

KEY INFORMATION

Ward East End

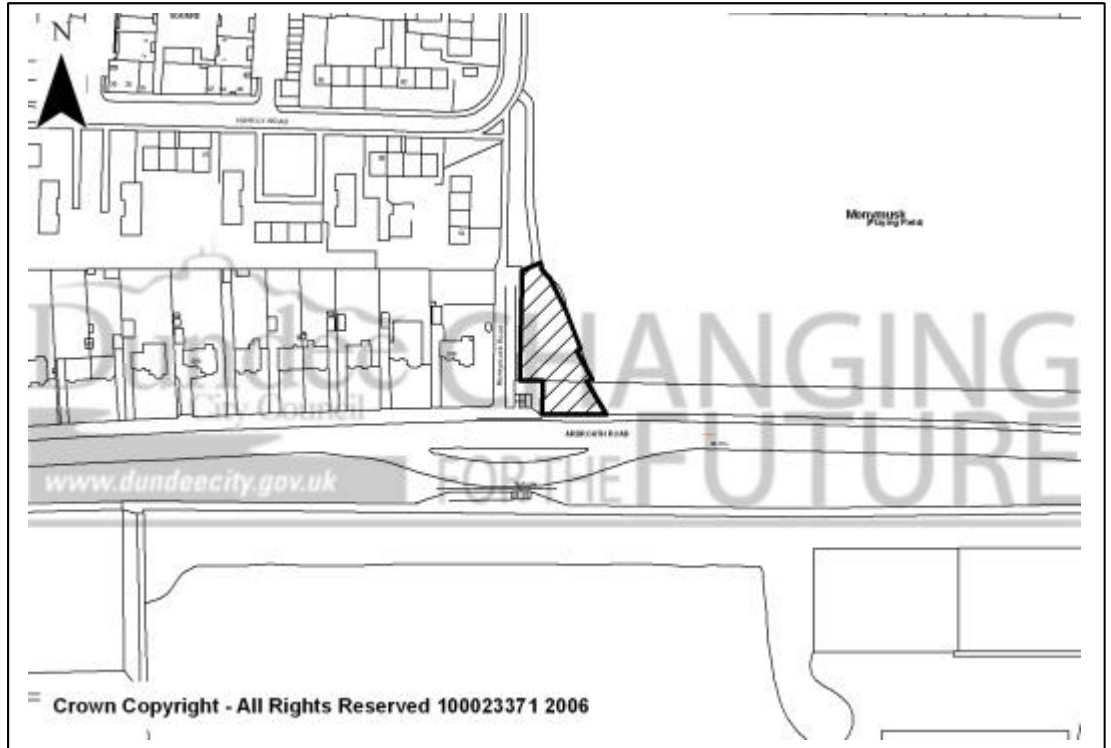
Proposal

Erection of two portacabin changing units

AddressMonymusk Park
Arbroath Road
Dundee**Applicant**Dundee United Sports Club
c/o Steven Maloney
186 Balunie Drive
Dundee
DD4 8QE**Agent**

Registered 6 Feb 2009

Case Officer P Macari



New Changing Facilities Proposed at Monymusk Park

The erection of two portacabin changing units is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposals are considered to comply with the provisions of the Development Plan. The issues raised by the objector are not supported. Therefore, it is recommended that planning permission is granted subject to conditions for a temporary period of five years.

SUMMARY OF REPORT

- This application seeks planning permission for the siting of two temporary buildings in the south western corner of Monymusk Park, Dundee. The temporary buildings will provide four changing rooms for use by Dundee United Sports Club.
- Policy 57 (Visual impact On Major Routes) and Policy 66A (Protection of Playing Fields and Sports Pitches) of the Dundee Local Plan Review 2005 are relevant to the outcome of this application.
- Two letters of objection have been received from a neighbouring resident concerned about road safety, traffic congestion, over-provision of changing faculties, and antisocial behaviour/vandalism.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the siting of two temporary buildings in the south western corner of Monymusk Park, Dundee.

The purpose of the buildings is to provide changing facilities for Dundee United Sports Club. The two buildings will be situated along the eastern boundary of the application site with each building facing east opening out on to Monymusk Park. The buildings will provide four changing rooms and two referee office facilities. The remainder of the site is to be used for car parking to alleviate traffic congestion and parking pressure on Huntly Road. To prevent cars from parking on the playing fields at Monymusk Park, timber bollards will delineate the boundary of the application site allowing pedestrian access only through the application site.

