

KEY INFORMATION

Ward East End

Proposal

Erection of 2 no portacabins to be used as changing facilities

Address

Land adjacent to Whitton Park
Arbroath Road
Dundee

Applicant

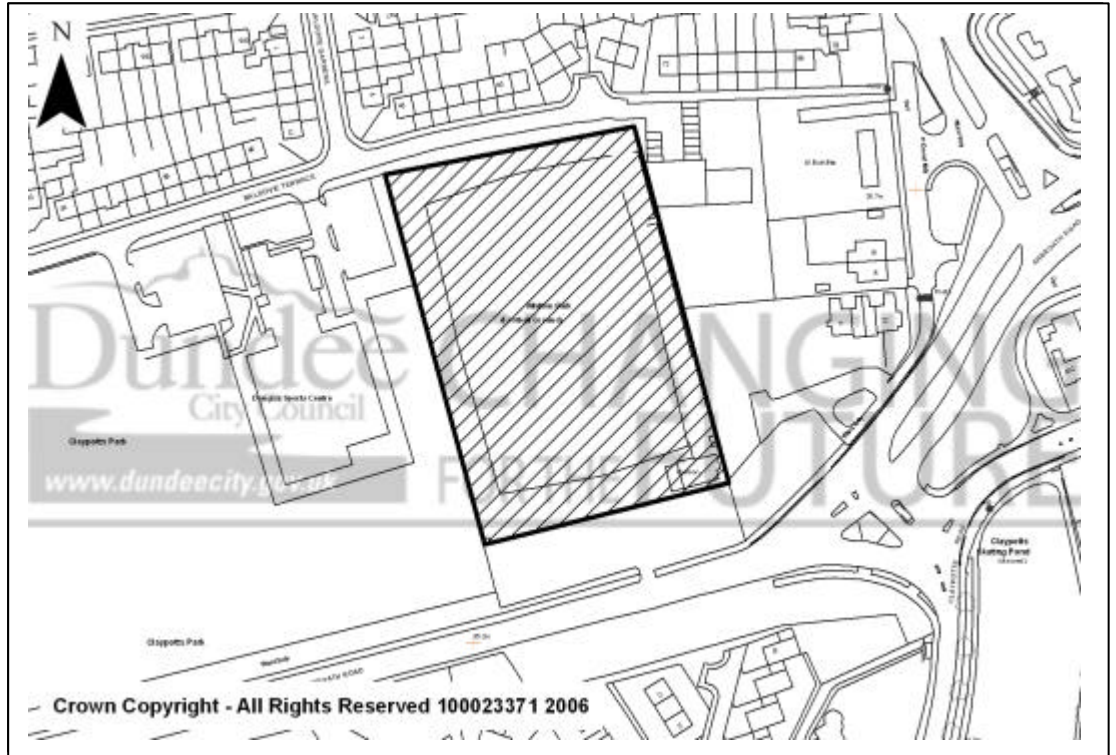
Dundee East Community Sports Club
c/o Gordon Deuchars
11 Tom Johnstone Road
Dundee DD4 8XD

Agent

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Rogers and Hynd
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Dundee DD1 1PD

Registered 28 Jan 2009

Case Officer Paul Macari



New Changing Facilities Proposed at Whitton Park

The erection of two portacabins to be used as changing facilities is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed siting of 2 temporary buildings to provide additional changing facilities at Whitton Park complies with the provisions of the Development Plan. The concerns of the objector that are relevant to the outcome of this planning application can be addressed by condition. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission. Therefore, the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the siting of 2 temporary buildings in the south western corner of Whitton Park, Dundee. The purpose of the buildings is to provide additional changing facilities for Dundee East Community Sports Club.
- Policy 57 (Visual Impact on Major Routes) and Policy 66A (Protection of Playing fields and Sports Pitches) of the Dundee Local Plan Review 2005 are relevant to the outcome of this planning application.
- Two letters of objection have been received from neighbouring residents concerned about the impact of the proposed temporary buildings on the adjacent Ambassador Route, Visual Appearance of the application site due to the amount of temporary buildings already on site, antisocial behaviour, litter, poor condition of boundary fencing and noise disturbance during football matches.
- The concerns of the objectors relevant to the outcome of this application can be addressed by planning conditions.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the siting of 2 temporary buildings in the south western corner of Whitton Park, Dundee.

The purpose of the buildings is to provide additional changing facilities for Dundee East Community Sports Club. The buildings are to be located in the south western corner of the application site and will back on to the respective southern and western boundary fences. There will be a landscaped buffer between the buildings and the relative boundary treatments to limit the impact of the proposed development on the Arbroath Road Ambassador Route which bounds the site to the south. The buildings will be finished in green painted steel cladding with window and door openings on the front elevation facing into Whitton Park. The buildings will provide 4 changing rooms and 2 referee offices.

Dundee East Community Sports Club is a community based sports club comprising of 13 football teams providing facilities for boys and girls through to adults playing through youth, amateur and semi-professional junior leagues. The Sports Club has formed through the amalgamation of Broughty Athletic Junior Football Club, Broughty United Amateur Football Club and Broughty United Youth Football Club. While the only team that plays from Whitton Park is Broughty Athletic, the other teams play throughout eastern Dundee using Whitton Park as their base. Given that there are over 300 players both male and female there is pressure for additional changing facilities.

