

KEY INFORMATION

Ward Strathmartine

Proposal

Installation of 2 single storey temporary "Portacabin" changing units and one temporary storage unit

Address

Downfield Pavilion Annex
Charlotte Street
Dundee

Applicant

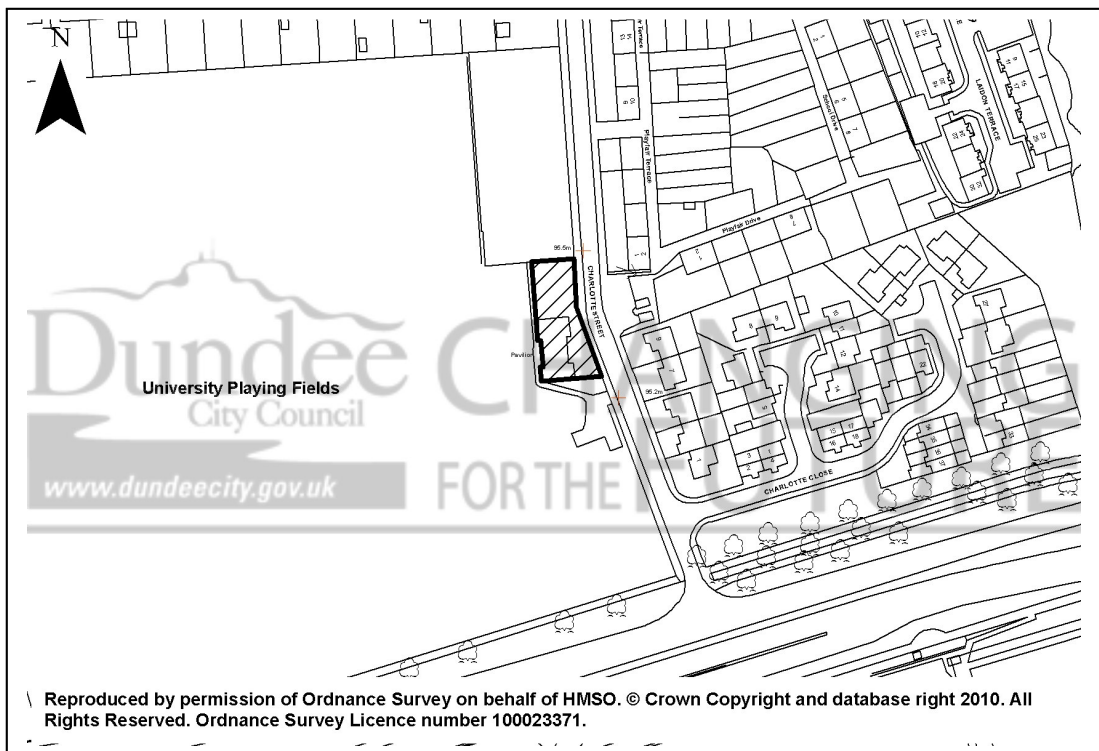
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Agent

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Registered 28 June 2010

Case Officer Paul Macari



Proposed Changing Facilities at Downfield Pavilion

The installation of changing units and a temporary storage unit is **RECOMMENDED FOR APPROVAL subject to conditions.** Report by Director of City Development.

RECOMMENDATION

The proposals comply with the requirements of the Development Plan. The concerns of the Objectors are not supported. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the siting of 2 single storey temporary "portacabin" changing units and one temporary storage unit for a period of 5 years at Downfield Pavilion Annex, Charlotte Street, Dundee.
- Policy 66A (Protection of Playing Fields and Sports Pitches) of the Dundee Local Plan Review 2005 is relevant to the outcome of this application.
- 6 letters of objection have been received from neighbouring residents concerned about the design and appearance of the proposed temporary buildings, antisocial behaviour, loss of view, traffic and parking problems, residential amenity (noise and light pollution), drainage and infrastructure problems and overshadowing.
- The proposals comply with the requirements of the Development Plan.
- The concerns of the Objectors are not supported.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the siting of 2 single storey temporary portacabin changing units and one temporary storage unit for a period of 5 years at Downfield Pavilion Annex, Charlotte Street, Dundee.

