

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE
21 May 2013

Agenda Item	6.6
Report No	PLN/052/13

13/01194/FUL : Sutherland Sport Community & Recreation Hub
Blaes Park Back Road Golspie

Report by Area Planning Manager

SUMMARY

Description : Provision of two sporting areas - football and netball/basketball. Erection of ball-stop fencing. Installation of floodlighting to the football area

Recommendation - GRANT

Ward : 05 - East Sutherland and Edderton

Development category : Local Development

Pre-determination hearing : None

Reason referred to Committee : Council is landowner and therefore has a financial interest in the land.

1. PROPOSED DEVELOPMENT

- 1.1 The application is in detail for the formation of a football and netball/basketball court, fencing and floodlighting on the site of the existing blaes pitch. The nearest houses are approximately 35m to the north at Kinghorn Court and 75m to the west at Hallow Park.
- 1.3 There is no existing infrastructure on site.
- 1.4 Supporting information with the application includes:
 - Flood lighting specification – 6 lights over football pitch
 - Heras fencing
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The site is located to the north of Golspie Primary School. The land to the east and south is within the wider curtilage of the School and is used as open green space and playing fields. The pitch is within an enclosed bowl and therefore it is screened from surrounding uses. An informal path crosses diagonally across the flat site as a desire line from the swimming pool complex on Back Road to Park Street.

3. PLANNING HISTORY

- 3.1 02/00034/NIDSU - Upgrade existing sports area with synthetic grass and tarmac surface. Erection of 3 metre high fence around synthetic grassed area. Installation of 6 No. 12 metre high lighting columns. Approved 14.03.2002.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Neighbours. Expiry 12.04.2013

Representation deadline : 26.04.2013

Late representations : 0

- 4.2 Material considerations raised are summarised as follows:

- None

- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

- 5.1 **Contaminated Land** : Our records indicate that the site/ part of this site has a historic use as a gravel pit (shown on our historical maps dated 1906-1907), which may have resulted in land contamination due to the infilling of waste material. A condition is recommended so that no development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority.

- 5.2 **TEC Services** : No objection, subject to:

- 24 car parking spaces being provided.
- Drainage details including for surface water drainage; no surface water shall be drained onto the public road
- Details of the proposed protection of public drainage pipes and manholes

- 5.3 **Access Officer** : The site is currently used by pedestrians and cyclists to link Park Street to Back Road. No objections to the proposal as there is an existing route that passes around the site on the north and west perimeter. This route is tarred and lit and is a suitable alternative to the current short cut across the blaes pitch. This alternative route is also a core path, ref SU12.22. The core path should not be blocked at any time during the construction or operation of the proposed development, by either plant or materials during the construction or operation of the proposed development by either plant or materials. Drainage should not be allowed to issue from the site onto the path. The site is currently fenced alongside the path by an existing 2m high chain-link fence. This will be replaced around the football pitch by a new 3m high sports type fence. The removal of the existing fence should be done so as to not disturb the tarred surface of the core path. Any disturbance to the surface of the path should be reinstated within 14 days as give under s23 of the Land Reform (Scotland) Act 2003. Should the development proceed use of the core path will increase. It should be noted that the route may require better lighting and any encroaching vegetation managed to allow the public

to fully utilise the path. This is a matter for the owner of the path which in this case is Highland Council.

5.6 **Scottish Water** : No objections

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28	Design for Sustainability
34	Settlement Development Areas
42	Previously Used Land
66	Surface Water Drainage
75	Open Space
76	Playing Fields and Sports Pitches

6.2 Sutherland Local Plan

2	Open Space
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7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

Not applicable

7.3 Scottish Government Planning Policy and Guidance

SPP

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

The proposal is in detail for the redevelopment of a current blaes pitch. The application would see the existing football pitch being changed to provide a smaller (60m x 40m) football pitch and basketball / netball court (30m x 14.5m), both of

which would be partially surrounded by a 3m high modern sports pitch green coloured fenced. The pitches are synthetic. These would both be located on the eastern half of the existing pitch.

The football pitch only would be floodlit with 6 lights on 10m columns. Details of the position and types of lighting have already been provided with the application. The basketball / netball court and the adjacent 28 space car park, all of which sit within the western half of the existing blaes pitch, are not to be floodlit.

Members will not that whilst the submitted plans do show an area for the 28 car parking spaces and an area for changing rooms within the existing blaes pitch, these do not form part of the current planning application and lie outside of the red line delineating the planning application site boundary. These cannot therefore be controlled by conditions. Further applications(s) would need to be submitted and approved by the Planning Authority before such development could proceed. Notwithstanding this, the general principle of the siting of both the car park and changing rooms is considered to be acceptable.