Sport Scotland has recently made £2 million of funding from proceeds of crime available to Community Sports Clubs to provide changing and storage facilities to further develop, establish and involve local communities in sport. There have been over 200 applications to Sport Scotland from Community Sports Clubs for funding for the provision of storage and changing facilities. Funding has been allocated to Dundee East Community Sports Club and Dundee United Sports Club for the provision of changing facilities in the form of temporary buildings

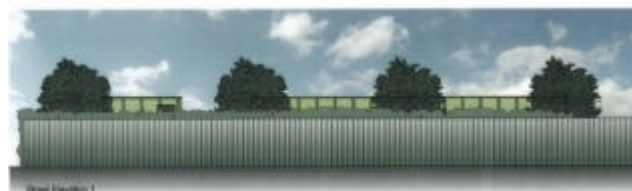
providing planning permission is obtained by 31 March 2009.

SITE DESCRIPTION

The application site is located on the northern side of Arbroath Road and is bound to the east by land owned by the Council and to the west by Douglas



Sports Centre and the associated sports pitches. To the north the site is bound by Baldovie Terrace and 2 storey terraced dwellings. To the south the site is bound by an area of car parking and then Arbroath Road. The area of car parking provides access to the site for patrons of Dundee East Community Sports Club. The site itself is bound by 1.8m high grey



Proposed Street Elevation From Arbroath Road

painted aluminium sheeting to the north, east and west. To the south the site is bound by a 1.8m green timber fence.

Within the application site there are 2 buildings and 2 steel storage containers. The building located in the south eastern corner of the site provides welfare facilities to patrons of the club with the steel containers with the building located along the western boundary used as changing rooms. The existing steel containers are used to store training and maintenance equipment.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 2005

The following policies are of relevance:

Policy 57: Visual Impact On Major Routes - the City Council in association with other agencies will seek to further the implementation of the major routes concept, subject to finance being available, where the objectives will be to:

- a improve the image of Dundee; and
- b create a memorable image on arrival to Dundee that will have an imposing presence both day and night; and
- c improve the quality of the environment. In relation to visual amenity, highly visible primary frontages, and certainly those within 25 metres of the kerb line (depending on local circumstances) will be required to abide by the guidelines within the Ambassador Route Design Guide.

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 (eg grass

As part of the environmental improvements, a new 2m high green painted timber fence was erected along the southern boundary of Whitton Park between the car parking area and the sports pitch. The existing pavilion and steel storage containers are located to the north of the fence. 0.7m of the upper portions of these buildings are visible above the existing fencing. However, given the recent landscaping improvements along the Arbroath Road Ambassador Route and along the southern boundary of the Whitton Park car parking area, these buildings are barely noticeable. Nonetheless, the applicants propose to plant additional landscaping in the form of trees and shrubs between the proposed and existing buildings, and, boundary fence separating the car parking area from the sports pitch. Should the Committee be mindful to grant planning permission, the type of trees/shrubs to be planted and their maintenance shall be controlled by way of condition to ensure compliance with the Council's Ambassador Route Design Guide. The proposals represent a clear attempt to provide additional sports facilities at Whitton Park while also improving the appearance and environmental quality of the southern boundary of Whitton Park in relation to the adjoining Arbroath Road Ambassador Route.

The proposals are therefore considered to comply with the criteria of Policy 57 (Visual Impact on Major Routes) of the Dundee Local Plan Review 2005.

All public and private playing fields and sports pitches are potentially significant in terms of their value to sport, local communities and the environment. It is the purpose of Policy 66A to protect and enhance playing fields and sports pitches with alternative uses only being supported where such facilities are surplus to the requirement of their original purpose.

The proposed siting of 2 temporary buildings in the south western corner of Whitton Park adjacent to the playing surface will provide additional changing facilities for members and visitors to Dundee East Community Sports Club. Like the existing steel storage containers and pavilion in the south eastern corner of the site, the proposed temporary buildings will be located on a part of the site that has no sports and amenity value. However, the proposed buildings will provide 4

additional changing rooms that will improve the sports, recreational and amenity value of Whitton Park, safeguarding the use of the site as a sports pitch and providing facilities to accommodate the needs of future generations.

With regard to Criteria (b) and (c) of Policy 66A, given that the proposed temporary buildings are to be located on an area of land adjacent to Whitton Park sports pitch that has no sports or amenity value, it is not considered necessary for the applicant's to provide the surrounding communities with additional public open space, sports pitches or playing fields in compensation.

The siting of 2 temporary buildings in the south western corner of Whitton Park complies with Policy 66A.

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 - 2 letters of objection have been received from neighbouring residents. The concerns raised include:

- On-street parking pressure and road safety.

