

KEY INFORMATION

Ward Strathmartine

Proposal

Proposed Outdoor Soccer Pitch with Enclosure and Floodlighting

Address

160 Old Glamis Road
Dundee
DD3 8LF

Applicant

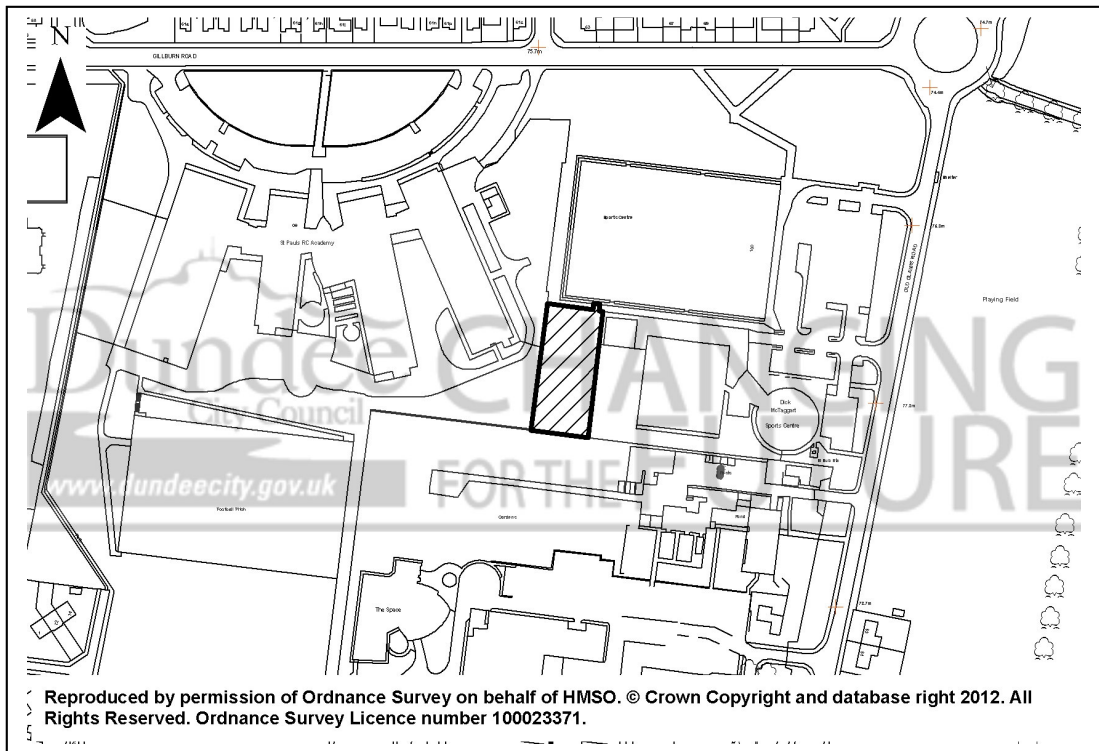
Northwind Leisure (Dundee)
Ltd
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Agent

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Registered 11 Jan 2012

Case Officer Eve Young



Outdoor Football Pitch at Old Glamis Road

The Proposed Outdoor Soccer Pitch with Enclosure and Floodlighting is **RECOMMENDED FOR APPROVAL** subject to condition. Report by Director of City Development.

RECOMMENDATION

It is concluded that the development complies with the Dundee Local Plan Review 2005 and there are no material considerations which would support the refusal of planning permission contrary to the provisions of the development plan. The application is recommended for **APPROVAL** subject to condition.

SUMMARY OF REPORT

- Planning permission is sought for the formation of an outdoor football pitch 40 metres x 25 metres, enclosed by kickboards with netting above to a height of 5 metres, with 6 x 8 metre high floodlights. The pitch will be surfaced in artificial turf. It will be part of the adjacent indoor football centre with the same hours of operation.
- The site lies some 140 metres from Old Glamis Road between Soccerworld, the existing indoor soccer centre; the former Dick McTaggart Centre which is currently being refurbished and upgraded to form a gymnastics centre; Dundee College and the new St Paul's Academy. The site is flat with grass.
- Three non residential properties were notified of the application, no advertisements were required and there were no public comments.
- Dundee Local Plan 2005. Policies 66B and 66A which relate to protection of open space are relevant.
- The policies are worded to protect open space from development for other uses and ensure appropriate alternative provision. This proposal is for the development of inaccessible open space to a formal artificial sports pitch with fencing and floodlighting which will allow it to be used for much longer periods than a traditional grass pitch. The provision of an enhanced sports facility complies with the policies.
- The site is at least 120 metres away from any residential properties with intervening trees and buildings. It is considered that there will be no adverse impact on these dwellings from noise or lights from this development.
- The application requires to be determined by the Development Management Committee as the site is owned by the City Council.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the formation of an outdoor football pitch enclosed by kickboards and netting, with floodlights. The pitch will be 40 metres by 25 metres, surfaced in Green 3G artificial turf. The kickboards will be 1.2metres high with 3.8 metre high netting above and the 6 floodlights will be 8 metres high. The pitch will be operated in association with the adjacent indoor football centre.

The application requires to be determined by the Development Management Committee as the site is owned by the City Council.

