

KEY INFORMATION**Ward** Craigiebank**Proposal**

Erect new sports centre, with new garage, enlarged car/bus parking & new vehicle entrance. Demolish groundsman's house.

Address

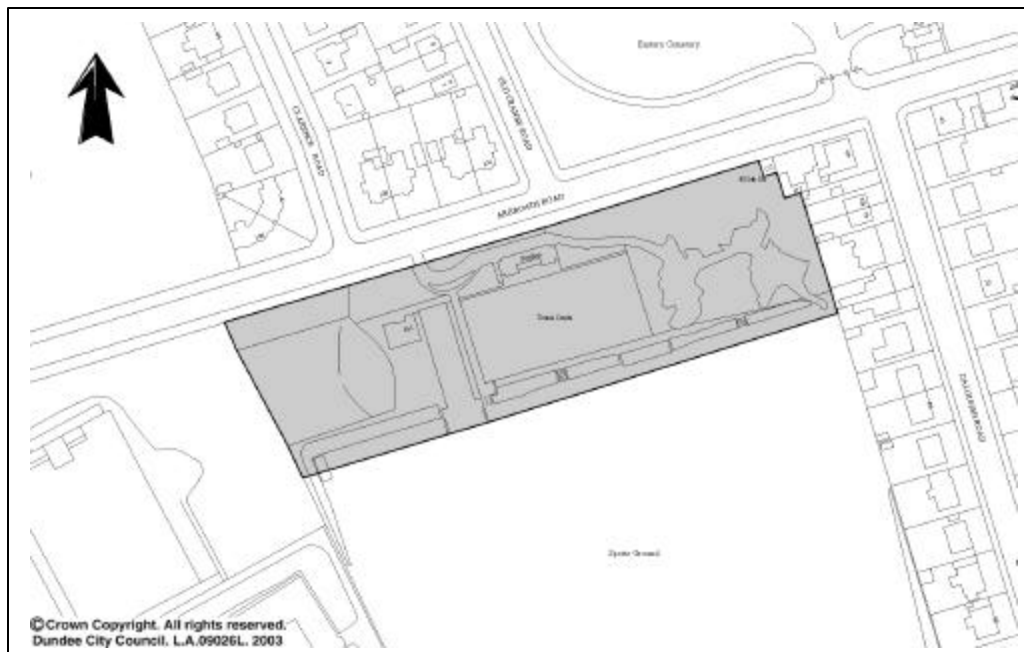
Mayfield Sports Grounds
Arbroath Road
Dundee
DD4 7HS

Applicant

The High School Of Dundee
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Agent

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Registered 28 Oct 2003**Case Officer** C Walker

Proposed New Sports Centre in Arbroath Road

A new sports centre and associated works are **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development accords with the provisions of the Adopted and Finalised Draft Local Plans, is of satisfactory siting and design and will not have any unacceptable adverse impact on residential amenity. The application is recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Planning permission is sought to erect a new sports hall for the High School at the north western corner of the site linked to the existing changing rooms. In addition it is proposed to upgrade the access and parking arrangements by providing a new entrance at the eastern end of the site and making provision within the site for 49 cars and 2 coaches. Finally it is proposed to erect a new garage building to house a tractor and other equipment associated with ground keeping.
- Policy OS1 of the adopted Local Plan allocates the site as an area of existing open space, Policy H1 seeks to protect residential amenity and Policy ENV5 seeks to ensure that development in wildlife corridors makes suitable provision for nature conservation. Policy WC01 of the Urban Nature Conservation Subject Local Plan contains a similar provision. The policies in the Finalised Local Plan Review are broadly similar.
- 5 letters of objection were received from neighbours concerned about the design and siting of the buildings, increased noise from buses and cars in the enlarged car park, traffic safety at the new access point, the felling of trees and the erosion of a wildlife habitat.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a new sports hall for the High School at the north western corner of the site linked to the existing changing rooms. The proposed building has an overall plan area of some 2,500 sq. metres (on 2 levels) and a footprint of some 1,800 sq. metres. The ground floor plan includes a large and small sports hall and ancillary rooms and on the upper level are offices above the ancillary rooms. This gives the building a standard 2 storey appearance at its northern elevation and a higher industrial style appearance to the south. The height of the building varies from just under 7 metres at the eaves of the 2 storey section on the northern elevation to some 9 metres at the higher southern eaves and just under 11 metres at the apex of the roof.

The proposed finishing materials are walls of blockwork with blue metal cladding at the upper levels on the side and rear elevations and a roof of grey metal cladding. Due to its essential function as a sports hall and the necessary roofspan and height involved, the building has an industrial style appearance although this is masked on the northern elevation (which faces Arbroath Road) where 2 storeys of accommodation are provided. Interest to the elevations is provided by incorporating the school crest and building name on the walls.

