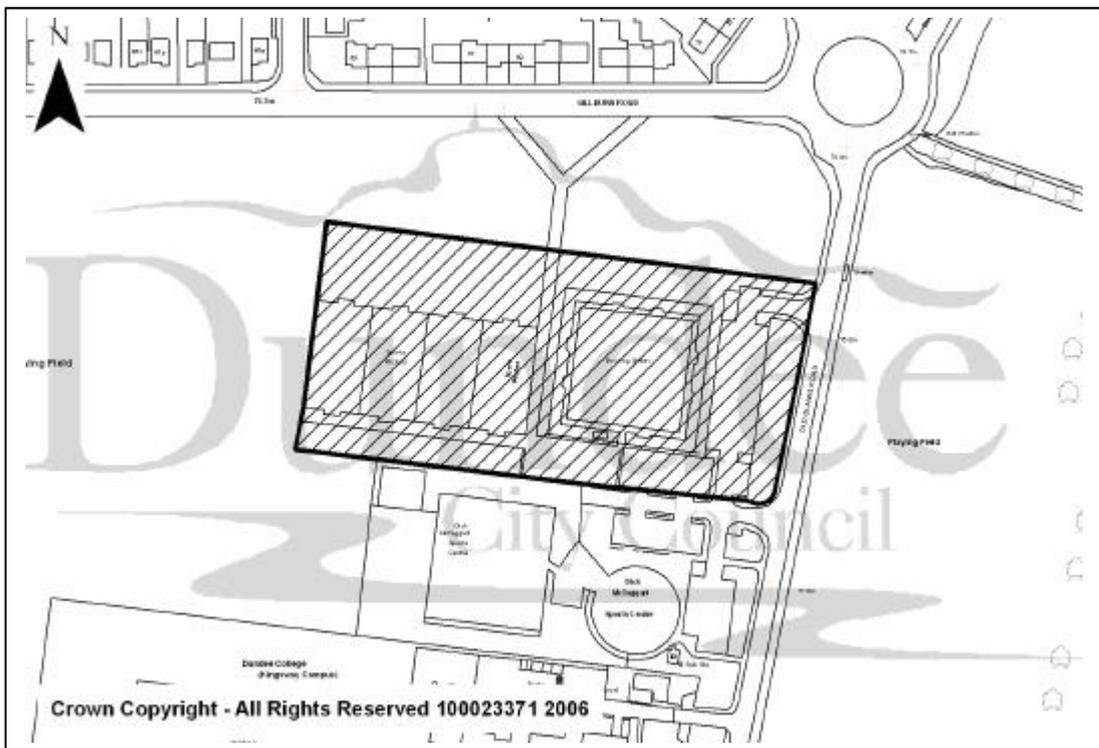
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Case Officer D Gordon



Indoor Soccer Centre Proposal in Old Glamis Road

A proposed indoor soccer centre is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed development will improve the provision and choice of sporting facilities within the city. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application seeks permission to redevelop existing 5-a-side football pitches and a disused bowling green with a modern indoor soccer centre. The centre will provide 8 indoor pitches, a children's play area and licensed bar facilities. Eighty five associated off street car parking spaces are to be located on the east side of the site.
- A letter of objection to the provision of licensed facilities within the centre has been submitted. In addition, letters of support for the new development have also been received.
- The proposal is considered to be consistent with the Policies 53, 66A and 66B of the Dundee Local Plan Review 2005. There are no material considerations, including the views of the objector, that would justify the refusal of the application contrary to these policies.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the removal of existing outdoor all weather 5-a-side pitches and a bowling green and the erection of a purpose built 5-a-side indoor all weather soccer centre with associated facilities. The centre will measure approximately 95 metres x 64 metres and will be approximately 10.5 metres in height. The proposed finishing materials will be white PVC coated polyester fabric for the roof with the walls being vertical profiled silver.

SITE DESCRIPTION

The site is located to the west of Old Glamis Road, to the south of Gillburn Road, to the east of the new RC Secondary School (currently under construction) and to the south of the McTaggart Centre.

The site currently accommodates 4 outdoor all weather 5-a-side pitches and a disused bowling green. The pitch enclosures have a facing brick base and metal fencing above. The bowling green is enclosed by trees and shrubs.

