

# Addition of First Floor to Relocate and Expand Café Facilities

## KEY INFORMATION

**Ward** Strathmartine

**Address**

160 Old Glamis Road  
Dundee DD3 8LF

**Applicant**

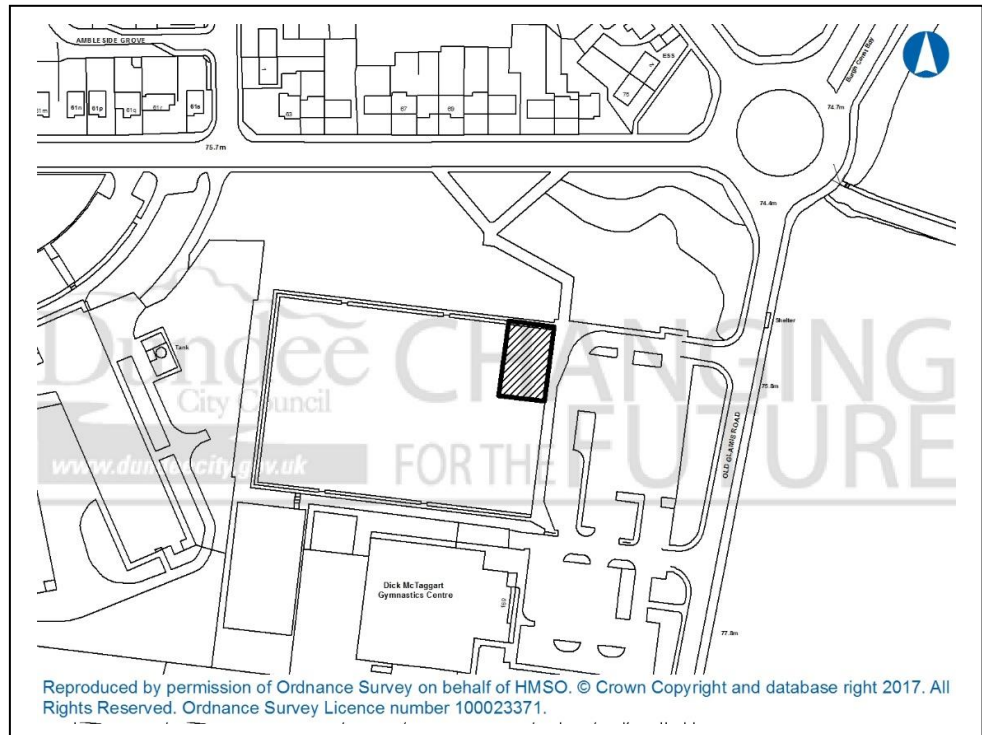
Ryze Dundee Ltd  
23 Mayfield Industrial Estate  
Dalkieth  
Midlothian EH22 4AD