Overall, the proposal is considered to accord with the Development Plan policies identified in section 6.1 above.

8.4 Material Considerations

Members will note that the Access Officer has advised that the redevelopment of the blaes pitch will mean that the existing informal footpath passing across the site will have to be re-routed. However an easy alternative has been identified which forms part of an identified Core Path.

8.5 Other Considerations – not material

None

8.6 Matters to be secured by Section 75 Agreement

None

9. CONCLUSION

9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Members will note that whilst the Council does have an interest in the existing site as it is the landowner, the proposed changes are considered to be compatible with the site and do not compromise the position of either the Council or the Planning Authority. As an upgrade of the existing community facilities, the proposal is considered to be an entirely compatible development of the site in accordance with its current use.

10. RECOMMENDATION

Action required before decision issued	n
Notification to Scottish Ministers	n
Notification to Historic Scotland	n
Conclusion of Section 75 Agreement	n
Revocation of previous permission	n

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons / notes to applicant:

1. No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:
 - a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS10175:2011 Investigation of Potentially Contaminated Sites - Code of Practice;
 - b) the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;
 - c) measures to deal with contamination during construction works;
 - d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
 - e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority. No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority.

Reason : In order to fully assess potential land contamination on the site, in the interests of amenity and public health and for the avoidance of doubt.

2. No development shall commence on site until the developer has provided details in writing and on plan of:
 - Surface water drainage details and protection measures for public drainage pipes and manholes.

For the avoidance of doubt, there shall be no surface water draining directly onto the public road, school access road or amenity areas. All details agreed shall be implemented in full to the satisfaction of the Planning Authority prior to the first use of the development hereby approved.

Reason : In the interests of amenity, for the avoidance of doubt and as no details have been provided.

3. The hours of floodlighting shall be between 08:00 and 22:00 on any given day. The floodlights shall not be turned on outwith these hours.

Reason: In the interests of amenity.

4. Following the installation of the floodlights at the tennis courts, and before the floodlights are first brought into use, the positioning and orientation of the individual floodlights shall be agreed on site with the Planning Authority in consultation with the TEC Services (Area Lighting Engineer). Thereafter, the floodlights shall be maintained in accordance with the agreed positioning and orientation with any variation requiring the prior written approval of the Planning Authority in consultation with the Lighting section.

Reason: In the interests of minimising light spill to adjacent properties, the railway, and the public road in the interests of residential amenity, rail and road traffic and pedestrian safety.

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

INFORMATIVES

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Access Officer

The site is currently used by pedestrians and cyclists to link Park Street to Back Road. No objections to the proposal as there is an existing route that passes around the site on the north and west perimeter. This route is tarred and lit and is a suitable alternative to the current short cut across the blaes pitch. This alternative route is also a core path, ref SU12.22. The core path should not be blocked at any time during the construction or operation of the proposed development, by either plant or materials during the construction or operation of the proposed development by either plant or materials. Drainage should not be allowed to issue from the site onto the path. The site is currently fenced alongside the path by an existing 2m high chain-link fence. This will be replaced around the football pitch by a new 3m high sports type fence. The removal of the existing fence should be done so as to not disturb the tarred surface of the core path. Any disturbance to the surface of the path should be reinstated within 14 days as given under s23 of the Land Reform (Scotland) Act 2003. Should the development proceed, the use of the core path will increase. It should be noted that the route may require better lighting and any encroaching vegetation managed to allow the public to fully utilise the path. This is a matter for the owner of the path which in this case is Highland Council.

