

KEY INFORMATION

Ward Maryfield

Proposal

Provision of Two All-Weather Pitches on Existing Playing Fields with Fencing, Flood Lighting and Parking.
Provision of a Pedestrian Crossing.

Address

Dalnacraig Sports Ground
102 Arbroath Road
Dundee

Applicant

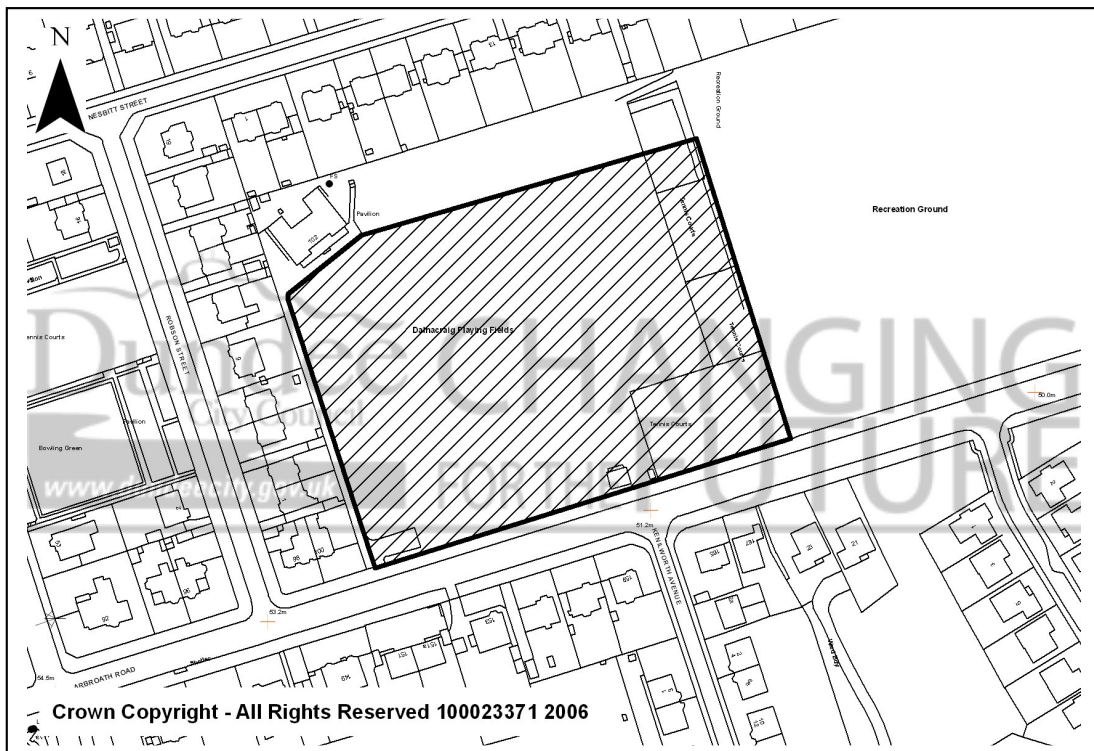
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Registered 28 Oct 2009

Case Officer P Macari



Proposed Improvements to Dalnacraig Sports Ground in Arbroath Road

The provision of Two All-Weather Pitches on Existing Playing Fields with Fencing, Flood Lighting and Parking and the provision of a Pedestrian Crossing is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposals comply with the requirements of the Development Plan. The concerns of the objectors are not supported. Accordingly it is recommended that planning permission be granted subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the laying of two all-weather sports pitches, erection of 3.0m high fencing, installation of floodlighting and the formation of a vehicle access and parking area at Dalnacraig Sports Ground on Arbroath Road.
- Policy 1 (Vibrant and Sustainable Communities) and Policy 68 (Dual Use of Open Space Within School Grounds) of the Dundee Local Plan Review 2005.
- 18 Letters of objection have been received from neighbouring residents concerned about loss of privacy, antisocial behaviour, loss of property value, loss of view, impact upon visual amenity, loss of residential amenity (overshadowing and overlooking), noise disturbance, road safety and light disturbance.
- This application was advertised in the Dundee Evening Telegraph as a bad neighbour development.
- The concerns of the objectors are not supported.
- The proposals comply with the requirements of the Development Plan.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the laying of two all-weather sports pitches, erection of 3.0m high fencing, installation of floodlighting and the formation of a vehicle access and parking area.