The site in the vicinity of the proposed building slopes from north to south and the building is therefore excavated below existing ground level to the north and sits above the ground level to the south. Its finished floor level is some 2.5 metres below that of the Arbroath Road to the north. The entrance to the building is at the northern elevation and a new road is proposed to the north and west of the building to provide access for fire tenders.

In addition to the new sports hall it is proposed to upgrade the access and parking arrangements by providing a new entrance at the eastern end of the site and making provision within the site for 49 cars and 2 coaches. Finally it is proposed to erect a new garage building to house a tractor and other

equipment associated with ground keeping.

It is proposed to fell over 35 trees to accommodate the proposed development, most of which are in the area proposed for extended car parking. The trees on the site are mainly coniferous woodland planting and the tree report accompanying the application suggests that almost all of the trees proposed for felling are of poor amenity value. Provision is made for new planting on the site.

SITE DESCRIPTION

The application site comprises the northern part of the High School of Dundee sports grounds extending to some 1.4 hectares on the south side of the Arbroath Road at Mayfield. These grounds, which extend overall to some 4.5 ha, have recently been enlarged with the acquisition of a small portion of the former Mayfield Halls of



Residence grounds. The application site includes a clubhouse and lounge, changing rooms, a caretaker's house, a small stand, an artificial pitch and a small parking area. All these facilities are in the northern part of the grounds and accessed from the Arbroath Road by a narrow gate and driveway. The vast majority of the grounds lie to the south of the application site and are laid out as grass playing pitches. The site slopes down from north to south with tree planting on its boundaries.

To the north is the Arbroath Road, the boundary being formed by a stone wall with railings. On the opposite side of the road are bungalows and villas as well as the Eastern Cemetery and High School playing fields at Dalnacraig.

The western boundary is formed by fencing which separate the site from the former Mayfield Halls of Residence grounds which are currently being developed for housing.

To the east a stone wall separates the site from the rear gardens of houses at Dalglish Road and to the south,

beyond the playing fields, are the rear gardens of houses on Murray Street.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 1998

Policy OS1 allocates the site as an area of existing open space associated with a school. There is a presumption in favour of retention these areas of open space.

Policy H1 covers the residential areas adjoining the site and seek to protect amenity.

The site is within a wildlife corridor and Policy ENV5 seeks to ensure that development in such areas makes suitable provision for nature conservation.

Dundee Urban Nature Conservation Subject Local Plan 1995

The site is allocated as part of a Wildlife Corridor and Policy WC01 seeks to ensure that development in such areas makes suitable provision for nature conservation.

Finalised Dundee Local Plan Review

The site is allocated as open space associated with a school and Policy 68 supports the opening up of this space for community use, particularly in areas where there is a deficiency of open space.

Policy 1 covers the surrounding residential areas and seeks to protect amenity.

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.

LOCAL AGENDA 21

It is considered that the development does not conflict with the Councils Agenda 21 policies as any tree felling is compensated for by the proposed new planting and the development will assist in the promotion of health.

SITE HISTORY

There is no relevant history of planning applications relating to this site.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposal was advertised in the local press. 5 letters of objection were received from the occupiers of adjoining houses (copies available for inspection in the Members Lounges).

3 of the objectors live in Dalglish Road on the eastern site boundary and are principally concerned with the proposed garage building which they feel will overshadow their houses, with increased noise from buses and cars in the enlarged car park and with traffic safety at the new access point.

The other 2 objectors live on the opposite side of the Arbroath Road. As well as being concerned about traffic safety and parking problems and noise (particularly at nights and weekends) from the development, they are also concerned about the size and design of the proposed sports hall (which they consider to be unattractive and unduly imposing), the felling of trees, the erosion of a wildlife habitat and the loss of security with the demolition of the groundsman's house.

The concerns of the objectors are considered in the Observations section of this Report.

CONSULTATIONS

The Environmental Health and Trading Standards Department consider that noise from ventilation from the proposed sports building can

be overcome by the imposition of a planning condition requiring all mechanical and electrical plant to achieve a standard not exceeding NR35 as measured 1 metre from the façade of any residential property.

The Councils Forestry Officer has considered the proposals for tree felling and replacement planting. He has no objections to the trees proposed for removal but requires a slight modification to the design of the parking area access road to avoid damage to a mature beech tree and has requested that replacement planting should be augmented. It is considered that these matters can be dealt with by planning conditions.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application are Policies OS1, H1 and ENV5 of the adopted Dundee Local Plan 1998 and Policy WC01 of the Dundee Urban Nature Conservation Subject Local Plan 1995.

The proposed development complies with proposed are entirely in accordance the use of the area as sports Policy OS1 of the Plan because the essential nature of the site as an area of open space will not be altered as a result of the proposed development and the facilities proposed are associated with the High School.

