

**KEY INFORMATION**

**Ward** Maryfield

**Proposal**

Formation of two synthetic turf pitches, erection of floodlighting, installation of drainage infrastructure and extension to existing car parking facilities

**Address**

Dalnacraig & Mayfield Sports Grounds  
Arbroath Road  
Dundee

**Applicant**

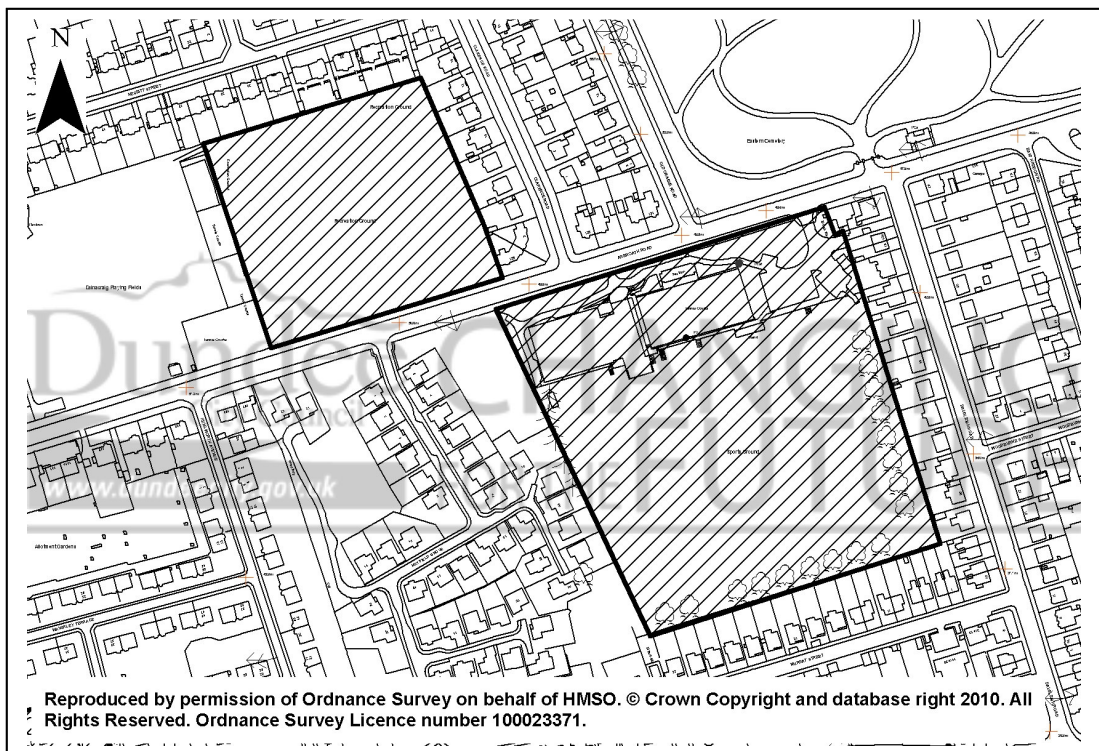
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**Registered** 23 June 2010

**Case Officer** Paul Macari



## Proposed Improvements to Dalnacraig and Mayfield Sports Ground

The formation of two synthetic turf pitches, the erection of floodlighting and an extension to existing car parking facilities is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of City Development.

**RECOMMENDATION**

The proposals comply with the requirements of the Development. The views of the Objectors are not supported. There are no material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission. The application is therefore recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- This application seeks planning permission for the formation of 2 all weather sports pitches, erection of 3.0 -5.0m high fencing, installation of floodlighting at Dalnacraig East and an extension to the existing car parking facilities at Mayfield, Arbroath Road Dundee.
- Policy 1 (Vibrant and Sustainable Communities) and Policy 68 (Dual Use of Open Space Within School Grounds) of the Dundee Local Plan Review 2005 are relevant to the outcome of this planning application.
- 23 letters of representation have been received. 22 letters raise concerns relating to traffic and parking problems, residential amenity (noise, light pollution, overlooking and overshadowing), appearance (design and materials), drainage and infrastructure problems, impact on natural environment and use of the proposed sports pitches.
- 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 formation of 2 all weather sports pitches, erection of 3.0 - 5.0m high fencing, installation of floodlighting at Dalnacraig East and an extension to the existing car parking facilities at Mayfield, Arbroath Road Dundee.