The purpose of the buildings is to provide changing facilities for Dundee West FC. The 2 changing room buildings will be centrally positioned within the application site with an east to west orientation. The proposed storage container will be located in the south eastern corner of the application site and will have a north to south orientation. New surfaced footpaths will provide access from the car park and pavilion to the temporary changing rooms and storage container. The buildings will provide 2 changing rooms with toilet facilities. One of the changing rooms will have a capacity of 21 persons and the other a capacity of 18 persons. Within the north most changing room there will be a generator to provide electricity for lighting.

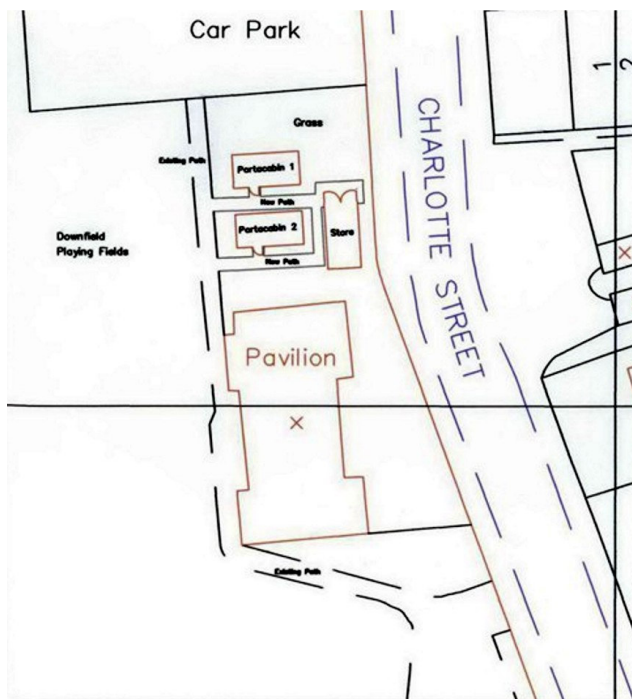
The buildings and steel storage container will have a flat roof and a dark blue gloss painted finish. There will be windows and doors on the front elevations with blue painted steel grills over the window openings.

Dundee West FC is part of Dundee Northwest Community Sports Club which comprises of 250 members forming 14 football teams and a rugby club. There are at present 14 football teams for boys and girls aged between 7 and 19 years old. However, there are plans to expand the girl's football teams to include a senior ladies team.

The Scottish Football Partnership has gifted the proposed changing and storage facilities to Dundee Northwest Sports Club to further develop, establish and involve the local community in sport.

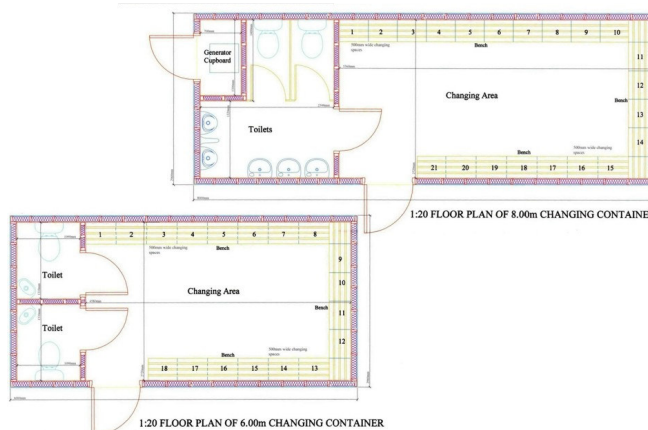
In accordance with the Council's Mandatory Scheme of Delegation this application requires to be reported to the Development Quality Committee

as the Council as land owner has an interest in the proposed development and because 6 letters of objection were received.