The proposed all-weather pitches will be located in place of two existing grass rugby pitches and cricket pitches. The all-weather surfaces will be enclosed by 3.0m high fencing along the eastern and western touchlines of the pitches. Behind the goals, the fencing will be 4.5m in height. The two all-weather surfaces will be separated by a 1.2m high fence. The proposed fencing will be of a specialist hockey type with hockey rebound base panels integrated into the fence panels. The fence panels will comprise of PVC coated weldmesh on galvanised steel posts that have a green polyester powder coated finish.

The all-weather surfaces will be delineated by new pedestrian footpaths 1.2m wide. Each surface will benefit from four pedestrian gates, one located in each corner. Nine floodlight masts will illuminate the all-weather surfaces with 3 located along the eastern and western touchlines and 3 located in the area between the two surfaces. The floodlights will comprise a 15m high galvanised steel mast with lamps capable of being raised and lowered. The lamps will be Philips MVP 507 ultra low glare flood lamps. Each floodlight will supply an average of 350 LUX.

The proposed vehicle access and parking area will be located along the western boundary of the application site with access to the site taken from a relocated access point but will retain the decorative stone gate piers located in the south western corner of the site. The parking area will provide accommodation for 42 cars. Buses will continue to park at Mayfield Sports Ground.

The applicants propose to create a pedestrian crossing to allow pupils arriving and changing at Mayfield Sports Centre and members of the public to cross Arbroath Road safely. The costs of providing the pedestrian crossing as well as relocating two

existing bus stops on the north and south side of Arbroath Road and the relocation of the existing pedestrian refuge will be met by the High School of Dundee. Planning permission is not required for the formation of a pedestrian crossing or the relocation of the existing bus stops and pedestrian refuge.



No changes to the existing operating hours at Dalnacraig or Mayfield are proposed. The facilities will remain operational until 10.00pm every day with sports being played on the all-weather surfaces until no later than 9.30pm.



SITE DESCRIPTION

The application site is situated on the northern side of Arbroath Road and comprises several grassed sports pitches. There is a single storey building of a traditional design located in the north western corner of the site. This building accommodates the resident cricket club.

The site is bound by 2m high stone walls and is accessed by a series of pedestrian gates along the Arbroath Road boundary. Vehicle access to the site is taken from Arbroath Road

where there is a decorative stone and cast iron gateway located in the south western corner of the site.

The site is bound to the west and north by the back gardens of residential dwellings on Robinson Street, Nesbit Street and Clarence Road. To the east, the site is bound by two grass sports pitches.

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 - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 68: Dual Use of Open Space Within School Grounds - the Council supports the opening up of outdoor space in school grounds for community use, particularly in areas of deficiency for outdoor sport, recreation and play as identified in Supplementary Guidance

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

There is no planning history of relevance to the outcome of this application.

PUBLIC PARTICIPATION

The applicant has followed the statutory neighbour notification procedure as stipulated by the Town and Country Planning (General Development Procedure) (Scotland) Order 1992. The proposals were advertised as a bad neighbour development in the Dundee Evening Telegraph between 4 and 18 November 2008. 18 letters of objection have been received from neighbouring residents concerned about:

- loss of privacy
- antisocial behaviour
- loss of property value
- loss of view
- impact upon visual amenity
- loss of residential amenity (overshadowing and overlooking)
- noise disturbance
- road safety
- light disturbance

Members will already have had access to these letters and the points raised are considered in the Observations Section of this Report.

CONSULTATIONS

Following the submission of an environmental noise impact assessment the Council's Environmental Health and Trading Standards Department has concerns over the level of behavioural noise disturbance generated by the intensification of the use of Dalnacraig through the provision of all-weather sports pitches. However, the Council's Environmental Health and Trading Standards Department has stated that although there is likely to be an increase in the incidence of noise disturbance generated by the use of the

all-weather sports pitches, it is unlikely that that the level of noise generated will exceed the World Health Organisation guidelines for day time amenity as it applies to adjacent housing, both internal and external.

It should be noted that the High School's sporting facilities at Mayfield and Dalnacraig currently operate until 10.00pm with the facilities being available to outside groups focusing on sports such as dancing, tennis, cricket and rugby. There are flood lit outdoor playing fields already located on the land to east of the application site. Therefore although the proposed all-weather pitches will promote the use of the facilities at Dalnacraig, an intensification of activity will not



significantly increase the level of noise disturbance generated as the potential for noise disturbance already exists through the floodlit grass pitches to the east of the application site. To ensure that the level of noise disturbance generated does not impact upon the level of amenity afforded to neighbouring properties, conditions restricting operating hours until 9.30pm in accordance with the Operations Statement, will be imposed should the Committee be minded to grant planning permission.