The proposed all weather pitches will be located in place of 2 existing grass sports pitches at Dalnacraig East. The all weather surfaces will be enclosed by 3.0m high fencing. Behind the goals, the fencing will be 5.0m in height. One of the pitches (west most) will be used for hockey only. This is evidenced in the type of surface proposed and the length of the synthetic grass. The other pitch will be used for both hockey and tennis.

The all weather surfaces will be delineated by new pedestrian footpaths 1.2m wide. Each surface will benefit from several pedestrian gates, one located in each corner. In addition to pedestrian access it is proposed to form a new emergency vehicle access from Arbroath Road to Dalnacraig East that will utilise the existing access gates located midway along the southern boundary of Dalnacraig East.

Twelve floodlight masts will illuminate the all weather surfaces with 4 located along the eastern and western touchlines and 4 located in the area between the two surfaces. The floodlights will comprise a 14m high galvanised steel mast with lamps capable of being raised and lowered. The lamps will be FL550 cut off flood lights supplied by CU Phosco Lighting. Each floodlight will supply an average of 350 LUX.

The proposed extension to the car parking area at Mayfield on the southern side of Arbroath Road. The car park extension will replace the existing all weather tennis courts. The extended parking area will provide additional accommodation for 62 cars and 3 buses.

No changes to the existing operating hours at Dalnacraig or Mayfield are proposed. The facilities will remain operational until 2200 every day with sports being played on the all weather surfaces until no later than 2100.

In accordance with the Council's Mandatory Scheme of Delegation this application requires to be reported to the Development Quality Committee due to the number of objections received from neighbouring residents.

## SITE DESCRIPTION

The application site comprises of Dalnacraig East situated on the northern side of Arbroath Road and the existing all weather tennis courts at Mayfield on the south side of Arbroath Road.



Dalnacraig East comprises several grassed sports pitches that slope from west to east and north to south. There are 2 flood lighting columns located along the western boundary of Dalnacraig East.



Dalnacraig East is bound by 2m high stone walls along the northern and eastern boundaries and is accessed by a series of pedestrian gates along the Arbroath Road boundary. At present vehicle access to the site is taken from Arbroath Road through Dalnacraig West where there is a decorative stone and cast iron gateway located in the south western corner. The southern boundary of the site is delineated by a 2.5m high concrete post and steel mesh

fence that is reinforced by mature trees some 3-5m in height. Similarly the eastern boundary of the site is also reinforced by mature trees approximately 3-4m in height.

The properties bounding the site to the north on Nesbitt Street are situated at a higher level than the existing playing fields. The properties on Clarence Road which bound the site to the east are situated at a lower level than the existing playing fields.

The site is bound to the east and north by the back gardens of residential dwellings on Nesbitt Street and Clarence Road. To the west, the site is bound by Dalnacraig West. A 2m high retaining wall separates Dalnacraig East and Dalnacraig West. In the south western corner of the application site there is a large concrete sewer that projects out from the ground.

The existing tennis courts at Mayfield are located to the east of the existing sports hall and to the west of the access road and car park. The tennis courts are enclosed by 3m high steel post and mesh fencing. There are mature trees located around the existing tennis courts.

## 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

Planning application ref: 08/00791/FUL sought planning permission for the formation of 2 all weather sports pitches, the erection of 3m high fencing, 9 floodlighting columns and the formation of a vehicle access and car parking facilities for 42 cars at Dalnacraig West. This application for refused planning permission by the Development Quality Committee on the grounds that the proposal was contrary to Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005 due to the effect on the environmental quality enjoyed by local residents by virtue of design layout, parking and traffic movement, noise and smell. The Applicant appealed the Council's decision to the DPEA who dismissed the appeal on the grounds of road and pedestrian safety.

### PUBLIC PARTICIPATION

The Council has followed the statutory neighbour notification procedure stipulated by the Town and Country Planning (Development Management

procedure) (Scotland) Regulations 2008.

