

New Starters Hut and Shop at Caird Park

KEY INFORMATION

Ward Strathmartine

Address

Caird Park Golf Club
Caird Park, Mains Loan

Applicant

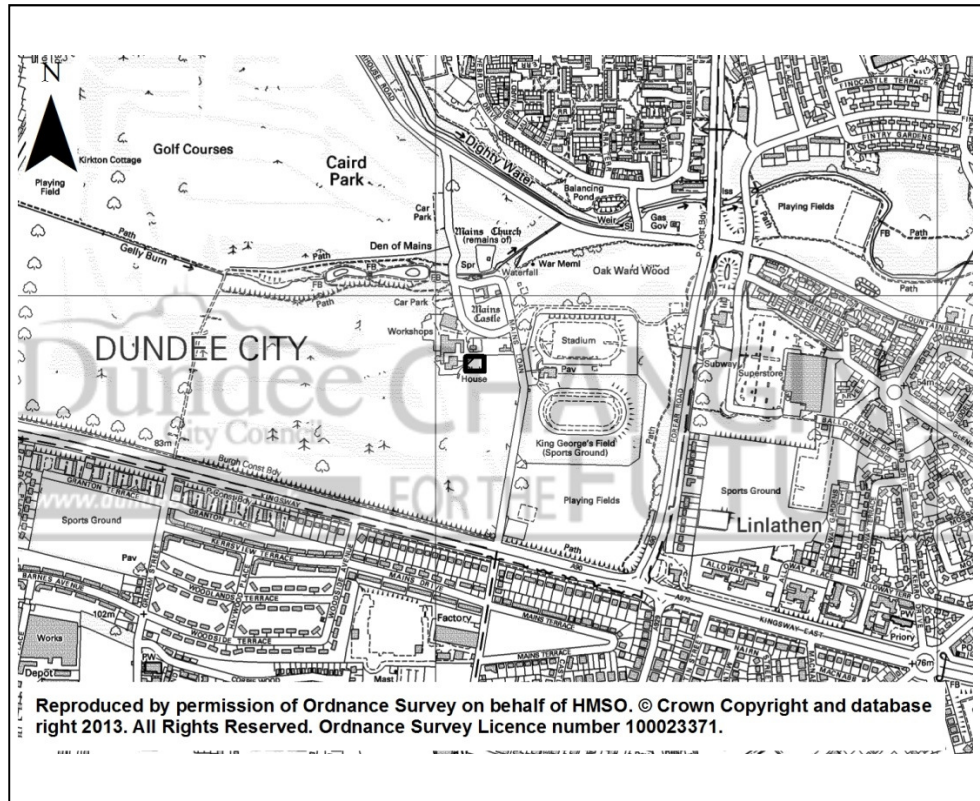
Director of Leisure &
Communities, DCC
Floor 3 Central Library
The Wellgate
Dundee DD1 1DB

Agent

City Architect
City Development, DCC
Floor 5 Dundee House
50 North Lindsay Street
Dundee DD1 1LS

Registered 9 May 2013

Case Officer Paul Macari



SUMMARY OF REPORT

- This application seeks permission for the siting of a modular building to replace the existing starters hut and form a new pro shop at Caird Park Golf Club.
- Policies 66A and 72 of the Dundee Local Plan Review 2005 are relevant to this application.
- More details can be found at <http://idoxwam.dundeeccity.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=MMVSDBGC04Q00>.

RECOMMENDATION

The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, the application is recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks permission for the siting of a modular building to replace the existing starters hut and form a new pro shop at Caird Park Golf Club.
- 1.2 The building will have a floor area of 128m² and a height of 3.8m. The building will be rectangular in shape with a flat roof. The walls of the building will be green in colour and the roof grey. The main entrance to the building and windows will be located on the southern elevation of the building. Internally the building will be split into a starters room and pro shop. The pro shop will have a large teaching bay as well as WC facilities.
- 1.3 The new starters hut and pro shop will be positioned to the east of the club house and existing starters box.
- 1.4 In accordance with the Council's Scheme of Delegation this application requires to be reported to the Development Management Committee as the Council is land owner and applicant.