**Agent**

RDA Architects  
Seabraes House  
Greenmarket  
Dundee DD1 4QB

**Registered** 22 Sep 2017

**Case Officer** Craig Swankie



## SUMMARY OF REPORT

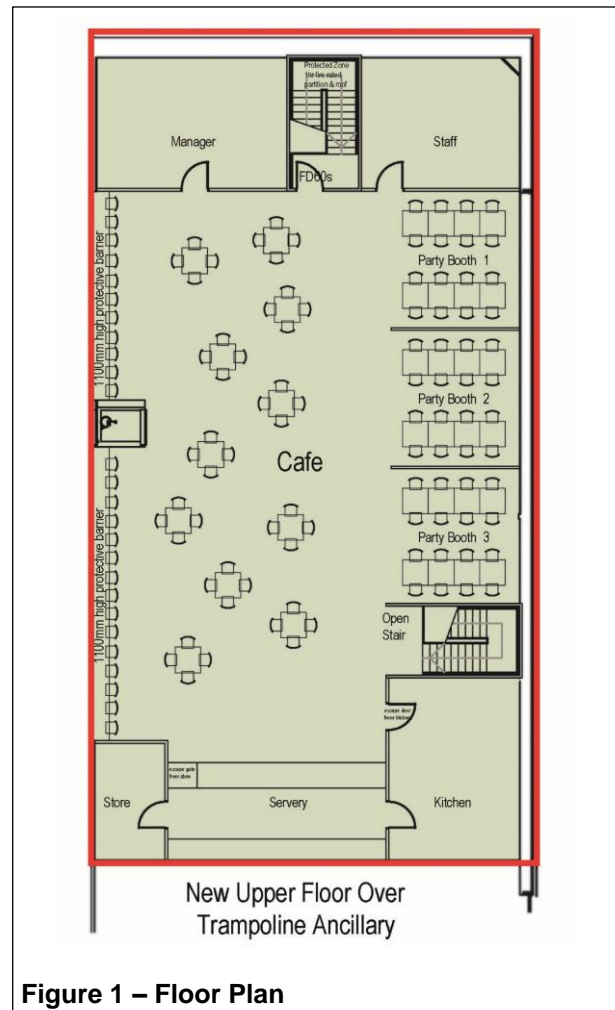
- Planning permission is sought for the addition of a first floor café and associated alterations at Soccerworld. The proposals form part of the redevelopment of Soccerworld to include a trampoline park.
- Policies 28 and 47 of the Dundee Local Development Plan (2014) are relevant to the determination of the application.
- The statutory neighbour notification process was undertaken including advertisement in the Evening Telegraph. No letters of representation were received.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Development Management Committee at the request of an elected member.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=OWO4XWGCUT00>.

## RECOMMENDATION

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

## 1 DESCRIPTION OF PROPOSAL

- 1.1 Planning permission is sought for the erection of a first floor café (Class 3) and associated alterations at Soccerworld.
- 1.2 The proposed café would be positioned within the north east of the existing building. The café includes kitchen, servery, store and seating area for up to 118 customers. The café would be accessed from the ground floor via stairs and a ramped access. The west elevation of the café includes a 1.1 metre high barrier to provide views towards ground floor leisure areas.
- 1.3 The existing ground floor café and children's play area are to be removed and replaced with customer facilities including toilets, a reception desk and lockers.
- 1.4 The café is proposed as part of the redevelopment of Soccerworld to facilitate a Ryze trampoline park within the existing premises. The trampoline park is to be considered under separate planning application 17/00738/FULL. It is proposed Soccerworld and Ryze trampoline park would be open from 0930 to 2200 Monday to Sunday.
- 1.5 No external alterations are proposed.



## 2 SITE DESCRIPTION

- 2.1 The site is occupied by Soccerworld which accommodates 8 all-weather 5-a-side pitches and a café with children's play area. A customer car park is located immediately to the east with access onto Old Glamis Road.
- 2.2 The site is located to the west of Old Glamis Road and to the south of Gillburn Road. The surrounding area accommodates a variety of uses including residential areas to the north, open space to the east, St Pauls RC Academy to the west and the McTaggart Centre and Dundee and Angus College buildings to the south.

## 3 POLICY BACKGROUND

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

### DUNDEE LOCAL DEVELOPMENT PLAN

Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre

Policy 47: Environmental Protection

**PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN 2**

Policy 27: Public Houses, Restaurants and Hot Food Takeaways

Policy 28: Protecting and Enhancing the Dundee Green Network

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

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## 4 SITE HISTORY

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- 4.1 Planning permission 07/00143/FUL for an indoor football centre was granted by Development Management Committee in May 2007.
- 4.2 Planning application 17/0 0738/FULL seeking a variation of Condition 3 of planning permission 07/00143/FULL to facilitate a trampoline park is to be determined by Development Management Committee.



Figure 2 – Site Photo

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## 5 PUBLIC PARTICIPATION

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- 5.1 The statutory neighbour notification procedure has been undertaken. This application was also advertised in the Dundee Evening Telegraph.
- 5.2 No letters of representation were received.

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## 6 CONSULTATIONS

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- 6.1 **The Head of Community Safety and Protection** – has no objection to the proposals.

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## 7 DETERMINING ISSUES

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- 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 DEVELOPMENT PLAN

- 7.2 **Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre** - supports public houses, restaurants and hot food takeaways if the proposal is more than 30 metres from existing or proposed housing, where the premises has a gross floor area

of up to 150m<sup>2</sup>. If the floor area would be over 150m<sup>2</sup>, a 45 metre separation would be required from the curtilage of the proposal to the facade of any existing or proposed houses.