23 letters of representation have been received in relation to the proposed development. Of the 23 letters received, 22 object to the proposals on grounds of:

- traffic and parking problems;
- residential amenity (noise, light



pollution, overlooking and overshadowing);

- appearance (design and materials);
- drainage and infrastructure problems;
- impact on natural environment; and



- use of the proposed sports pitches.

1 letter of support has been received from a regular user of the facilities at Dalnacraig and Mayfield stating that the proposed playing surfaces will greatly improve the hockey and tennis facilities at Dundee High School.

Members will already have had access to these submissions and the points

raised are considered in the "Observations" Section of this Report below.

### CONSULTATIONS

Scottish Water has no objection to the proposed development.

The Head of Environmental Health and Trading Standards has confirmed that it is unlikely that any intensification in use of Dalnacraig East for sporting activities will breach the parameters set by the World Health organisation.

In relation to the proposed floodlight the Head of Environmental Health and Trading Standards has confirmed that new legislation pertaining to light nuisance has been adopted by the Council. It is recommended that light spillage from the floodlights is controlled by condition should

the Committee be minded to grant planning permission.

### 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 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 national curriculum and this is demonstrated by the current proposals.

The proposed facilities will generate instances of noise disturbance outwith school hours until 9.00pm Monday to Saturday. The level of noise disturbance generated will be no different to that generated by the present use of Dalnacraig by both Dundee High School and local sports clubs who use the facilities between the hours of Monday to Saturday 9.00am until 10.00pm. However, as the proposed surfaces are synthetic and can be used in all weathers it is possible that the intensity of the use of Dalnacraig may increase. In this respect the Head of Environmental Health and Trading Standards has confirmed that behavioural noise from sporting activities at Dalnacraig is unlikely to exceed the maximum permissible levels of noise as set by the World Health Organisation. In this instance, the level of noise disturbance generated by the use of the proposed all weather sports pitches will be no more significant than existing levels of noise disturbance generated by the use of the grass pitches by the High School and local sports clubs.

Although the proposed floodlights will be 14m in height, the lamps proposed seek to minimise the impact on neighbouring residential properties. The Head of Environmental Health and Trading Standards has confirmed that should light nuisance become a problem this matter will be addressed under new legislation that has recently been adopted by the Council. The Applicant has submitted spillage diagrams that demonstrate that light generated by the proposed floodlighting will not spill into neighbouring properties. However, to ensure that the level of amenity afforded to residential properties is maintained, the spillage of light from the floodlights will be controlled by condition should the Committee be mindful to grant planning permission.

With regard to design, the layout of the proposed development seeks to maintain the existing Arbroath Road streetscape. This is demonstrated by

the retention of the existing trees that reinforce the southern boundary of Dalnacraig East. Similarly to ensure that the level of amenity afforded to residential properties on Clarence Road is maintained the existing dense tree line reinforcing the eastern boundary of the site will be retained and in places supplemented by new planting.

It is proposed to maintain the existing 2m boundary walls to the north and east of Dalnacraig East and regrade the ground level in the northern sector of the site from 57m ASL to 54m ASL. This means that the proposed sports pitches and associated 3m and 5m fencing will not be wholly visible from properties located on the southern side of Nesbitt Street. Given the height and orientation of the properties on the southern side of Nesbitt Street, the outlook from south facing windows is not down over Dalnacraig but rather over Dalnacraig towards the Tay.



Although the ground level in the northern sector of the site will be reduced, the regarding works will involve increasing the ground level in the southern sector of the site from 49m ASL on Arbroath Road to 54m ASL to achieve a level surface on which the all weather sports pitches will be created. This would mean that the ground level of the proposed all weather sports pitches on Dalnacraig East would be located approximately 5m above the ground level of the residential properties at 2, 4 and 6 Clarence Road. However, the grading of the application site will ensure that the existing dense tree line following the eastern boundary of Dalnacraig East will be retained and supplemented with the proposed access footpath and east most all weather sports pitch located no less than 25m from the boundary wall between Dalnacraig

East and properties on the western side of Clarence Road. This will ensure that the properties on the western side of Clarence Road will be screened from the proposed all weather sports pitches and associated fencing and that no significant instances of overlooking shall occur.