SITE DESCRIPTION

The application site is located on the western side of Charlotte Street between the existing car park serving Downfield Playing Fields to the north and Downfield Pavilion to the South. To the west of the site are Downfield Playing Fields. There is a 2.5m high steel post and mesh fence that encloses the existing car park with a 0.5m high timber fence separating the application site from the car park. To the east the playing fields and pavilion including



the application site is bound by 2m high concrete post and steel mesh fencing. There is a 2m high privet hedge located in line with the existing boundary fence along the eastern boundary of the application site. A 2m high steel gate separates the

application site from the rear of the pavilion.

The application site is currently grassed and does not form part of the playing fields due to its small area and proximity to the car park and pavilion building.

On the eastern side of Charlotte Street adjacent to the application site there are a variety of house types. Some of the houses are new and finished in modern materials while others date from the 1950's and take the form of two storey terraced units subdivided into ground and first floor flats. These buildings have hipped roofs finished in rosemary roof tiles and white painted stone facades.

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 66A (Protection of Playing Fields and Sports Pitches) stipulates that all sports pitches and playing fields should be retained 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.

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 planning application.

PUBLIC PARTICIPATION

The Council followed the statutory neighbour notification procedure outlined in the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008.

6 letters of objection were received from neighbouring residents concerned about:

- design and appearance of the proposed temporary buildings;
- antisocial behaviour;
- loss of view;
- traffic and parking problems;
- residential amenity (noise and light pollution);
- drainage and infrastructure problems; and
- overshadowing.

Members will already have had access to these submissions and the points raised are considered in the "Observations" section of this Report below.

CONSULTATIONS

The Head of Environmental Health and Trading Standards has requested that a condition restricting noise from the proposed generator is incorporated into the grant of planning permission should the Committee be mindful to approve this application.

OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the

development plan unless other material considerations indicate otherwise.



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



It is the purpose of Policy 66A to protect and enhance playing fields and sports pitches with alternative uses only being supported where such facilities are surplus to the requirement of their original purpose.



The proposed siting of 2 temporary buildings and a storage container on the area of land between the car park and pavilion building serving Downfield Playing Fields will provide changing facilities for members and visitors to Dundee North West Sports

Club. The application site is an area of existing grass that is not used for sporting purposes due to its small area and proximity to both the pavilion building and the car park. In addition there are also surfaced access paths between the pavilion building and car park that separate the application site from the playing fields. The proposed temporary buildings will therefore be located on a part of the site that has no sports and amenity value. The proposed buildings will provide 2 changing rooms that will improve the sports, recreational and amenity value of Downfield Playing Fields, safeguarding the use of the site as a sports pitch and providing facilities to accommodate the needs of future generations.

With regard to Criteria (b) and (c) of Policy 66A, given that the proposed temporary buildings are to be located on an area of land adjacent to Downfield Playing Fields that has no sports or amenity value, it is not considered necessary for the applicant's to provide the surrounding communities with additional public open space, sports pitches or playing fields in compensation.

The siting of 2 temporary buildings and a steel storage container at Downfield Playing Fields complies with the criteria of Policy 66A.

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:

Views of the Objectors

5 letters of objection have been received from neighbouring residents. The concerns raised are listed below.

Design and appearance of the proposed temporary buildings - the proposed changing facilities and steel storage container are of a low profile flat roof design so as to minimise their impact on the Charlotte Street streetscape. The location of the proposed buildings was chosen purposefully with the privet hedge located along the Charlotte Street frontage to minimise the impact of the proposed buildings

on the outlook of neighbouring properties on the eastern side of Charlotte Street. This is evidenced by the height of the proposed buildings in comparison to the height of the existing privet hedge. The proposed buildings will have a height of 2.4m. Therefore only 0.5m of the proposed buildings will protrude above the existing privet hedge forming the eastern boundary of the application site. The low profiled flat roof design, uniform finish of the proposed buildings in combination with their location and arrangement on site will ensure that the design and appearance of the building does not have an adverse impact upon the level of environmental quality afforded to neighbouring properties.

Antisocial behaviour - the layout of the application site has been designed to deter incidents of anti-social behaviour and vandalism. This is evidenced by the location of the temporary buildings adjacent to the existing Downfield Pavilion building within view of neighbouring houses. However, to further deter instances of anti-social behaviour a condition requiring the enclosure of the application site with 2m high fencing will be incorporated into the grant of planning permission should the Committee be mindful to grant planning permission.

