

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 10/01969/PP

Planning Hierarchy: Local Development

Applicant: MacAulay Camanachd Association

Proposal: Temporary Siting of Portacabin and Storage Unit for 3 years

Site Address: Mossfield Park, Glencruitten, Oban

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Temporary siting of portacabin and storage unit for 3 years
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(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be granted subject to the conditions and reasons appended to this report.

(C) HISTORY:

No relevant history.

(D) CONSULTATIONS:

Oban Airport
E-mail dated 24/11/10 advising no objection.

(E) PUBLICITY:

N/A

(F) REPRESENTATIONS:

No representations have been received regarding the proposed development.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

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| (i) Environmental Statement: | No |
| (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No |
| (iii) A design or design/access statement: | No |
| (iv) A report on the impact of the proposed development e.g. retail impact, transport impact, noise impact, flood risk, drainage impact etc: | No |
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(H) PLANNING OBLIGATIONS

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| (i) Is a Section 75 agreement required: | No |
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| (I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: | No |
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(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

- (i) List of all Development Plan Policy considerations taken into account in assessment of the application.**

Argyll and Bute Structure Plan 2002

STRAT DC 1 – Development within the Settlements

Argyll and Bute Local Plan 2009

LP ENV 1 – Impact on the General Environment

LP ENV 19 – Development Setting, Layout and Design

LP REC 1 – Sport, Leisure and Recreation

LP REC 2 – Safeguarding of Recreational Land and Important Open Spaces

Appendix A – Sustainable Siting and Design Principles

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

n/a

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: Yes
The site for the proposed buildings is in the ownership of Argyll and Bute Council.

(O) Requirement for a hearing (PAN41 or other): No

(P) Assessment and summary of determining issues and material considerations

Planning permission is sought to site a portacabin and storage unit for a temporary period of three years at Mossfield Park, Glencruitten Road, Oban. The buildings are to be used by the Macaulay Camanachd Association for storage, as a meeting room, and a control centre to run competitions within the park. The buildings are required to meet the growing demands of the association until such time as a more permanent solution can be achieved.

Adopted 'Argyll and Bute Local Plan' Policy LP REC 1 supports the development of sports facilities provided that they are of a form scale and location consistent with the structure plan settlement strategy. The site is identified as being within the Settlement Zone of Oban within which Policy STRAT DC 1 of the approved 'Argyll and Bute Structure Plan' gives support to developments serving a wide community interest.

As the site is a long established sports pitch and playing field it has been designated by the local plan as an Open Space Protection Area where physical development is generally resisted by virtue of the effect of Policy LP REC 2, except where the development of part of a designated site would not compromise its sporting potential or its amenity value. In this case, the development is required to support the sports use of the existing playing field, whilst the proposed portacabin and storage unit are to be located to the rear of the existing pavilion complex within the park, away from the playing field itself. The small area of land is well contained and consolidating the service function of this part of the site does not adversely affect the use of the open space for sports purposes. Additionally, the proposed location of the portacabin and storage unit to the rear of the existing pavilion building limits their wider visual impact to that of the

immediate area within the park and they will not be prominent from any public vantage point. Their visual impact is therefore considered to be minimal and acceptable and will not detract from the amenity value of the remaining land as an open space.

Given the temporary nature of this application, the requirements of the association and the location of the proposed buildings, it is considered that the temporary siting of these structures can be supported to help the ongoing growth and needs of the association, which makes a positive contribution to sport in the area. The design and construction of the structures is not however deemed acceptable as a long-term or permanent solution.

In light of the above, the development proposed is consistent with the current Development Plan and will have no adverse impact in terms of layout, design, servicing and infrastructure. The proposed development therefore accords with Policy LP ENV 1 of the adopted Local Plan which sets out a general basis for consideration of all applications for planning permission.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission should be granted

The proposal accords with Policy STRAT DC 1 of the approved 'Argyll and Bute Structure Plan' and Policies LP ENV 1 LP, ENV 19 and LP REC 2 of the adopted 'Argyll and Bute Local Plan' and there are no other no other material considerations which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan

N/A

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Fiona Scott **Date:** 17/12/10

Reviewing Officer: Stephen Fair **Date:** 22/12/10

Angus Gilmour
Head of Planning

CONDITIONS AND REASONS RELATIVE TO APPLICATION 10/01969/PP

1. The use of land as a temporary site for a portacabin and storage unit shall cease on 31 January 2014 and the portacabin and storage unit shall be completely removed from the land on or before that date. Thereafter, the land shall be reinstated to a grassed surface within the first seeding season following the date of the removal.

Reason: Planning permission would not normally be granted for a development of this nature on a permanent basis, as temporary structures with limited life expectancy deteriorate over time with adverse consequences in terms of impact upon the amenity of the local area.

2. The height of the proposed portacabin and storage unit shall not exceed 3 metres in height above existing ground level unless otherwise first agreed in writing by the Planning Authority.

Reason: In the interests of visual amenity to ensure the proposed development integrates into its surroundings.

3. The portacabin and storage unit shall be finished externally in colours which shall be agreed in writing by the Planning Authority in advance of installation on the site.

Reason: In the interests of visual amenity to ensure the proposed development integrates into its surroundings.

4. The development shall be implemented in accordance with the details specified on the application form dated 12/11/10 and the approved drawing reference numbers:

Plan 1 of 2 (Location Plan at scale of 1:2500)

Plan 2 of 2 (Site Plan at scale of 1:1500)

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

NOTE TO APPLICANT

- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended) it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.