No details of the style of fencing proposed have been submitted. To ensure that the proposed fencing is sympathetic to the setting of Dalnacraig, this matter will be addressed by condition should the Committee be minded to grant planning permission.

The proposed alterations and extension to the existing car parking arrangements at Mayfield comply with the standards detailed in the Council's transportation development guidelines document "Streets Ahead". Following concerns raised by neighbouring residents, the purpose of the proposed alterations to the existing car parking

facilities is to reduce the number of cars parking in the streets surrounding Dalnacraig during operating hours.

The proposals do not involve the creation of a new pedestrian crossing facility on Arbroath Road. However, due to the intensification of the use of Dalnacraig East as a result of the proposed all weather surfaces it is considered that a pedestrian crossing facility is essential to provide users of the facilities and pedestrians with safe crossing facilities over

Arbroath Road. This matter will be controlled by condition should the Committee be minded to grant planning permission.

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 use by the High School and use by local rugby, hockey and tennis clubs is considered to provide versatile sporting facilities that satisfy the sporting needs of both Dundee High School and the local community.

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:

### Appeal Decision Ref:

The proposed all weather sports pitches, associated fencing and erection of floodlighting at Dalnacraig East are very similar to those proposed by planning application ref: 08/00791/FUL for Dalnacraig West. Although planning application ref: 08/00791/FUL was refused planning permission by the Development Quality Committee and dismissed on appeal by the DPEA, the Reporter stated that the main reason for refusal was road and pedestrian safety.

In terms of road and pedestrian safety the Reporter was concerned that the proposed junction at Dalnacraig East would not be afforded sufficient visibility to allow vehicles to exit the site safely. In addition the Reporter was also concerned that the level of works including the relocation of existing pedestrian refuge points in Arbroath Road and repositioning of bus stops to accommodate the proposed junction and pedestrian crossing would disrupt the flow of traffic along Arbroath Road to the detriment of road safety. For these reasons the Applicant has sought to extend the existing parking facilities at Mayfield so as not to impact upon road safety on Arbroath Road. The existing junction between Mayfield and Arbroath Road is of sufficient width to allow vehicles including buses to enter and exit the premises simultaneously.

With regard to the pedestrian crossing proposed by planning application ref: 08/00791/FUL, the Reporter was concerned that this facility would give rise to issues of road and pedestrian safety due to long periods of inactivity outwith the school day. These concerns were amplified by the failure of the previous planning application to provide sufficient information to justify the formation of a pedestrian crossing facility over Arbroath Road. There is no doubt that the current proposals will increase the flow of

pupils and users of the proposed facilities between Mayfield and Dalnacraig given the proposed extension to the current parking facilities at Mayfield. In this respect the flow of pedestrians and users of the facilities at Dalnacraig East from Mayfield and the south side of Arbroath Road shall intensify significantly between the hours of 9.00am and 9.00pm Monday to Saturday reducing periods of inactivity of any crossing facility. It is therefore essential that safe road crossing facilities over Arbroath Road between Mayfield and Dalnacraig are provided. This matter can be addressed by condition should the Committee be minded to grant planning permission.

The Reporter conceded that while the all weather sports pitches proposed by planning application ref: 08/00791/FUL may have intensified the use of Dalnacraig West and altered the character of the area, supplementary landscaping along the northern and western boundaries of the site would prevent the facilities from having an unacceptable impact on the residential character or quality of the surrounding area.

It has been demonstrated in the assessment of the proposals against the requirements of the Development Plan in the Observations section above that the regarding of Dalnacraig East and the introduction of supplementary planting along the eastern boundary of the site will minimise the impact of the proposed all weather sports pitches and associated fencing on neighbouring properties.

## Views of the Objectors

22 letters of objection have been received from neighbouring residents. The concerns raised relate to:

Traffic and Parking Problems - these concerns have been addressed in the Observations section of this report. The design and layout of the additional car and bus parking facilities complies with the guidance contained within Dundee Streets Ahead. It has been concluded that the proposed extension to the existing car and bus parking facilities serving Mayfield and Dalnacraig will significantly reduce the number of vehicles parking on Arbroath Road and the streets surrounding Mayfield and Dalnacraig during operating hours. The inclusion of the proposed extension to the

existing car and bus parking facilities as part of the current proposal is in response to concerns raised by neighbouring residents regarding road safety due to traffic congestion and on street parking pressures.

