

KEY INFORMATION

Ward Strathmartine

Proposal

Replacement of existing sports centre with alterations, extension, additional car parking and boundary to form new gymnastics centre

Address

Dick McTaggart Centre
Old Glamis Road
Dundee

Applicant

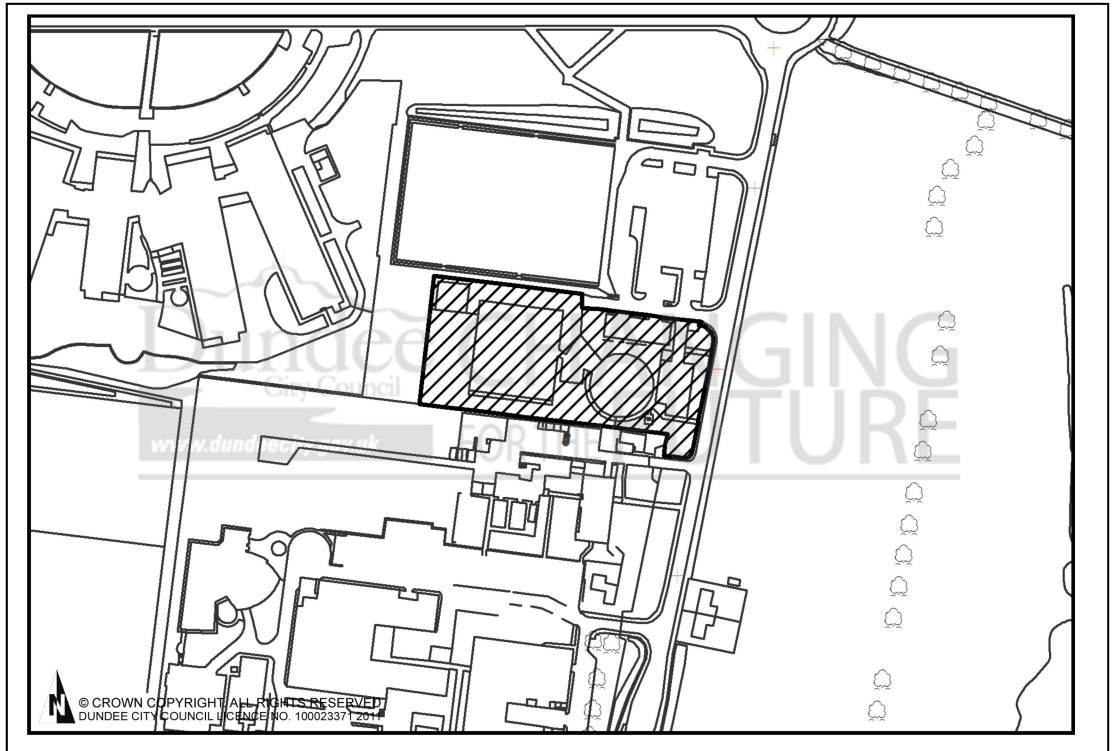
Director of Leisure & Communities
Floor 13 Tayside House
28 Crichton Street
Dundee DD1 3RB

Agent

Rob Pedersen
Floors 11 and 12
Tayside House
28 Crichton Street
Dundee DD1 3RB

Registered 25 Feb 2011

Case Officer Eve Young



Regional Gymnastics Centre at Old Glamis Road

The replacement of existing sports centre with alterations, extension, additional car parking and boundary to form new gymnastics centre is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

There are no policies in the Dundee Local Plan which are directly relevant to this application. The material considerations of the sustainable redevelopment of an existing sports centre, the improved parking, enhanced design and retention of trees all support the recommendation that the application be **APPROVED** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the redevelopment of the former sports centre at Old Glamis Road to form a regional training centre for gymnastics. The works will involve the demolition of the dilapidated circular brick building which provided services and changing facilities, re-roofing of the existing sports hall and the formation of a new extension to provide an attractive entrance feature with 40 additional parking spaces and traffic circulation space. The new front extension is designed to create a clearly identified sheltered entrance with the use of colour and graphics to reflect the proposed use of the building and make it attractive and inviting for children and families.
- As the site is in the ownership of the City Council and the Council is the applicant, the application is required to be referred to the Development Management Committee for determination under the terms of the approved Scheme of Delegation.
- No residential properties were required to be notified as part of the statutory Neighbour Notification process and no public comments were received.
- There are no policies in the Dundee Local Plan which are directly relevant to this application. This is a sustainable development to refurbish and reuse an existing sporting facility.
- The existing access to the site is in poor condition but will be upgraded once the construction work has been completed. The site is well located and accessible by public transport. The trees on the frontage to Old Glamis Road will be retained.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the redevelopment of the former sports centre to form a regional training centre for gymnastics. The works will involve the demolition of the dilapidated circular brick building which provided services and changing facilities, re-roofing of the existing sports hall and the formation of a new extension to provide an attractive entrance feature with new car parking and traffic circulation space. The site will be enclosed to the side and rear by a new 2 metre high metal fence.