The buildings will have a flat roof and be finished in green painted steel cladding. There will be windows and doors on the front elevations with green painted steel grilles over the window openings.

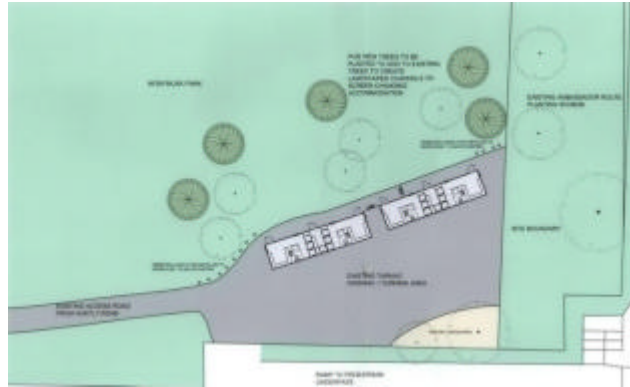
Dundee United Sports Club is a community based sports club comprising of 220 members forming 13 football teams (9 boys teams, 3 girls teams and 1 ladies team), a golf club, pool club, darts club and Cross Country Running Club. At present Dundee United Sports Club are based at a number of locations throughout Dundee with changing facilities on Huntly Road. These facilities are leased from Dundee City Council.

Sport Scotland has recently made £2 million of funding from proceeds of crime available to Community Sports Clubs to provide changing and storage facilities to further develop, establish and involve local communities in sport. There have been over 200 applications to Sport Scotland from Community Sports Clubs for funding for the provision of storage and changing facilities. Funding has been allocated to Dundee East Community Sports Club and Dundee United Sports Club for the provision of changing facilities in the form of temporary buildings providing planning

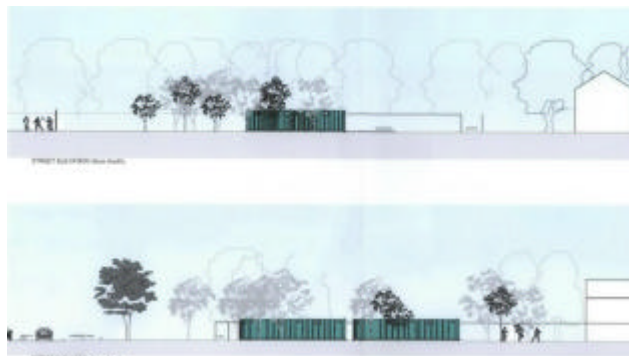
permission is obtained by 31 March 2009.

SITE DESCRIPTION

The application site is situated in the south western corner of Monymusk Park on an existing area of hard-standing. Access to the application site is taken from Huntly Place via a concrete access road. The site is



bound to the south by Arbroath Road and to the west by the northern entrance/exit from the Arbroath Road underpass. The underpass access/exit is enclosed by 1.8m high steel post and wire fencing.



As Arbroath Road is an Ambassador Route into the city, the southern boundary of Monymusk Park is tree-lined with modern black painted steel post and vertical wire mesh fencing separating the park from the public highway.

To the north and east, the application site is surrounded by grassed playing fields.

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 57: Visual Impact on Major Routes - the City Council in association with other agencies will seek to further the implementation of the major routes concept, subject to finance being available, where the objectives will be to:

- a improve the image of Dundee; and
- b create a memorable image on arrival to Dundee that will have an imposing presence both day and night; and
- c improve the quality of the environment. In relation to visual amenity, highly visible primary frontages, and certainly those within 25 metres of the kerb line (depending on local circumstances) will be required to abide by the guidelines within the Ambassador Route Design Guide.

Policy 66A: Protection of Playing Fields and Sports Pitches - there is a presumption in favour of retaining playing fields and sports pitches in Dundee. They should not be redeveloped 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. In addition the following criteria must also be satisfied:

- a the proposals affect part of the site that has lesser sports and amenity value and will improve the sports, recreational and amenity value across the remainder of the site (eg grass pitches will be replaced on-site with an all weather surface); or
- b compensatory open space of at least equal benefit and accessibility will be provided in or adjacent to the community most directly affected, resulting in an overall improvement to existing facilities and the amenity of the area (eg relocating existing

pitches to a more central location within the community most directly affected; or

- c development plans require the site for an important, strategic development, following examination of all possible alternative sites, and replacement provision of equal community benefit will be created in or adjacent to the community most directly affected.