Residential amenity (noise, light pollution, overlooking and overshadowing) - these concerns have been addressed in the Observations section of this Report and are not supported.

Appearance (design and materials) - these concerns have been addressed in the Observations section of this Report and are not supported.

Drainage and Infrastructure Problems - the proposed all weather sports pitches are porous with any water collecting on the surface percolating through the synthetic grass and draining naturally. The Applicant has indicated that attenuation tanks may be installed along the southern sides of the all weather sports pitches if required. This is because at present the underlying rock type is unknown. Should the underlying rock type beneath Dalnacraig East be non-porous any rainwater from the all weather surfaces would not drain naturally but instead collect on top of the underlying rock causing instances of localised flooding at Dalnacraig East or on neighbouring properties. However, the use of attenuation tanks if required, would collect any rainwater that does not drain naturally from the synthetic surfaces before draining into the public sewer. This would prevent any issues of localised flooding to the application site or neighbouring properties from occurring. This matter will be controlled by condition should the Committee be minded to grant planning permission.

Impact on natural environment - it is not proposed to remove any of the existing trees on site but rather to supplement the existing tree belt along the eastern boundary of the site. Although the proposals will involve the removal of grass pitches and the installation synthetic playing surfaces the synthetic grass will maintain the appearance of the existing playing fields.

Use of the proposed sports pitches - the applicant's supporting statement dictates that the proposed all weather sports pitches will be used for hockey and tennis with the east most sport pitch also being used by the local

sports groups that use the existing facilities at Dalnacraig and Mayfield. It has not been specified whether this pitch will be used for 5 a-side football. However, there is no requirement to restrict the use of the proposed all weather sports pitches as this would also restrict the use of the proposed facilities by the High School who are duty bound by the National Curriculum to teach pupils certain sports which may include football.

It is concluded from the foregoing that insufficient weight can be accorded to 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 proposals are of a design and layout that is sympathetic to the character of the application site and neighbouring residential properties.

### CONCLUSION

The proposals comply with the requirements of the Development. The views of the Objectors are not supported. There are no material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission.

### RECOMMENDATION

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

- 1 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.
- 2 Prior to the commencement of work on site, details of the proposed fencing to enclose the all weather sports pitches hereby approved will be submitted to the Council for written approval. Thereafter only fencing approved by this condition shall be erected around the all weather sports pitches.

- 3 Prior to the commencement of work on site, full details of a scheme to drain the all weather sports pitches hereby approved will be submitted to the Council for written approval. Thereafter, only the drainage scheme approved by this condition will be installed to drain the all weather pitches.
- 4 The proposed floodlighting and all weather sports pitches hereby approved will only be operation between the hours of 9.00am and 9.00pm Monday to Saturday. At no time on Sundays will the floodlighting hereby approved by operational.
- 5 Prior to the commencement of development, a scheme of landscaping shall be submitted to and approved by the Council, and it shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development in accordance with BS5837:2005. Full details of new planting and landscaping shall also be submitted to and approved by the planning authority prior to the commencement of development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 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 Prior to the commencement of work on site, details of a signalised pedestrian crossing facility over Arbroath Road shall be submitted to the Council for written approval. Thereafter, the approved signalised pedestrian crossing facility approved by this condition shall be installed and operational prior to the all weather sports pitches hereby approved coming into use. For the avoidance of doubt, the Applicant will cover all costs associated with the formation of the signalised pedestrian crossing facility and any associated road works under the Roads (Scotland) Act 1984.

### Reasons

- 1 In the interests of safeguarding residential amenity.
- 2 In the interests of maintaining the character and setting of Dalnacraig and neighbouring residential properties.
- 3 In the interests of preventing instances of localised flooding from occurring.
- 4 In the interests of safeguarding residential amenity.
- 5 In the interests of maintaining the level of environmental quality afforded to Dalnacraig East and neighbouring residential properties.
- 6 In the interests of road and pedestrian safety.