With regard to the proposed floodlighting, the Council's Environmental Health and Trading Standards Department have confirmed that should light nuisance become a problem this matter will be addressed under new legislation that has recently been developed.

OBSERVATIONS

Statutory Requirements

In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997 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 specified in the Policy background section above.

It is the aim of Policy 1 (Vibrant and Sustainable Communities) to support development which aims to enhance the range of services and facilities close to and within housing areas. While the provision of such facilities can be considered positive development only proposals that seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic

movement issues, noise or smell will be supported.

The proposed all-weather surfaces and associated fencing and floodlighting are considered to enhance the sporting facilities that are available to the High School as well as outside groups such as local rugby, tennis and hockey clubs. The High School of Dundee is committed to achieving sporting excellence as part of the curriculum and this is demonstrated by the current proposals.

Although the proposed facilities will generate noise disturbance outwith school hours, the existing floodlit grassed cricket and rugby pitches are available and are used by outside groups until 10.00pm. Therefore, the level of noise disturbance generated through the intensive use of the all-weather pitches is not considered to significantly increase existing levels of noise disturbance should the intensity by which the current outdoor facilities at Dalnacraig are used increase.

The proposed vehicle access and car parking arrangements comply with the standards detailed in the Council's transportation development guidelines document "Streets Ahead". The proposals will not exacerbate existing issues of road safety but rather seek to address such issues through the provision of a pedestrian crossing. Although the pedestrian crossing does not require planning permission, it has been included in the proposed plans to highlight the safe passage over Arbroath Road of pupils and members of the public using the facilities at Mayfield and Dalnacraig. It is proposed to retain and relocate the existing vehicle access to Dalnacraig to provide a Type C junction that will facilitate cars entering and exiting the proposed car park simultaneously. This will prevent the flow of traffic along Arbroath Road from being disrupted.

Although the proposed floodlights will be 15m in height, the lamps proposed seek to minimise the impact on neighbouring residential properties. The Council's Environmental Health and Trading Standards Department have confirmed that should light nuisance become a problem this matter will be addressed under new legislation that has recently been developed. To ensure that the level of amenity afforded to residential properties is maintained, a condition requiring the submission of plans outlining the areas being illuminated by the floodlights will be attached to the grant of planning permission should the Committee be mindful to approve this application.

With regard to design, the layout of the proposed development seeks to maintain the existing Arbroath Road streetscape. This is demonstrated by the retention and relocation of the existing gates and gate piers to a position that does not impact upon existing vehicular access points serving neighbouring properties. The layout of the proposed car park seeks to distance the proposed all-weather playing surfaces from neighbouring residential properties. This will minimise the potential impact of the proposals on neighbouring properties on Robson Street. The applicants seek to minimise the visual impact of the fencing surrounding the all-weather pitches by planting additional trees

along the northern and western boundaries of the application site.

The proposals by virtue of layout and design seek to maintain the existing level of residential amenity afforded to neighbouring residential properties. The playing fields at Dalnacraig are currently illuminated. The provision of new floodlighting around the periphery of the all-weather pitches will not have a significant impact upon the existing levels of light nuisance experienced by neighbouring residents.

The proposals meet the criteria of Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005.



It is the aim of Policy 68 (Dual use of open Space Within School Grounds) to support proposals that seek to open up outdoor space in school grounds for community use, particularly in areas where there is a deficiency for outdoor sport, recreation and play. The provision of all-weather sports pitches for school and community use is considered to provide versatile sporting facilities that can be put to use for a variety of sporting needs serving both Dundee High School and the general public. Therefore the proposals meet the criteria of Policy 68 (Dual use of open Space Within School Grounds) of the Dundee Local Plan Review 2005.

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 Objectors

18 letters of objection have been received from neighbouring residents. The concerns raised include:

- loss of privacy

The proposals will do not involve any works to the existing boundary enclosures serving the application site. Therefore the proposals will not exacerbate existing levels of overlooking from Dalnacraig to neighbouring residential properties. This concern is not supported.