SITE DESCRIPTION

The site lies to the south west of Soccerworld, the existing indoor soccer centre, on the west side of Old Glamis Road. It is located to the west (rear) of the former Dick McTaggart Centre which is currently being refurbished and upgraded to form a gymnastics centre. Dundee College lies to the south and the new St Paul's Academy lies to the west.

The site lies some 140 metres from Old Glamis Road and only one end of the pitch will be visible from the road, viewed between the soccer centre and the gymnastics centre. The site is flat with grass.

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 66B: Protection of Other Open Space.

Policy 66A: Protection of Playing Fields and Sports Pitches.

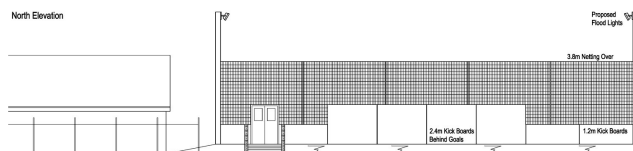
Scottish Planning Policies,

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.

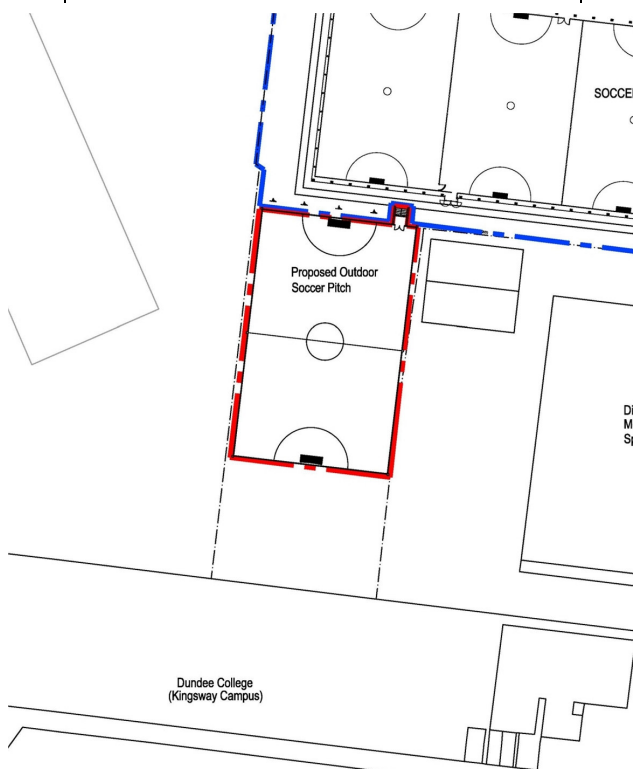


SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There is no planning history relevant to this site.



PUBLIC PARTICIPATION

The three adjoining non residential landowners were notified of the application. No advertisements were

required. There were no public comments.

CONSULTATIONS

Scottish Water had no objections to the development.

OBSERVATIONS

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

Dundee Local Plan Review 2005

The site is identified as open space in the development plan but is not formally laid out or used for sports. In the first instance, Policy 66B "Protection of Other Open Space" will apply. That policy contains a presumption against the development or redevelopment of all other open space within the Local Plan area

unless:

- a the broad principles of criteria listed in Policy 66A are satisfied; or
- b the proposals are consistent with a park masterplan, strategy or programme approved by the Council to improve the management of open space.

The proposal does not form part of any of the criteria in b so will be assessed against Policy 66A.

Policy 66A contains a presumption in favour of retaining playing fields and sports pitches subject to specific criteria and provided Historic Gardens or Designed Landscapes are not adversely affected. This site does not fall within these categories.

This policy is worded to protect open space from development for other uses and ensure appropriate alternative

provision. However this proposal is for the development of open space which is currently inaccessible and unused to a formal artificial sports pitch with fencing and floodlighting which will allow it to be used for much longer periods than a traditional grass pitch.

It is concluded that this provision of an enhanced sports facility complies with Policy 66A and thus also complies with Policy 66B.

Other Material Considerations

Residential Amenity

The nearest residential property is the Caretakers House at Dundee College to the south east which is 120 metres away but there are intervening buildings and trees which will screen noise or lights. The residential properties on Gillburn Road are 130 metres from the site and it will be partly blocked by the soccer centre and the school building.

It is considered that there will be no adverse impact on these dwellings from noise or lights from this development.

The proposed pitch is to be operated as part of the adjacent Soccerworld which provides indoor soccer facilities. The centre is open from 9am until 11pm Monday to Thursday; 10pm Friday and Sunday and 5pm on Saturday. It is appropriate to apply a condition to control the hours of operation of this external pitch.

Design

The proposed football pitch will be enclosed by kickboards and netting which will total 5 metres in height with 6 floodlights which will be 8 metres tall. The design is functional and, given the location of the site, it will have no adverse impact on the appearance of the area.

CONCLUSION

It is concluded from the foregoing that the development complies with the Dundee Local Plan Review 2005 and there are no material considerations which would support the refusal of planning permission contrary to the provisions of the development plan. Accordingly the application is recommended for APPROVAL subject to condition.

RECOMMENDATION

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

- 1 Use of the pitch shall not begin before 9am on any day and shall cease by 11pm Monday to Thursday; 10pm on Friday and Sunday and 5pm on Saturday.

Reason

- 1 To protect the amenities of the owners/occupiers of residential properties in the area.