The surrounding accommodates a variety of uses including open space, new school (under construction), sports centre, open space, educational buildings, residential properties and car parking.

Access into the site is currently taken from Old Glamis Road to the east.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

Employment Policy 5: Leisure and Tourism.

Dundee Local Plan Review 2005

The following policies are of relevance:

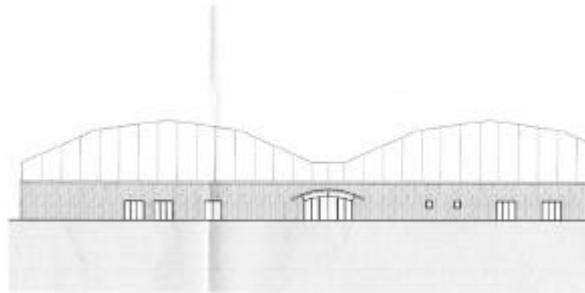
Policy 1: Vibrant and Sustainable Communities

The City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and

within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 53: in general, outwith the District Centres no licensed premises other than off licenses or hotels with a restricted license and no premises selling hot food is acceptable:

a within 30 metres of existing and



proposed housing if the outlet does not exceed 150m² gross floorspace (excluding cellar space) and;

b within 45 metres if the 150m² figure is exceeded.

Policy 66A: Protection Of Playing Fields And Sports Pitches



There is a presumption in favour of retaining playing fields and sports pitches in Dundee. They should not be redeveloped unless the Council is satisfied that they are no longer required for their original purpose and there is a clear long term excess of pitches, playing fields and public open space in the wider area, having regard to the site's recreational and amenity value plus the needs of future generations. In addition the following criteria must also be satisfied:

- a the proposals affect part of the site that has lesser sports and amenity value and will improve the sports, recreational and amenity value across the remainder of the site (e.g. grass pitches will be replaced on-site with an all weather surface); or
- b compensatory open space of at least equal benefit and accessibility will be provided in or adjacent to the community most directly affected, resulting in an overall improvement to existing facilities and the amenity of the area (e.g. relocating existing pitches to a more central location within the community most directly affected); or
- c development plans require the site for an important, strategic development, following examination of all possible alternative sites, and replacement provision of equal community benefit will be created in or adjacent to the community most directly affected.

Proposals must be consistent with policies elsewhere in the Plan and must not adversely affect the character or setting of an Historic Garden or Designed Landscape. Replacement provision must be made available in a playable condition before the existing facilities become unavailable. Where this is impractical, developers must provide sufficient justification and the Council will require replacement in the short term to an alternative agreed timetable. Compensatory arrangements must be secured by applicants to ensure that the sporting needs of displaced users are suitably catered for, to the satisfaction of the Council.

Policy 66B: Protection Of Other Open Space - there will be a presumption against the development or redevelopment of all other open space within the Local Plan area unless:

- a the broad principles of criteria listed in Policy 66A are satisfied; or
- b the proposals are consistent with a park masterplan, strategy or programme approved by the

Council to improve the management of open space.”

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

National Planning Policy Guideline 11 - Sport, Physical Recreation and Open Space.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

The proposal involves the redevelopment of a brownfield site for a similar recreational use. There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There are no specific planning applications that are of direct relevance to the proposal under consideration.

The site to the west was the subject of both an outline planning application and an application for 'reserved matters' for the erection of a new RC Secondary School (03/00705/OUT & 05/00983/REM refers). This school is currently under construction.

PUBLIC PARTICIPATION

The applicants have undertaken the statutory neighbour notification procedure. In addition, the application has been advertised in the local press as a 'bad neighbour' development (indoor sports facility and licensed bar) and as being potentially contrary to Policy 66B of the Dundee Local Plan Review 2005.

A representation from the Chairperson of the Kirkton Partnership advised that the principle of the sports facilities was totally supported. The Secretary of the Magdalene Tenants and Residents Association agreed that the principle of the sports facilities was acceptable. However, there was opposition to the provision of a licensed bar within the centre.

A letter in support of the application has been received from Scottish Football Association (Youth Action Plan).

