

KEY INFORMATION

Ward East End

Proposal

Formation of astro turf training pitch with associated fencing and 12m high floodlights

Address

Football ground
North side of street
Arbroath Road
Dundee

Applicant

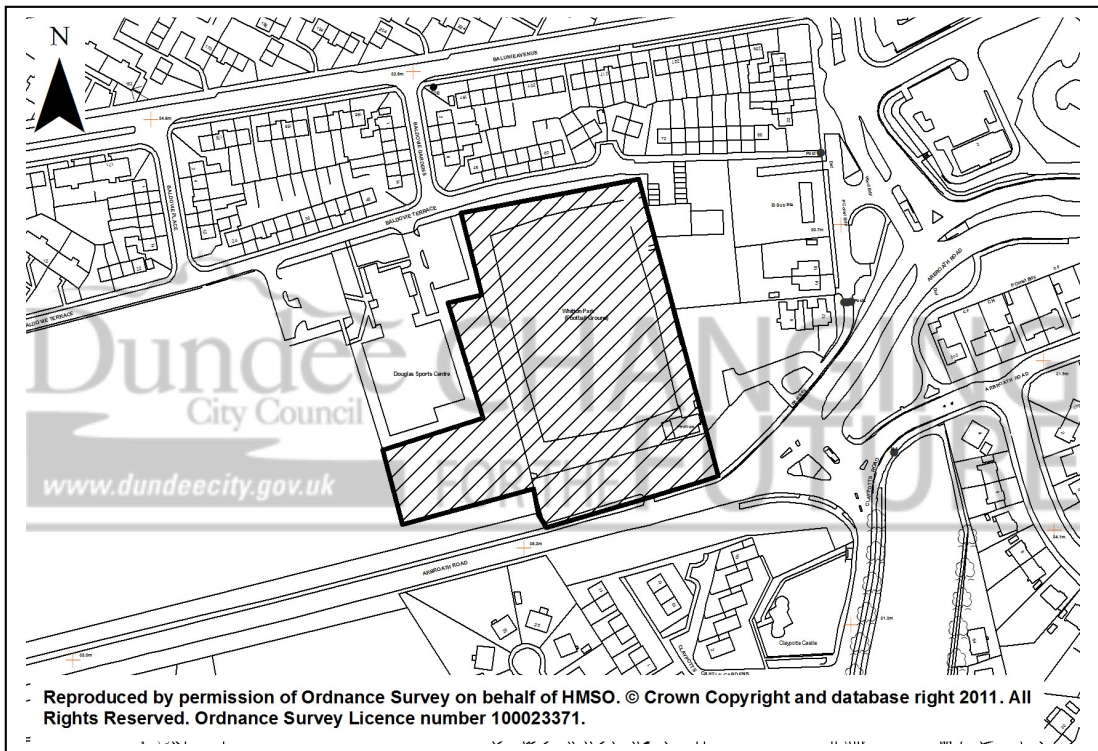
Dundee East Community Sports Club
per Mr Gordon Deuchars
11 Tom Johnston Road
Dundee DD4 8XD

Agent

Michael Rogers
LJR + H Architects
18 South Tay Street
Dundee DD1 1PD

Registered 22 Aug 2011

Case Officer P Macari



Floodlit All Weather Training Facility Proposed at Whitton Park

The formation of astro turf training pitch with associated fencing and 12m high floodlight is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The proposals satisfy the requirements of the Development Plan. The concerns of the Objector can be addressed by conditions restricting the hours of operation of the all weather sports pitch and associated floodlighting. It is therefore recommended for APPROVAL subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the formation of an all weather sports pitch with associated 4.5m high fencing and 8no 12m high floodlights.
- Policy 1 (Vibrant and Sustainable Communities), 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.
- 1 valid letter of objection from a neighbouring resident was received. The concerns raised relate to noise disturbance from the use of proposed all weather sports pitch and light nuisance from the floodlighting.
- The concerns of the objector can be addressed by conditions to prevent instances of noise disturbance and light nuisance from occurring.
- The proposals accord with the requirements of the Development Plan.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the formation of an all weather sports pitch, erection of 4.5m high fencing and the installation of 8no 12m high floodlights at the Football Ground on the northern side of Arbroath Road, Dundee.

The proposed all weather surface will be located in place of an existing grass sports pitch. The all weather surface will be enclosed by 4.5m high steel post and weldmesh fencing coloured green to match the existing fencing enclosing Claypotts Park.

8 floodlight masts will illuminate the all weather surfaces with 4 located along the northern and 4 located along the southern touchlines. The floodlights will comprise a 12m high galvanised steel mast with lamps. The lamps will be Optivision MVP 507 floodlights. Each floodlight will supply an average of 146 LUX.

The proposed all weather sports pitch will be accessed from within Whitton Park and will have pedestrian gates within the fenced enclosure to allow for ball retrieval and emergency access. There will be a pedestrian access gate through the fence to provide access from the Whitton Park car park to Claypotts Park.