SITE DESCRIPTION

This is a former sports centre on the west side of Old Glamis Road bounded by Dundee College to the south and the Soccerworld Football Centre to the north. The building comprises a sports hall with a curved roof and a circular service building which provided changing facilities. There is a car park to the east of the building with access taken from Old Glamis Road. There are trees along the frontage to the road.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

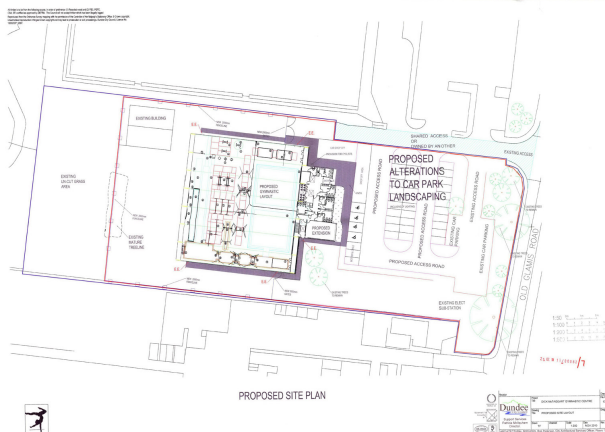
There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The site is identified within an area of Open Space on the Proposals Map which forms part of the Dundee Local Plan Review 2005. Policies 66, 66A and 66B all refer to Open Space only and make no reference to leisure facilities. Accordingly it is considered that there are no policies in the Dundee Local Plan which are directly relevant to this application.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.



Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this



application but this is a sustainable development to refurbish and reuse an existing sporting facility.



SITE HISTORY

There is no relevant site history.

PUBLIC PARTICIPATION

No residential properties were required to be notified as part of the statutory Neighbour Notification process. No public comments were received.

CONSULTATIONS

The Head of Environmental Health and Trading Standards requests specific conditions with regard to noise impact on any nearby housing from music or mechanical and electrical services.

The Council's Forestry Officer has been consulted and requests that tree protection measures be carried out to protect the trees to be retained.

OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan

The Policy background section above notes that there are no policies in the Dundee Local Plan Review 2005 directly relevant to the application.

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:

Access - the existing access to the site is in poor condition but funds have been set aside to allow the access to be upgraded once the construction work has been completed.

Parking - the site is adjacent to Dundee College and is currently heavily used for parking by students. The proposed new parking layout has

been designed to maximise car parking provision with a more efficient layout which provides an additional 40 spaces. Cycle racks will also be provided.

Public Transport - the site is well located and accessible by public transport.

Trees - the trees will be retained and should be protected during construction.

It is concluded from the foregoing that the material considerations justify the grant of planning permission.

Design

Design and Materials - the new front extension is designed to create a clearly identified sheltered entrance with the use of colour and graphics to reflect the proposed use of the building and make it attractive and inviting for children and families.

CONCLUSION

It is recommended that planning permission be granted subject to conditions.

RECOMMENDATION

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

- 1 Prior to the commencement of development, tree protection fencing in accordance with BS5837:2005 shall be erected on site to the satisfaction of the City Council and such fencing shall be retained in place throughout the construction period. Relocation of any fencing to allow construction works to proceed shall be agreed with the Enforcement officer prior to any movement of the fencing.
- 2 No excavations, site works or services shall be carried out within the protected tree area and no soil, waste or materials shall be deposited within the tree area in such a position as to be likely to cause damage to the trees by affecting their root structure.
- 3 Music shall be so controlled as to be inaudible within any adjacent residential property.
- 4 Total noise from all mechanical and electrical services shall not

exceed NR45 during the day and NR35 during the night as measured 1 metre external to the facade of any adjacent noise sensitive residential property. For the avoidance of doubt, daytime shall be 7.00pm - 11.00pm and night time shall be 11.00pm - 7.00pm.

Reasons

- 1 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.
- 2 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.
- 3 In the interests of the amenities of the occupiers of nearby properties.
- 4 In the interests of the amenities of the occupiers of nearby properties.