CONSULTATIONS

The following comments have been received from external consultees and Council Departments.

Sportscotland have advised that the applicants have discussed the proposed development with officers from both Sportscotland and Dundee City Council. If implemented, this proposal would provide an enhanced quality and capacity for sports facilities on this site and sportscotland is therefore supportive of this project. Sportscotland recognise the potential benefits provided by access for school sport, recreational football and club training. The facility may also allow / result in some football being displaced from existing sports halls in the city, thereby allowing these to be reprogrammed for other sporting activities requiring a sports hall environment. Given that the established use of the application site as part of a wider area of playing fields, the Council should consider the appropriateness of placing a condition on any planning permission restricting the use of the building to football or a similar sporting activity.

The Head of Environmental Health and Trading Standards has advised that a Noise Impact Assessment would not be required for the use proposed. Noise from mechanical and electrical plant servicing the facility can be controlled by condition. Consequently, should the application be supported a condition limiting noise from all services to NR35 as measured 1 metre external to the facade of any residential property should be attached to any consent granted.

The Council's Forestry Officer has advised that trees to be retained within the site should be protected before and during construction works.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

a whether the proposals are consistent with the provisions of the development plan; and if not

b whether an exception to the provisions of the development plan is justified by other material considerations.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

The proposal under consideration seeks permission to erect an indoor soccer centre, the full details of which are outlined in the 'Description of Proposal' Section of this report above.

The site the subject of the application is identified as 'Open Space' on the Proposals Map of the Dundee Local Plan Review 2005. Consequently, the application falls to be considered under the terms of Policy 66A and 66B of the Plan that seek to protect such allocations from redevelopment unless certain criteria can be met.

The site currently accommodates four 5-a-side all weather football pitches and a disused bowling green. These facilities are considered to be relatively dated and the bowling green is currently disused. The redevelopment of the site involves the provision of 8 large indoor all weather pitches with associated facilities. The area of new pitch provision exceeds that of the combined total area currently provided by the existing pitch and bowling green facilities. This net increase is considered to be consistent with the aims of Policy 66A of the Plan.

With regard to the loss of the existing disused bowling green, the Council approved Dundee Pitch Strategy 2005 - 2011 advises that there is an overprovision of bowling greens across the city some of which are mothballed. The Strategy requires that surplus greens shall be incorporated into surrounding parks or used for alternative sporting activity. It is considered that the current proposal is consistent with these aims.

The proposal also falls to be considered under Policy 53 (Licensed and Hot Food Premises Outwith the City Centre) of the Local Plan. This requires that licensed premises over 150m² gross floor area (as is the case in this instance) should be located a minimum of 45 metres distant from existing or proposed residential properties. The nearest residential properties (to the north on Gillburn

Road) are located outwith this prescribed distance. In this respect, the proposal is considered to be consistent with the aims of Policy 53.

With regard to the design of the proposed new centre, it is recognised that there are a number of building styles in the local area ie McTaggart Centre, Dundee College and the emerging new secondary school. It is considered that the appearance of the proposed building is acceptable in this location.

Access to the site is to be taken from Old Glamis Road to the east. Eighty off street car parking spaces (in addition to 5 disabled spaces) are to be provided in association with the centre on the east side of the building. Due to the location and potential of the facility to generate car journeys, a Transport Assessment (TA) was submitted to accompany the application. This TA demonstrates that the proposed development will not have an adverse impact on the surrounding road network, that the level of car parking proposed is satisfactory and that there is sufficient space within the site for coaches. In order to enhance sustainable transport to the development site the applicants have agreed to provide a bus stop (to DCC requirements) to the north of the site on the west side of Old Glamis Road. The precise location of this bus stop is to be agreed with DCC. In addition, the applicants are to provide a footway (to DCC specifications) to the west of Old Glamis Road linking the south most access with the above proposed bus stop.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Views of the Objectors

While there was general support for the indoor centre, concerns have been expressed about the provision of a licensed bar facility within the building. The applicants have been contacted with regard to this matter and have offered the following supporting information:

The main business of the proposed soccer centre is providing a sporting facility at which customers can

participate in playing football. However, ancillary to the football facilities, as is found in many leisure facilities within the UK, is a licensed bar area where players and spectators can relax and socialise after a game. As the Soccer Centre is not a private club, but operates on a pay as you play basis, the bar is open to both the customers and the general public. In use, however, and due to the pricing policy the bar tends to be a place where the customers relax after a game, have one drink and leave the premises. Within the bar there are large screen televisions showing sporting events, creating a sporting environment within the bar. The bar will also overlook the pitches. At present the applicants operates a 5-a-side soccer complex (outdoor pitches) on a school site in Newcastle. The bar has never caused any problems and this has been confirmed in a supporting letter.