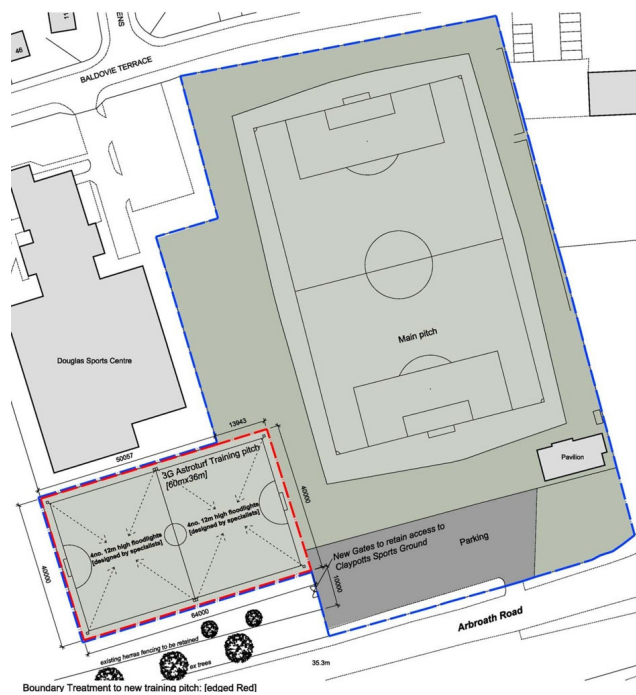
The proposed sports pitch and floodlighting will be operational between 9.00am and 10.00pm Monday to Saturday and from 9.00am until 9.00pm on Sundays.

In accordance with the Council's Mandatory Scheme of Delegation this application requires to be reported to the Development Quality Committee as the Council owns the application site.

SITE DESCRIPTION

The application site is situated on an area of Claypotts Park that is located between Douglas sports centre and Arbroath Road. The site is bound to the east by Whitton Park sports ground and its associated car park. To the west the site is bound by the remaining sports pitches at Claypotts Park.

Claypotts Park is enclosed by 2m high steel post and green weldmesh fencing. Whitton Park is enclosed by a combination of 2.5m high timber fencing and 2.5m high sheet metal fencing.



Access to the car park to the east of the application site is taken from Arbroath Road. At present there is no boundary between the car park and application site.



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 1: Vibrant and Sustainable Communities - this policy is supportive of proposals which seek to maintain the level of amenity afforded to neighbouring residential properties. Proposals which will have an adverse impact upon environmental quality by virtue of design, layout, traffic movements and parking, noise or smell will not be supported.

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;
- 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 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 (eg 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.

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.

SITE HISTORY

Planning application ref: 09/00067/FULL sought planning permission for erection of 2no portacabins to be used as changing facilities at Whitton Park. Temporary planning permission was granted by the Development Management Committee for a period of 5 years expiring in April 2014.



PUBLIC PARTICIPATION

The Council has undertaken the statutory neighbour notification process outlined by the Town and Country Planning (Development Management Procedure) (Scotland) Order 2008.

1 valid letter of objection has been received from a neighbouring resident. The concerns raised relate to noise disturbance from the use of the proposed all weather sports pitch and light nuisance from the proposed flood lighting.



1 invalid letter of objection was also received relating to the requirement of high nets behind the goals at the

northern end of Whitton Park as stray balls often land in the gardens of houses on Baldovie Place.

Members will already have access to these letters and it is intended to comment on the concerns of the objectors in the Observations section of the report.

CONSULTATIONS

Scottish Water has no objections to the proposed development.

OBSERVATIONS

Statutory Requirements

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

The Development Plan

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

It is the aim of Policy 1 (Vibrant and Sustainable Communities) of the adopted Local Plan to support proposals that will maintain or enhance the level of environmental quality afforded to neighbouring properties by virtue of layout, design, parking and traffic movement problems, noise or smell.

In terms of layout and design, the proposed all weather sports pitch will enhance the sporting facilities available at Whitton Park. The design of the proposed fence and its height will not adversely affect the appearance or amenity value of Claypotts Park or the Arbroath Road streetscape. Should the Committee be minded to grant planning permission, the design of the fence will be controlled by condition to ensure that the appearance of the Arbroath Road streetscape is maintained.

With regard to traffic and parking issues, the existing car park serving Whitton Park does not have capacity to accommodate the existing level of traffic generated on game days as well as traffic associated

with the use of the proposed all weather sports pitch. The applicant has agreed to the operation of the all weather sports pitch stopping an hour before kick off and resuming an hour after matches have been played at Whitton Park to maintain existing levels of pedestrian and road safety on Arbroath Road. Should the Committee be minded to approve planning permission this matter will be controlled by condition.

The proposed all weather sports pitch, flood lighting and fencing will not generate instances of smell nuisance.