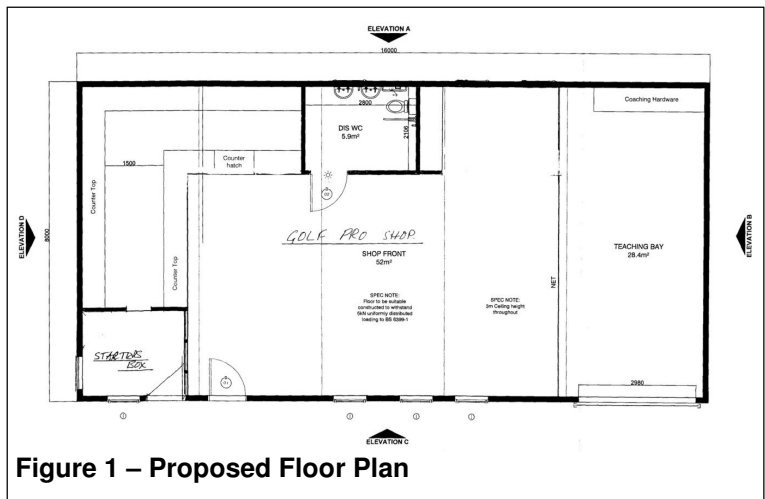


Figure 1 – Proposed Floor Plan

2 SITE DESCRIPTION

- 2.1 The application site forms part of the golf course and is situated between the first and eighteenth holes. The site is mainly grassed with mature trees located to the south and west. To the north is a dwarf wall that separates the access road between the car park and club house from the golf course.
- 2.2 The application site is located to the east of the existing starters hut which takes the form of a flat roofed temporary building. The existing starters hut is in a poor condition.



Figure 2 – View of Site from the South West

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL PLAN REVIEW 2005

Policy 66A - Protection of Playing Fields and Sports Pitches

Policy 72 - Trees and Urban Woodland

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

Policy 36 -Open Space

Policy 38 -Trees and Urban Woodland

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 There is no planning history relevant to the outcome of this planning application.

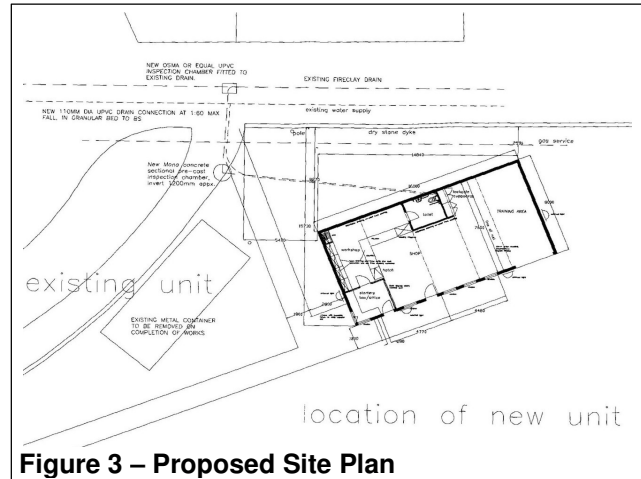


Figure 3 – Proposed Site Plan

5 PUBLIC PARTICIPATION

- 5.1 The Council has followed the statutory neighbour notification process. At the time of writing this report no letters of objection or representation had been received.

6 CONSULTATIONS

- 6.1 **The Councils Forestry Officer** – has requested that if trees are to be felled to make way for the proposed building, conditions controlling tree protection during development and the planting of replacement trees are incorporated into the grant of planning permission.

