

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: 10/02037/PP

Planning Hierarchy: Local Development

Applicant: Argyll and Bute Council

Proposal: Construction of a 3G Synthetic pitch with associated lighting, fencing and access paths.

Site Address: Kinloch Park, Kinloch Road, Campbeltown

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Construction of 106m x 66m 3G synthetic football pitch;
- Construction of fencing
- Installation of flood lighting.

Other specified operations

- Re-alignment of football pitch
 - Tree planting to the rear of the War Memorial
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(B) RECOMMENDATION:

It is recommended that the application is approved subject to conditions listed in the report.

(C) HISTORY:

None relevant.

(D) CONSULTATIONS:

Area Roads Manager (report dated 3rd February 2011) - no objections.

Public Protection (memo dated 15th February 2011) - no objections subject to a condition covering floodlighting specifications.

Historic Scotland (letter dated 3rd February 2011) - no objections.

Health and Safety Executive (letter dated 4th February 2011) - no objections.

Campbeltown Community Council (Email dated 18th January 2011) - no objections and supportive of the proposal.

West of Scotland Archaeological Society (Email dated 2nd February 2011) - no objections.

(E) PUBLICITY:

The proposal has been advertised in terms of Regulation 20, closing date 4th March 2011.

(F) REPRESENTATIONS:

18 letters of support have been received from the following:

Ailsa Clark, Corputechan Farm, Bellachuntay, Campbeltown, PA28 6QE
Anne Littleson, Castlehill Primary School, Ralston Road, Campbeltown PA28 6LE
Barry Colville, McKinven and Colville Ltd,
David Paterson, 1 St Clair Terrace, Low Askomil, Campbeltown, PA28 6EP
Kevin McCallum, 2 Victoria Quadrant, Holytown ML1 4XW
Deirdre Henderson, Crocken Cottage, Southend, PA28 6RU
Barry McAllister,
Alex McKinven, 155 Ralston Road, Campbeltown, Argyll PA28 6LG
Cllr John Semple, Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT
Duncan McAuley,
Malina McAuley,
Oliver Barsby, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9AQ
Peter Currie, Springbank Distillers Ltd, 85 Longrow, Campbeltown, PA28 6EX
Greig Flaws, Aqualibrium, Kinloch Road, Campbeltown
Elaine McGeachy, 11 Knockscalbert Way, Campbeltown PA28 6TA
Moyra Paterson, Little Dalrioch Stewarton Campbeltown PA28 6PH
Tommy Millar, Bal-Na-Hannan, Drumlemble, Campbeltown, PA28 6PW
John Galbraith, Polliwilline Farm, Southend, PA28 6RF

Summary of issues raised

- This is a much needed facility in Campbeltown
- Comment has been made that the tree planting would reduce the amount of space in the park that can be used

Comment: Noted but the War Memorial is a Grade 'C' listed structure and the trees will assist in providing a suitable backdrop. The tree planting will not take up a significant amount of space in the context of an open space which is of significant size. In any event, tree planting does not require planning approval.

(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 |

(H) PLANNING OBLIGATIONS

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| (i) Is a Section 75 agreement required: | No |
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- | | |
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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 13a – Development Impact on Listed Buildings

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

LP COM 1 – Community Facility Development

- (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.**

The Town & Country Planning Act (Scotland) 1997

The Planning etc. (Scotland) Act, 2006

SPP, Scottish Planning Policy , 2010

(K)	Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment:	No
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(L)	Has the application been the subject of statutory pre-application consultation (PAC):	No
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(M)	Has a sustainability check list been submitted:	No
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(N)	Does the Council have an interest in the site:	Yes
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(O)	Requirement for a hearing:	No, given that representees are in favour of the development and it is recommended for approval.
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(P) Assessment and summary of determining issues and material considerations

The site is within the 'settlement' boundary of Campbeltown in an edge of centre location in Kinloch Park. The Park itself is designated as 'Open Space Protection Area' subject to the effect of Policy LP REC 2. Additionally, the site falls under Area for Action 14/2 which aims to make more effective use of Kinloch Park in terms of recreational and other users. The proposal seeks to maintain the designation and upgrade the current facilities and therefore the proposal is acceptable in principle.

The application is for the development of an all-weather 3G pitch measuring 106m x 66m with associated lighting, fencing and access paths. There are 6no. 15m high galvanised steel fold-down sports lighting columns, 3m high sports fencing around the pitch which rises to 5m behind the goals and landscaping proposals. The proposals also specify the retention of existing mature trees on Kinloch Road which not only make a significant contribution to the townscape setting but will also help separate the development from the full view from the public highway.

Landscaping proposals include tree screening behind the War Memorial and the creation of an embankment of up to 2m high providing space for spectators. The tree planting will provide an appropriate backdrop to the War Memorial and lessen the impact on the setting of this listed structure from the proposals.

A SuDS proposal allowing for the attenuation of water is proposed with a discharge to the public sewer.

Car parking is provided via significant on-street parking around Kinloch Park. The Area Roads Manager has confirmed that this is acceptable.

Local plan policy LP REC1 (Sport, Leisure and Recreation) is supportive of new or improved sport and recreation facilities. The development will not compromise the current recreational use of the land, and will indeed increase its potential usage. It therefore satisfies the requirements of policy LP REC 2. With the above in mind it is recommended that the application is approved subject to conditions.

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

(R) Reasons why planning permission or a Planning Permission in Principle should be granted

The proposal will provide an upgrade to existing sports facilities in Kinloch Park and will provide recreational opportunities in an accessible location. The proposal conforms to the relevant development plan policies and that there are no other material considerations, including issues raised by third parties, 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: David Love

Date: 7 March 2011

Reviewing Officer: Peter Bain

Date: 7 March 2011

**Angus Gilmour
Head of Planning**

CONDITIONS AND REASONS RELATIVE TO APPLICATION 10/02137/PP

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. The proposed lighting installations shall be installed in accordance with the manufacturer's specifications and drawing number KP-LL(90)004 revision C unless any variation thereof is agreed in writing in advance by the Council as Planning Authority.

Reason: In the interests of amenity and to prevent light nuisance.

3. The development shall be implemented in accordance with the details specified on the application form dated 8/12/2010 and the approved drawing reference numbers:

Plan 1 of 8 (Detailed Layout at scale of 1:500)
Plan 2 of 8 (Location Plan General Layout at scale of 1:1250)
Plan 3 of 8 (Fencing and Lighting Layout at scale of 1:1,000)
Plan 4 of 8 (Lighting Layout at scale of 1:1,000)
Plan 5 of 8 (15m Lighting Column at scale of 1:50 and 1:20)
Plan 6 of 8 (Sports Fencing Detail at scale of 1:50)
Plan 7 of 8 (Photograph)
Plan 8 of 8 (Photpgraph)

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.

4. All planting, seeding and landscaping as comprised in the approved details shall be carried out in the first planting season following the commencement of the development unless otherwise agreed in writing with the Council, as Planning Authority. Any trees which fail to become established, which die, are removed, which become seriously diseased or are damaged within ten years of planting, shall be replaced in the following planting season with equivalent sizes and species of trees as those originally required to be planted.

Reason: In the interests of visual amenity.