The level of noise disturbance generated by the proposed sports facilities will be no different to that generated by the present use of Whitton Park and Claypotts Park. However, as the proposed surface is synthetic and can be used in all weathers it is possible that the intensity of the use of the facilities at Whitton Park may increase. In this respect the Head of Environmental Protection has confirmed that behavioural noise from sporting activities at Whitton Park and Claypotts Park is unlikely to exceed the maximum permissible levels of noise as set by the World Health Organisation. In this instance, the level of noise disturbance generated by the use of the proposed all weather sports pitch will be no more significant than existing levels of noise disturbance generated by the use of the grass pitches at Whitton Park and Claypotts Park.

In terms of the impact of the proposed floodlights on road safety and neighbouring residential properties, the floodlights by virtue of their luminance and hours of operation will not adversely affect the level of environmental quality afforded to neighbouring residential properties or impact on road safety. Should the Committee be minded to approve planning permission, the hours of operation of the floodlights will be controlled by condition.

The proposals satisfy the requirements of Policy 1 (Vibrant and Sustainable Communities) of the adopted Local Plan.

It is the aim of Policy 57 (Visual Impact on Major Routes) to achieve a consistent good image across the whole City to provide a high quality landscaped environment from arrival at the City boundary to visitor destinations. Whitton Park and

Claypotts Park are located on the northern side of Arbroath Road which is a designated Ambassador Route. Recent environmental improvements include the erection of new fencing and the planting of new landscaping along the southern boundary of Whitton Park and Claypotts Park as well as Monymusk Park. This has created a visually attractive streetscape as well as softening the boundary between Arbroath Road and the neighbouring playing fields.

It is considered that the appearance of the Arbroath Road corridor will be maintained by the proposed development as the fencing enclosing the all weather sports pitch is of a similar design to the existing fencing separating Arbroath Road from Claypotts Park. The appearance of the proposed fencing will be controlled by condition to ensure that it does not detract from the appearance of the existing Arbroath Road streetscape.

The existing lamp posts on Arbroath Road at the junction with Claypotts Road have a height of 10m above ground level and therefore the proposed 12m high floodlighting columns will not appear out of place when viewed from Arbroath Road.

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.

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.

Criteria (a) of Policy 66A requires proposals involving the redevelopment of existing sports pitches with lesser sports and amenity value, to improve the sports, recreational and amenity value of the remaining site.

The proposed all weather sports pitch will improve the sports, recreational and amenity value of Whitton Park sports facility, safeguarding the use of the site as a sports pitch and providing facilities to accommodate the needs of future generations. The application site is located on a surplus area of Claypotts Park that is too small to be used as a sports pitch. The proposals therefore satisfy the requirements of Criteria (a).

Criteria (b) and (c) of Policy 66A are not considered to be relevant to the proposed development as the provision of an all weather sports pitch will significantly enhance the usability of Whitton Park for sports and recreation purposes without prejudicing the supply of open space in the wider area.

The proposed development is therefore considered to satisfy the requirements of 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:

a Views of the Objector

1 valid letter of objection has been received from a neighbouring resident concerned about noise disturbance from the use of the proposed all weather sports pitch and light nuisance from the proposed flood lights.

The Head of Environmental Protection has not raised any concerns relating to noise disturbance or light nuisance from the proposed all weather sports pitch and associated flood lighting. To ensure that light nuisance and late night noise disturbance from the proposed development does not adversely affect the level of environmental quality afforded to neighbouring residential premises the hours of operation of the proposed all weather sports pitch and flood lights can be restricted to cease at 10.00pm Monday to Saturday and 9.00pm on Sundays.

The concerns of the objector can therefore be addressed by the use of planning conditions should the Committee be minded to approve planning permission.

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. It is therefore recommended that planning permission is granted with conditions.

Design

The proposed all weather sports pitch, associated 4.5m high fencing and 12m high flood lights will not adversely affect the appearance of the Arbroath

Road corridor or the amenity value of Claypotts Park.

CONCLUSION

The proposals satisfy the requirements of the Development Plan. The concerns of the objector can be addressed by conditions restricting the hours of operation of the all weather sports pitch and associated floodlighting. It is therefore recommended that planning permission is granted subject to conditions.

RECOMMENDATION

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

- 1 The proposed floodlighting and all weather sports pitch hereby approved will only be operational between the hours of 9.00am and 10.00pm Monday to Saturday and 9.00am and 9.00pm on Sundays.
- 2 Prior to the commencement of work on site, details of the proposed fencing to enclose the all weather sports pitch hereby approved will be submitted to the Council for written approval. Thereafter only fencing approved by this condition shall be erected around the all weather sports pitches.
- 3 The proposed all weather sports pitch will not be operational an hour before kick-off and an hour after the match ends on game days at Whitton Park.

Reasons

- 1 In the interests of safeguarding residential amenity.
- 2 In the interests of maintaining the character and setting of Whitton Park and neighbouring residential properties.
- 3 In the interests of safeguarding road and pedestrian safety.