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

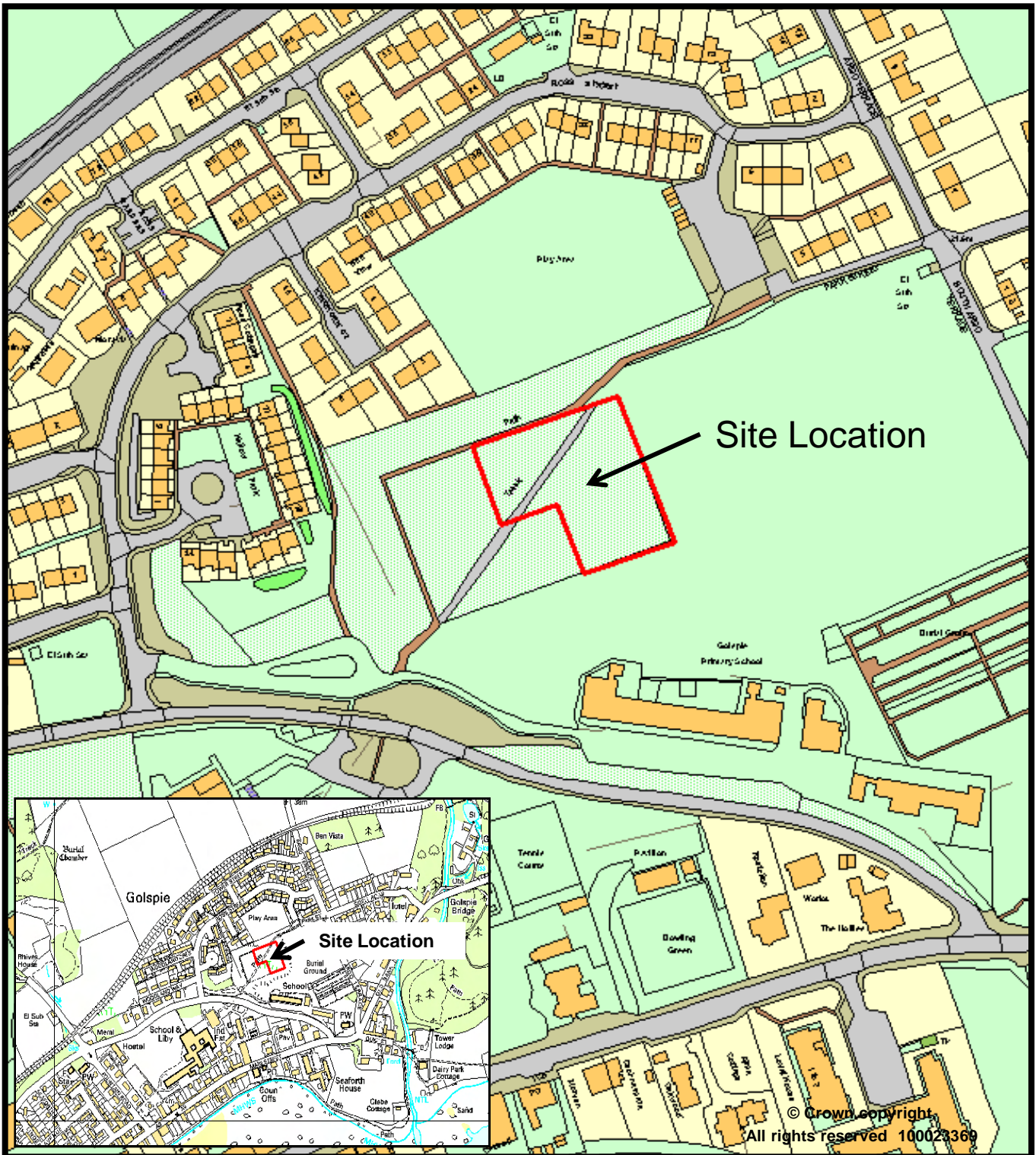
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the

development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Signature: Dafydd Jones
Designation: Area Planning Manager North Area
Author: Bob Robertson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – 025A01 – Location plan
Plan 2 – 025A02 Rev E – Site layout plan