Proposals must be consistent with policies elsewhere in the Plan and must not adversely affect the character or setting of an Historic Garden or Designed Landscape. Replacement provision must be made available in a playable condition before the existing facilities become unavailable. Where this is impractical, developers must provide sufficient justification and the Council will require replacement in the short term to an alternative agreed timetable.

Compensatory arrangements must be secured by applicants to ensure that the sporting needs of displaced users are suitably catered for, to the satisfaction of the Council.

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.

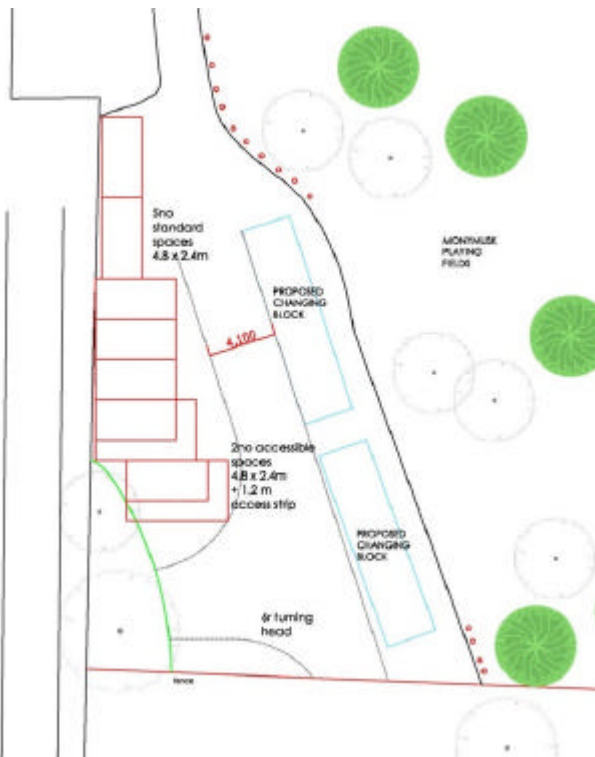
SITE HISTORY

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

PUBLIC PARTICIPATION

The applicants have carried out the statutory neighbour notification procedure stipulated by the Town and Country Planning (General Development Procedure) (Scotland) Order 1992. Two letters of objection have been received from a neighbouring resident concerned about:

- On-street parking pressure and road safety.



- Over-provision of changing facilities.
- Vandalism and anti-social behaviour.

CONSULTATIONS

No adverse comments have been received from consultees.

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 specified in the Policy background section above.

It is the aim of Policy 57 (Visual Impact on Major Routes) to achieve a consistent good image across the whole City to provide a high standard landscaped environment from arrival at the City boundary to visitor destinations. Monymusk Park is located on the northern side of Arbroath Road which is a designated Ambassador Route. Recent environmental improvements include the erection of new fencing and the planting of new landscaping along the southern boundary of Monymusk Park and Claypotts Park as well as Whitton Park. This has created a visually attractive streetscape as well as softening the boundary between Arbroath Road and the neighbouring playing fields.

While the proposed temporary buildings will be visible from Arbroath Road, the buildings will be finished in green painted steel so as to soften the impact upon the surrounding soft landscaping. Further, the temporary buildings are to be located along the eastern boundary of the application site fronting onto Monymusk Park playing fields. The temporary buildings will be set back from

Arbroath Road by 20m with a landscaped buffer zone planted with trees and shrubs between. The buffer zone is 15m wide. Bounding the application site to the west and southwest is an area of dense shrubbery enclosing the northern access/exit of the Arbroath Road underpass. The temporary buildings will not be wholly visible when viewed from the west. Should the Committee be minded to approve this planning application, a condition requiring the planting of hedging along the southern boundary of the application site to reinforce the existing landscaping buffer will be incorporated into the permission. This will further minimise the potential impact of the temporary buildings on the visual amenity of the Arbroath Road Ambassador Route when viewed from the south and west.