The bar will be open during normal permitted hours and operates in conjunction with the pitches being open, usually closing at 11pm. However, if the pitches are closed such as on a Saturday night, the bar will be closed. The exception to this is that the bar will be made available for private functions on a Saturday night and if a booking for a function, although the pitches are closed, the bar would be open. For the avoidance of doubt, unless a function is a private function and booked in advance, the bar will not be open on a Saturday night.

While the facility has the ability to operate a public house, it is reasonable to conclude from the supporting statement above that the licensed aspect of the proposal will operate in an ancillary capacity to the main use of the soccer centre. In terms of Policy 53 of the Dundee Local Plan Review above, it is considered that the location of this facility in relation to the residential properties located to the north is acceptable ie more than 45 metres distant.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

There are a variety of building designs in the local area ranging from traditional to contemporary. It is considered that the design put forward for consideration is acceptable in this location and will not detract from the appearance or setting of the local area.

CONCLUSION

The proposal to redevelop the dated existing sporting facilities located on the north side of the McTaggart Centre with a modern indoor 5-a-side football centre is consistent with the requirements of the relevant development plan policies. The development is viewed as a positive step in the improvement in sporting facilities within the city.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples
- 3 That notwithstanding the terms of Class 11 of the Use Classes (Scotland) Order 1997 the premises hereby granted permission shall be used for the primary purposes of indoor football and associated uses only and for no other sporting activity without the prior written approval of the planning authority.
- 4 That total noise from all mechanical and electrical services shall not exceed NR35 as measured 1 metre external to the facade of any residential accommodation.
- 5 That prior to the commencement of development, scaled details of the proposed earth bund to be provided on the north side of the soccer centre shall be submitted for the written approval of the planning authority

- 6 That prior to the commencement of development, details of the bus stop to be provided by the developer to the north of the site on the west side of Old Glamis Road shall be submitted for the written approval of the planning authority. For the avoidance of doubt, the bus stop shall be provided at the developers expense in a location and to a specification that is to the satisfaction of the planning authority and shall be in place prior to the commencement of the use hereby granted permission.
- 7 That prior to the commencement of development, details of a footway linking the south most access with the proposed bus stop shall be submitted for written approval of the planning authority. For the avoidance of doubt, this footway shall be provided at the developers expense, shall be constructed in accordance with the specifications as required by the planning authority and shall be in place prior to the commencement of use of the facility hereby granted permission.
- 8 The development of the site shall not begin until a scheme that identifies all the trees that are to be retained, details of their proposed protection (in accordance with BS 5837,2005) and details of the proposed replacement of all the trees to be removed from the site, has been submitted to and approved in writing by the planning authority. For the avoidance of doubt, all trees to be retained shall be fenced of, as agreed, prior to the commencement of any works.
- 9 All amplified music and vocals shall be so controlled as to be inaudible at the facade of any residential property.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure a satisfactory standard of appearance of the development.
- 3 The redevelopment of existing sports facilities within the city is not normally supported unless the

- proposals involve an improvement in existing sports provision. The loss of the existing all weather pitches would not be acceptable unless adequate replacement provision was provided. In order to ensure that the existing all weather pitch provision within the city is maintained, it is considered necessary to restrict the use of the new centre to football related uses only.
- 4 To protect local residents from any noise from the site as generated as a result of the use hereby granted permission.
- 5 In order to ensure that the design and appearance of the new earth bund is appropriate in the local area.
- 6 To enhance sustainable transport to the development site.
- 7 To enhance sustainable transport to the development site.
- 8 To protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.
- 9 To protect local residents from any amplified noise generated by the soccer centre.