7 DETERMINING ISSUES

- 7.1 **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

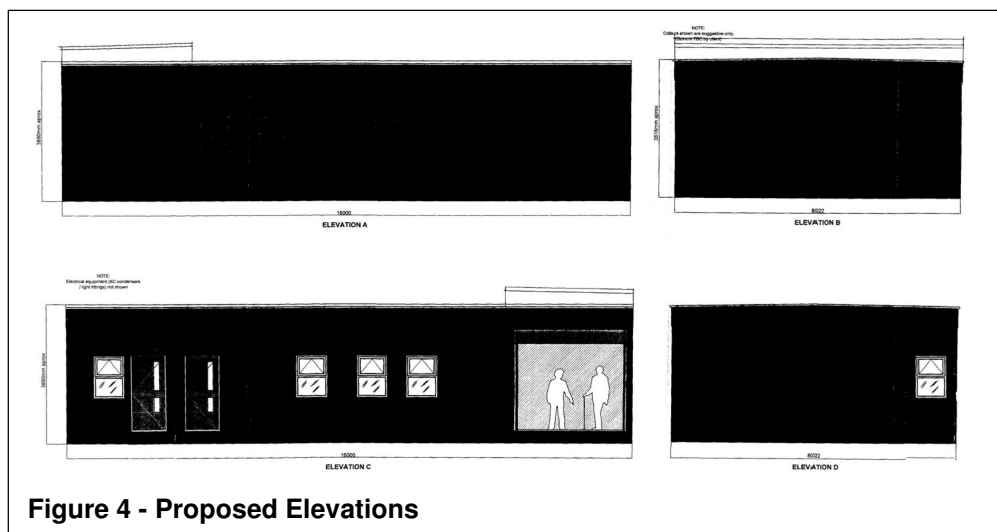
The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above.

DUNDEE LOCAL PLAN REVIEW 2005

- 7.2 **Policy 66A – Protection of Playing Fields and Sports Pitches** – this policy outlines the Council's presumption against the development of the City's playing fields and sports pitches. Policy 66A states that such facilities 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.
- 7.3 The proposed starters hut and pro shop will be positioned adjacent to the existing starters hut that will be removed should planning permission be granted. The application site is located on an area of ground at the end of the eighteenth hole and beginning of the first hole. In its current form the application site does not form part of the functional golf course and therefore is of little sports or amenity value to Caird Park Golf Club. The existing starters hut and pro shop facilities at Caird Park are very limited given the restrictions of the existing starters hut building. The new building will enhance the sporting faculties available to golfers through the provision of an extensive pro shop and training area where the club pro can coach and give lessons. In addition, the starters hut will benefit from views up and the 1st and 18th holes which will enhance the starting and flow of play on the golf course. The proposal therefore satisfies Criteria (a) of Policy 66A.
- 7.4 Criteria (c) and (d) of Policy 66A are not relevant to the proposal. **The proposal satisfies Policy 66A.**



- 7.5 **Policy 72 – Trees and Urban Woodland** - the Council's Forestry Officer has confirmed that if trees have to be removed to make way for the proposed building the trees should be replaced on a 2:1 ratio. To ensure that the proposed development leads to an enhancement of the landscaping and level of tree cover on the application site, tree protection measures to protect retained trees and the implementation of a detailed landscaping strategy shall be controlled by condition should the Committee be minded to approve planning permission. **The proposal satisfies Policy 72.**

OTHER MATERIAL CONSIDERATIONS

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

A - PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

- 7.6 The requirements of Policies 37 and 38 of the Proposed Plan are broadly similar to the requirements of Policies 66A and 72 of the adopted Local Plan.
- 7.7 Therefore, the requirements of Policies 37 and 38 of the Proposed Dundee Local Development Plan are also satisfied.

LAYOUT AND DESIGN

- 7.8 The proposed building is of a scale, massing and design that will not adversely impact on the visual amenity of the golf course in relation to adjacent houses and the club house. The existing starters hut will be removed should planning permission be granted to allow for the new building to be positioned on site.
- 7.9 **It is concluded from the foregoing that the material considerations support the approval of planning permission.**

8 CONCLUSION

- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
- 1 Prior to the commencement of development, a scheme of landscaping shall be submitted to and approved by the Council, and it shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development in accordance with BS5837:2012. Full details of new planting, landscaping and maintenance shall also be submitted to and approved by the planning authority prior to the commencement of development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
 - 2 Prior to the new starters hut/pro shop hereby approved from becoming operational the existing starters hut shall be removed and the site sown in grass.

REASONS

- 1 In the interests of preserving and enhancing the wooded character of the area surrounding the application site.
- 2 In the interests of safeguarding visual amenity.