- antisocial behaviour

Antisocial behaviour is not considered to be a material planning consideration and this concern has not been taken into account in the assessment of this planning application.

- loss of property value

Loss of property value is not considered to be a material planning consideration and this concern has not been taken into account in the assessment of this planning application.

- loss of view

Loss of view is not considered to be a material planning consideration and this concern has not been taken into account in the assessment of this planning application.

planning application.

- impact upon visual amenity

The existing sports pitch located on the site of the proposed all-weather sports pitches are bound to the south and north by 3-4m high nets erected during cricket and rugby matches. The proposed all-weather pitches, boundary fencing and floodlighting columns are of a modern design and finish. Given the difference in ground levels between the application site and neighbouring properties the proposed all-weather playing surfaces, fencing and floodlights will only be partially visible from neighbouring properties. Through additional tree planting along the northern and western boundaries of the application site, any impact or views of the proposed all-weather sports pitches, fencing and floodlighting will be minimised. These concerns are not supported.

- loss of residential amenity (overshadowing and overlooking)

The proposed facilities will not overshadow or overlook neighbouring properties and in this respect will not

impact upon the level of residential amenity afforded to neighbouring residential properties.

- noise disturbance

The proposed all-weather pitches will give rise to noise disturbance outwith school hours. However, it should be noted that the existing floodlit pitches at Dalnacraig are also available for use by outside groups until 10pm every night. On this basis the level of noise disturbance generated from the use of the all-weather pitches will not exacerbate existing levels of noise disturbance experienced by neighbouring residents during evening cricket, hockey and rugby matches. These concerns are not supported.

- road safety

The applicants have altered the position of the proposed pedestrian crossing and vehicle access to the car park to address existing issues of access and road safety experienced by pupils attending Dundee High School and residents living in the surrounding area. This matter is addressed in more detail in the Observations section above. The revised position of the pedestrian crossing and vehicular access is considered to provide safe access and egress from the application site and neighbouring properties without impacting upon the flow of traffic along Arbroath Road. The pedestrian crossing will provide a safe crossing point for pupils as well as the general public. The proposals are considered to address rather than exacerbate existing issues of road safety. This concern is not supported.

- light disturbance

The proposed floodlights will be 15m in height and fitted with energy efficient lamps that seek to minimise the impact on neighbouring residential properties. The Council's Environmental Health and Trading Standards Department has confirmed that should light nuisance become a problem this matter will be addressed under new legislation that has recently been developed. To ensure that the level of amenity afforded to residential properties is maintained, a condition requiring the submission and approval from the Council of lamps which will prevent the spillage of light onto neighbouring residential properties, will be attached to the grant of planning permission should the

Committee be mindful to approve this application.

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 contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The site layout and design of the proposed access and all-weather sports pitches is considered to maintain the appearance of the Arbroath Road streetscape while also providing a safe, modern sporting facility. Any potential impact of the proposals on neighbouring residents has been minimised through the introduction of additional tree planting. This will also enhance the residential environment of the surrounding suburban streets.

CONCLUSION

The proposals comply with the requirements of the Development Plan. The concerns of the objectors are not supported. Accordingly it is recommended that planning permission be granted subject to conditions.

RECOMMENDATION

It is recommended that consent 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 Prior to the commencement of work on site, details of the proposed floodlighting lamps including spillage plans will be submitted to this Planning Authority for written approval and thereafter the approved lamps will be installed in accordance with the spillage plans approved by virtue of this condition.
- 3 Prior to the commencement of work on site, details demonstrating that vehicles are able to enter the site in a forward gear, turn and exit the site in a forward gear will be submitted to this Planning Authority for written approval. Thereafter the proposed parking area will be

formed in accordance with the details approved by this condition.

- 4 Prior to the commencement of work on site, details of the methods to be employed to prevent buses from entering the vehicle access and car park at Dalnacraig approved by virtue of this consent will be submitted to this Planning Authority for written approval. Thereafter the methods approved by this condition will be fully implemented.
- 5 The proposed all-weather surfaces will be available for use between 9.00am and 9.30pm Monday to Saturday. For the avoidance of doubt the floodlighting will not be operational between the hours of 9.30pm and 9.00am.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of safeguarding residential amenity and preventing light from the floodlights from spilling onto neighbouring properties.
- 3 In the interests of road safety.
- 4 In the interests of road safety.
- 5 In the interests of safeguarding residential amenity.