The eastern boundary of the application site will be delineated by timber posts matching the timber posts

that bound the access road. The remainder of the application site to the west of the temporary buildings will be used for car parking and drop off/pick up facilities during training sessions and football matches. Given the site layout and the use of timber bollards to delineate the site and give entrance to the buildings, the proposals have the appearance of a formal sports facility rather than the ad-hoc siting of portacabins for maintenance works. The proposals are therefore considered to have a neutral effect of the Arbroath Road Ambassador Route. However, should the Committee be mindful to grant planning permission, it is recommended that only a temporary consent is granted as it would not be appropriate to grant a permanent consent for temporary buildings. This matter will be addressed by way of planning condition limiting development for a period of five years. This will also allow the Council to monitor the impact of the proposed development on the Arbroath Road Ambassador Route over a reasonable period of time.

The proposals comply with the criteria of Policy 57 (Visual Impact on Major Routes) of the Dundee Local Plan Review 2005.

All public and private playing fields and sports pitches are potentially significant in terms of their value to sport, local communities and the environment. 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 two temporary buildings on the eastern boundary of the application site adjacent to the playing fields at Monymusk Park will provide changing facilities for members and visitors to Dundee United Sports Club. The application site is an area of existing hard-standing accessed via a concrete road from Huntly Place, the proposed temporary buildings will be located on a part of the site that has no sports and amenity value. However, the proposed buildings will provide four changing rooms that will improve the sports, recreational and amenity value of Monymusk Park, 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 Monymusk Park 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 two temporary buildings in Monymusk Park 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:

a Views of the Objector

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

- On-street parking pressure and road safety

There are on street parking facilities available on Huntly Road, Aboyne Avenue and Kemnay Gardens. As well as on-street parking facilities, the applicants also propose to utilise the remaining area of the application site to the west of the proposed temporary buildings as car parking and a designated drop off point. The provision of a drop off point is to prevent concentrations of cars parking on the surrounding streets during football matches and training sessions. The applicant has submitted a transport statement demonstrating the anticipated number of vehicle movements generated by the proposed

development. Although there is existing on-street parking pressures on Huntly Road and surrounding streets, the proposed development will not have a significant impact on the existing situation. This is because the proposals will facilitate a reduction in the number of vehicles parking on the streets surrounding Monymusk Park during football matches and training sessions through the provision of a pick up and drop off point within the application site.

- Over-provision of changing facilities

Given that Dundee United Sports Club have over 200 members, the proposed temporary buildings will provide four additional changing rooms taking the

number of changing rooms associated with Monymusk Park to six, with four located on site and two located within Huntly Square. Given the intense use of Monymusk Park by Dundee United Sports Club all six changing facilities shall be used frequently. Therefore, the proposals will not lead to an overprovision of changing facilities in the vicinity of Monymusk Park.

- Vandalism and anti-social behaviour

Vandalism and anti-social behaviour are not material considerations relevant to the outcome of this planning application but rather such instances should be reported to Tayside Police.

It should be noted that the temporary buildings will be visible from Arbroath Road and Huntly Road as well as the houses bounding Monymusk Park to the east. Given the level of surveillance over the application site it is unlikely that any acts of vandalism shall take place.

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

Design

The layout and design of the application site is such that the proposed temporary buildings will

have the appearance of formal sports facilities rather than the ad-hoc siting of portacabins for maintenance works. The proposals are considered to have a neutral impact upon the Arbroath Road Ambassador Route.

CONCLUSION

The proposals are considered to comply with the provisions of the Development Plan. The issues raised by the objector are not supported. Therefore, it is recommended that planning permission is granted subject to conditions for a temporary period of five years.

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 The siting of two temporary buildings at Monymusk Park hereby approved shall cease not later than 16 March 2014 and the temporary buildings removed from the application site. By no later than 16 April 2014, 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.
- 3 Prior to work starting on site, details of hedging to be planted along the line marked in yellow on the stamped approved Site Plan with drawing number 0901003A shall be submitted to the Council for written approval. Thereafter, the approved hedging shall be planted along the line marked yellow on the Site Plan with drawing number 0901003A BEFORE the siting of the temporary buildings.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To allow the Council to monitor the condition of the temporary buildings and their impact upon the Arbroath Road Ambassador Route.

- 3 In the interests of safeguarding visual amenity of the Arbroath Road Ambassador Route.