It should be noted that the aim of the proposed changing facilities is to promote sport and encourage the local community to engage in sporting activities organised by Dundee West FC a subsidiary of Dundee North West Sports Club. The aim of the expanding involvement of the local community in sporting activities is geared towards reducing anti-social behaviour through promoting community facilities.

Loss of view - loss of view is not a material planning consideration and has not been taken into account in the assessment of the proposals against the Development Plan.

Traffic and parking problems - there are 40 spaces within the existing car park serving Downfield Playing Fields. It is considered that the level of traffic generated by the use of the proposed changing facilities will not exceed the car park capacity attributing to issues of traffic congestion caused by on street parking pressures within Charlotte Street.

Residential amenity (noise and light pollution) - concerns relating to noise

disturbance from the use of the proposed changing facilities will be addressed by a condition restricting the level of mechanical and electrical noise to NR 35 as measured 1m from the facade of neighbouring houses.

With regard to noise disturbance generated by the use of the sports pitches, it is not the aim of this planning application to assess whether the use of Downfield Sports Pitches for sporting activities will have an adverse impact upon the level of environmental quality afforded to neighbouring residents. Members are reminded that the application seeks permission for the changing facilities only.

The proposals do not involve the erection of floodlighting and therefore will not impact upon residential amenity by virtue of light pollution. The proposals do not involve the erection of floodlighting and therefore will not impact upon residential amenity by virtue of light pollution and any light from the portacabin buildings will not have an adverse impact on residential amenity. This is mainly due to the orientation of the changing rooms and the location of the door and window openings in relation to neighbouring houses.

Drainage and infrastructure problems - the proposed changing rooms will be connected to the public sewer and therefore will not impact upon the existing drainage infrastructure of Charlotte Street or the surrounding area.

Overshadowing - the proposed temporary buildings will be located no less than 20m from neighbouring properties and therefore will not overshadow or block daylight from the west facing windows of properties on the eastern side of Charlotte Street.

Temporary consent - the applicant has specified that temporary consent for a period of 5 years is sought for the siting of 2 portacabin buildings to be used as changing rooms and a steel storage container at Downfield Playing Fields Charlotte Street Dundee. It is proposed to erect permanent changing facilities within the 5 year period and should the permanent facilities be constructed prior to the expiration of the 5 year period, the temporary buildings would be removed and the condition of the site restored. Should the Committee be mindful to approve this application, it is recommended that

planning permission is restricted for a temporary period of 5 years only.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission. It is therefore recommended that planning permission be granted with conditions.

Design

The design and layout of the proposed development will have a minimal impact upon the Charlotte Street streetscape.

CONCLUSION

The proposals comply with the requirements of the Development Plan. The concerns of the Objectors are not supported. It is recommended that planning permission is granted with conditions.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The siting of 3 temporary buildings (2 temporary changing rooms and a storage container) at Downfield Pavilion Annex hereby approved shall cease not later than 16 August 2015 and the temporary buildings removed from the application site. By no later than 16 October 2015, any hard-standing, base or slab on which the temporary buildings were sited and any associated infrastructure shall be removed and the site returned to a clean and tidy condition.
- 2 Prior to the commencement of work on site, details of a 2m high fence to be erected along the northern and western boundaries of the application site shall be submitted to the Council for written approval. Thereafter, the proposed fence approved by this condition will be erected before the temporary buildings and storage building are brought into use. For the avoidance of doubt, the proposed fencing should include access gates and should provide access to the northern and rear elevations of Downfield Pavilion.

- 3 The total noise from all Mechanical and Electrical Plant shall not exceed NR35 as measured 1m external to the facade of adjacent residential accommodation.

Reasons

- 1 To allow the Council to monitor the condition of the temporary buildings and their impact upon the Charlotte Street streetscape.
- 2 In the interests preventing instances of anti-social behaviour from occurring.
- 3 In the interests of safeguarding residential amenity.