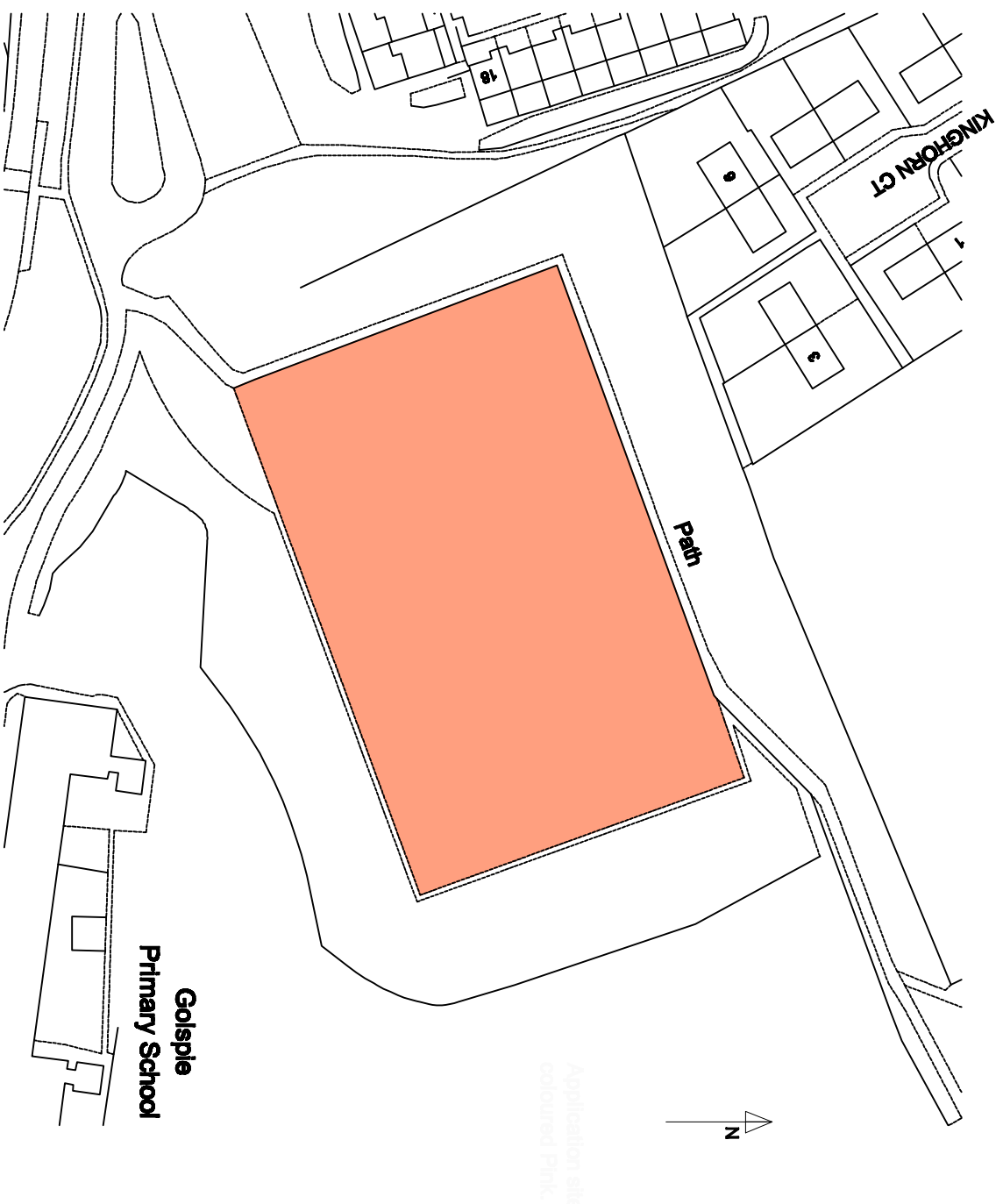


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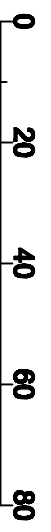
Provision of two sporting areas - football, and netball/basketball. Erection of ball-stop fencing. Installation of floodlighting to the football area at the Blaes Pitch, Golspie.

Date: 09 May 2013





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Rev	Client
	R

Project **Refurbishment of Bladze Pitch,
 Back Road, GOLSPIE**

Dwg Title **Site Location Plan.**

Scale	Date	Drawn By	Chkd By
1/1250 A3	27/3/13	GRM	GM

GRAEME R MCLAUGHLIN

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Dwg No.	Rev
025A01	-



Notes.

1. Note, area of application edged in RED. Area edged BLUE area under control of applicants.
2. Excavate existing Blatze, over areas of football pitch and netball/basketball areas, 362mm deep and spread over remaining area. Note all finished levels are as existing.
3. Floodlights shown round football area are 10m high, Lucy Pillar columns, galvanised, with 6no flat sports glass luminaires, giving average 200 lux. Details of columns/lights shown separately.
4. Provide drainage into new soakaway. Drainage pipe to lateral levels, connected into 160mm dia perimeter drain.
5. Provide 150 x 50mm pre-cast concrete edge kerb to all pitch areas, on concrete bed and haunch. Geotextile separator, 200mm compacted type 1 graded stone sub base, 50mm modified type 1 stone laser paved, laid to BS EN 15330-1.
6. Supply and lay 20mm Schmitz ProPlay Foam and supply and install FIH and FIFA 1 Fieldurf Optimum 42-14 synthetic playing surface.
7. Fencing. Provide new fencing round Football area, and Basketball/netball areas. 3m high Heras Sports Pallas Ballcourt Rebound Fence, galvanised and polyester powder coated colour Green, RAL 6005.

Rev E 27.13. Notes for floodlight, fence and fixtures added.
Rev D 26.12. The boundary fence, school and
Rev C 31.12. Changing Rooms and car parking added.
Rev B 15.12. Basketball/Netball, Community and Car parking areas added.

Client **Gospie Blatze Pitches Committee.**

Project **Upgrade to Gospie Blatze Pitches.**

Dwg Title **Site layout.**

Scale	Drawn by
1/500 A2	GRM
Date	Checked by
9/3/12	GM

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Dwg No. **025A02** Rev **E**

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