It is noted that when football matches are being played that the existing car parks serving Whitton Park and Douglas Sports Centre are full to capacity and surrounding streets are heavily congested with cars often parked on the landscaped buffers of Arbroath Road. However, the proposed changing facilities will not give rise to additional traffic congestion at Whitton Park. This is because the proposed changing rooms will be used by teams associated with Dundee East Community Sports Club who play at different locations in East Dundee. Teams will visit Whitton Park to get changed and then travel to the different sports pitches and then travel back to Whitton Park to get changed again after the football match.

- Over-provision of temporary buildings

There are 2 existing temporary buildings and 2 steel storage containers as well as the existing pavilion in the south eastern corner of the application site. One of the temporary buildings was heavily vandalised recently and will be removed from the application site as soon as possible leaving 1 temporary building and 2 steel storage containers. The proposed temporary buildings will increase the number of buildings on site to 6 (3 temporary buildings, 2 steel storage containers and a brick built pavilion). Given the scale, massing and location of each of the buildings/ containers existing and proposed, the applicants have attempted to minimise the impact upon visual amenity to surrounding properties. This is demonstrated by the proposed landscaping between the temporary buildings and the boundary fence to obscure the temporary buildings from public view. The number and location of temporary buildings situated along the southern boundary of Whitton Park does not impact upon the usability of the existing sports pitch but rather provides a host of facilities including changing rooms, treatment rooms, players lounge and meeting room.

It should be noted that Whitton Park is owned by Dundee City Council and is leased to Dundee East Community Sports Club. The conditions of lease dictate that no permanent structures shall be built on site and therefore only temporary buildings such as those proposed have been sited. To maintain control over the condition of the temporary buildings and their impact upon the amenity of the Arbroath Road Ambassador Route, it is recommended that planning permission be granted for a temporary period of 5 years.

- Vandalism and antisocial behaviour

Issues of vandalism and anti-social behaviour during football matches is not a material consideration relevant to the

outcome of this planning application but rather an issue that should be reported to Tayside Police.

- Impact upon the Arbroath Road Ambassador Route

This concern has been assessed in the Observations section of this report. It is considered that the proposals will not have a significant impact upon the appearance or environmental quality, of the Arbroath Road Ambassador Route.

- Poor condition of boundary fencing

The application site is enclosed by 1.8m high aluminium sheet fencing to the north, east and west. The fencing is beginning to show signs of erosion with several of the concrete posts having broken causing breaches to the eastern boundary. The applicants are aware of this and are currently seeking quotes for the replacement of boundary fencing. Should the Committee be mindful to grant planning permission, the replacement of the existing northern, eastern and western boundary enclosures prior to the siting of the proposed temporary buildings will be conditioned.

- Noise disturbance during football matches

The Council's Environmental Health and Trading Standards Department have not raised any concerns of noise disturbance related to the siting of temporary buildings to be used as changing rooms at Whitton Park. The proposed development will not exacerbate existing levels of noise disturbance during football matches. This concern is not supported.

- Litter

While litter is not a material consideration in the outcome of this planning application, it is the responsibility of the applicants to maintain the condition of Whitton Park and surrounding areas in terms of litter pollution from football matches at Whitton Park. The concerns of the objector regarding litter pollution have

been reported to the Council's Litter Officer who will investigate this matter further.

- Drainage

While drainage of the application site is a material planning consideration relevant to the outcome of this application, the Council has no concerns over the potential for flooding as a result of the proposed development. Connection to the existing water network and public sewer falls within the remit of Scottish Water and is not included within current planning legislation.

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

The proposed temporary buildings are of a standard design with green painted steel elevations. The buildings will be green in colour to soften their appearance in relation to the surrounding Ambassador Route and Claypotts Park sports pitches.

The proposed landscaping will soften if not obscure the existing and proposed temporary buildings from view from Arbroath Road Claypotts Park.

The proposals will not have a significant impact upon the environmental quality or appearance of the Arbroath Road Ambassador Route.

CONCLUSION

The proposed siting of 2 temporary buildings to provide additional changing facilities at Whitton Park comply with the provisions of the Development Plan. The concerns of the objector that are relevant to the outcome of this planning application can be addressed by condition. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission.

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 PRIOR TO THE SITING OF THE TEMPORARY BUILDINGS, details of replacement fencing to be erected along the northern, eastern and western boundaries shall be submitted to the Council for written approval. BEFORE the temporary buildings are brought into use, the proposed fencing shall be erected in accordance with the details approved by virtue of this condition.
- 3 BEFORE THE SITING OF THE TEMPORARY BUILDINGS, a scheme of landscaping along with a maintenance schedule shall be submitted to the Council for written approval. Thereafter the proposed landscaping shall be implemented BEFORE the temporary buildings are brought into use and retained in perpetuity.
- 4 The siting of 2 temporary buildings at Whitton Park hereby approved shall cease not later than 16 March 2014 and the temporary buildings removed from the application site. By no later than 16 April 2014, any hard-standing, base or slab on which the temporary buildings were sited and any associated infrastructure shall be removed and the site returned to a clean and tidy condition.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of visual amenity.
- 3 In the interests of safeguarding the appearance and environmental quality of the Arbroath Road Ambassador Route.

- 4 In the interest of maintaining control of development at Whitton Park and the resulting impact upon the Arbroath Road Ambassador Route.