Policy H1 deals with residential amenity and makes specific reference to issues of design, layout, parking and traffic movement, noise and smell. The sports hall is a big building and 2 objectors are concerned about its height, bulk and design. It is considered that given the constraints involved in providing a sports building with the large expanse of space required, the proposed building is of

satisfactory siting and design. The building will sit some 2.5 metres below the Arbroath Road and the screen of conifer trees will be maintained at this location. The nearest house on the north side of the road will be some 42 metres distant. In these circumstances it is considered that the building will not be unduly dominant from the Arbroath Road or the houses on the north side of the road. It is further considered that the design of the proposed building is satisfactory, with particular attention having been taken to ensure that the more visible northern elevation has a more domestic scale and appearance.

Residents at Dalglish Road are concerned about the proposed garage building near the eastern site boundary. This is a small building only slightly larger than a domestic double garage (plan area of some 45 sq. metres, an eaves level of 2.5 metres and a roof ridge level of 4 metres). The proposed building will be set at an angle from the 2 metres high stone boundary wall (ranging from 1.5 to 4.5 metres distant from it). Although this garage will be visible from the back gardens of adjoining houses it is of a reasonable design and a scale that will not result in excessive overshadowing of these properties.

Noise from the sports hall building itself can be controlled by a planning condition. Noise from traffic and people accessing the site is unlikely to have any significant impact on residential amenity taking into account the proposed hours of operation, the existing usage of the site and the existing traffic levels on the Arbroath Road.

Matters of traffic and parking are a concern of the objectors. In this case the proposed development seeks to improve matters by providing additional parking and an improved access arrangement that allows vehicles to enter and leave the site with much greater ease. Whilst it is accepted that this will bring more vehicles onto the site, it should help to relieve existing parking congestion in adjoining streets. It is anticipated that most pupils will access the site by bus, being dropped off at the Arbroath Road or within the site. It is not considered that the usage of the sports hall will generate significant traffic to the site or parking requirements within the site and rather it is anticipated that

the proposed development will provide enhanced access to and parking within the site.

The site is allocated as part of a Wildlife Corridor under Policy ENV5 of the Dundee Local Plan and Policy WC01 of the Dundee Urban Nature Conservation Subject Local Plan. These policies are similar and seek to ensure that development in such areas makes suitable provision for nature conservation. The wildlife corridor is very extensive at this location and the development will leave most of the open space and trees on the site intact. Replacement planting is proposed to compensate for trees to be felled. In these circumstances it is considered that suitable provision is being made for nature conservation in compliance with the relevant policies.

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 the Finalised Dundee Local Plan Review
- b the views of the objectors to the development.

The policies in the Finalised Local Plan are similar to those in the adopted Plans except that the site is no longer allocated as part of a wildlife corridor.

The views of the objectors have already been considered in the assessment of the development against Policy H1 of the adopted Local Plan. It was concluded that the proposed development would not have adverse impacts on amenity by reason of siting, scale or design, traffic and parking or impact on the environment such as to justify a refusal of planning permission.

It is concluded from the foregoing that insufficient weight can be accorded to the views of the objectors such as to justify the refusal of planning permission for this development which accords with the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

DESIGN

It is always difficult to design a building such as this whose function requires it to have a large unobstructed internal space. In this case the building has been sensitively sited in terms of its finished floor level and the presence of existing screening. The design of the proposed building is satisfactory, with particular attention having been taken to ensure that the more visible northern elevation has a more domestic scale and appearance. Interest has been provided on the walls of the building through the choice of finishing materials and the application of the school crests on the north and south elevations.

CONCLUSION

The proposed development accords with the provisions of the Adopted and Finalised Draft Local Plans, is of satisfactory siting and design and will not have any unacceptable adverse impact on residential amenity.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 The design of the access road to the parking area shall be altered to the south of the common beech tree no 3178 to ensure that damage to the root system of this tree is avoided. Details of the altered arrangements shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 3 The proposed removal and pruning of trees shall be in accordance with the revised report by Angus Tree Surgeons dated 18/12/03 and in accordance with BS3998:1989 but with the exception that the Wych Elm (no 3059), which is in a healthy condition, shall be retained.
- 4 Details of the measures to be employed to protect the trees and

shrubs to be retained on the site in accordance with BS5837 shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details. In particular no construction shall commence on site until the Council has confirmed in writing that the protective fencing which has been erected is satisfactory.

- 5 Within six months of the first use of the building, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the City Council. This scheme shall make provision for the planting of a minimum of 25 trees. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five 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.
- 6 Noise from all mechanical and electrical plant shall not exceed NR35 as measured 1 metre external to the façade of any adjacent residential property.
- 7 Samples of the finishing materials proposed to be used, including their specification and colour, shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples. For the avoidance of doubt, the specific materials and colours as annotated on the submission drawings are not approved by this consent but need to be resolved in terms of the discharge of this planning condition.
- 8 Details of all the doors to the sports hall, including their finishing materials, shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details. In particular the design of the main entrance door shall be augmented

by the inclusion of glazed side panels.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 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
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- 5 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area
- 6 To ensure that any noise from the proposed development does not have an adverse impact on the amenities enjoyed by adjoining residents.
- 7 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 8 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.