- 7.3 The proposed café would have a floor area of 350m<sup>2</sup>. The proposals satisfies this policy given the cafe's location 75 metres from the nearest residential properties on Gillburn Road to the north.
- 7.4 **The proposal meets the requirements of Policy 28.**
- 7.5 **Policy 47: Environmental Protection** - states all new development or an extension to an existing development that would generate noise, vibration or light pollution will be required to demonstrate that it can be accommodated without an unsatisfactory level of disturbance on the surrounding area.
- 7.6 The nearest residential property is to the north on Gilburn Road, with the Dick McTagart Centre to the south and St Pauls RC Academy to the west. The relocation and expansion of café facilities at Soccerworld would not result in any significant increase in noise or smell. The proposed opening hours of 0930 to 2200 further reduce any potential noise impact associated with the proposals. The Head of Community Safety and Neighbourhood Protection has no objection to the proposed cafe.
- 7.7 The original planning permission for Soccerworld (07/00143/FUL) and application 17/00738/FULL for the variation of Condition 3 of 07/00143/FULL which is to be determined by Development Management Committee include conditions which restrict the maximum level of noise produced by any mechanical and electric services and volume of music. As the café would be within Soccerworld, it is proposed to apply similar conditions to ensure there would be no detrimental impact on residential amenity should committee be minded to grant planning permission.
- 7.8 **The proposal meets the requirements of Policy 47.**
- 7.9 **It is concluded from the foregoing that the proposal complies with the provisions of the Development Plan.**

## **OTHER MATERIAL CONSIDERATIONS**

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

### **A - SUPPORTING INFORMATION**

- 7.11 The applicant has provided a statement in support of the application, which outlines the changes proposed under the application 17/00737/FULL and planning application 17/00738/FULL.
- 7.12 Planning application 17/00738/FULL seeks to vary Condition 3 of 07/00143/FULL to facilitate the addition of a trampoline park within the existing Soccerworld building.
- 7.13 The statement confirms the proposed café would be located on a mezzanine floor above the main entrance and is to be for customers of the trampoline park.

### **B - PROPOSED LOCAL DEVELOPMENT PLAN**

- 7.14 The Proposed Dundee Local Development Plan 2 was approved by the Council on 21 August 2017. It sets out the spatial strategy that will guide future development up to 2029.

- 7.15 The proposed Dundee Local Development Plan 2 will in time replace the Dundee Local Development Plan 2014. Approval of the Proposed Dundee Local Development Plan 2 represents the Planning Authority's settled view as to what the final adopted content of the Plan should be. Whilst the Dundee Local Development Plan 2014 (along with TAYplan) constitutes the statutory Development Plan, the Proposed Dundee Local Development Plan 2 has the status of a material planning consideration to be taken into account in the assessment of planning applications.
- 7.16 The provisions of the Proposed Dundee Local Development Plan 2 relevant to the determination of this application are specified in the Policy background section above.
- 7.17 **Policy 27: Public Houses, Restaurants and Hot Food Takeaways and Policy 39: Environmental Protection of the proposed Dundee Local Development Plan 2** - would be relevant to the application. There are no material changes to these policies which would affect the outcome of the present planning application.
- 7.18 **It is concluded from the foregoing that there are no material considerations which would justify refusal of planning permission.**

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## 8 CONCLUSION

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- 8.1 The proposed café (Class 3) would have no detrimental impact on residential amenity. The proposals meet the relevant requirements of the Dundee Local Development Plan 2014. There are no material considerations of sufficient weight which would justify refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

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## 9 RECOMMENDATION

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- 9.1 It is recommended that consent be GRANTED subject to the following condition:
- 1 **Condition** - the total noise from all mechanical and electrical plant/services shall not exceed NR 35 during the night as measured 1 metre external to the facade of adjacent residential accommodation. For the avoidance of doubt night time shall be 2300 to 0700 hours.
- Reason** - to protect local residents from any noise from the site as generated as a result of the use hereby granted permission.