

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: 12/01306/PP

Planning Hierarchy: Local application.

Applicant: Mr James McQueen

Proposal: Erection of boxing club sports building (Class 11).

Site Address: Dunoon Stadium, Argyll Street, Dunoon, Argyll

DECISION ROUTE

(i) Local Government (Scotland) Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of boxing club sports building (Class 11);

(ii) Other specified operations

- Connection to public water supply and public sewer;
 - Connection of surface water to existing storm drain.
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(B) RECOMMENDATION:

It is recommended that Planning Permission be granted subject to the conditions, reasons and advisory notes set out below.

(C) HISTORY:

No planning history for the application site edged red but other applications for the stadium site.

06/00271/CPD Re-roofing of stadium - deemed permitted development 3 November 2006;

08/01347/COU Change of use of clubhouse to incorporate hot food takeaway (retrospective) - approved 11 September 2008;

09/00100/DET Demolition of turnstiles and erection of extension to clubhouse - approved 2 March 2009;

10/00494/NMA Non-material amendment to planning consent 09/00100/DET. Amendment to boundary treatment from brick to palisade fencing - approved 6 April 2010.

(D) CONSULTATIONS:

Area Roads Manager (response dated 3 July 2012): No objections. Adequate car parking exists both on the concourse area and within the Stadium grounds.

Scottish Water (expiry date 11 July 2012): No response to date

Public Protection (response dated 2 July 2012): No objections in respect water supply and foul drainage. No objection in respect of noise and lighting and advisory comments in this regard.

(E) PUBLICITY: Regulation 20(1) Advert (published 29 June 2012, expiry date 20 July 2012).

(F) REPRESENTATIONS:

No letters of representation have been received.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- (i) **Environmental Statement:** No
- (ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No
- (iii) **A design or design/access statement:** Yes

The applicant's agent has submitted a supporting statement providing some historical background of the applicant's boxing career and involvement with various boxing clubs within the town. The Dunoon Amateur Boxing Club (DABC) has recently been using the Scout Hall in Victoria Road but due to increasing numbers of scouts, this facility is no longer suitable as a dedicated boxing club. Other options in Church Street and Eton Avenue were investigated but ruled out. The present site meets the general criteria of being on a bus route, within walking distance of the town centre and car parking available nearby.

In terms of membership, the present club has around 30 members with ages ranging from 10 to 30 years old. On an average night, approximately 20 members will turn up for training. The applicant oversees and supervises the coaching and training and assisted by four other coaches.

The club will be open 4 nights per week on weekdays from 6pm until 9pm. Younger members train in the first hour then older members for the following two hours.

The building will be situated within the gated stadium which is generally locked outwith times of activity. There is ample parking at the stadium but it is expected that there will only be around 2-3 cars parked by club users on a normal club night.

The applicant considers that there are not enough evening activities to appeal to children and young adults in the Dunoon area and a permanent club will offer an alternative form of recreation whilst contributing to a more sustainable community life in Cowal for future generations.

- (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

Is a Section 75 agreement required: No

- (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

Policy STRAT SI 1 – Sustainable Development
Policy STRAT DC1 – Development within Settlements

Argyll and Bute Local Plan 2009

Policy LP ENV1- Development Impact on the General Environment;
Policy LP ENV19 Development Setting, Layout and Design including Appendix A Sustainable Siting and Design Principles;
Policy LP REC1 – Sport, Leisure and Recreation;
Policy LP REC2 – Safeguarding of Recreational Land and Important Open Spaces;
Policy LP SERV 1 – Private Sewage Treatment Plants and Wastewater Systems;
Policy LP SERV 2 Incorporation of Natural Features/Sustainable Drainage Systems (SuDS);
Policy LP TRAN 4 New and Existing, Public Roads and Private Access Regimes;
Policy LP TRAN 6 – Vehicle Parking Provision;

- (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.**
None.
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- (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

(N) Does the Council have an interest in the site: Yes - the Council owns Dunoon Stadium.

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

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

In the 'Argyll and Bute Local Plan', the application site is located in the main town settlement of Dunoon at Dunoon Stadium.

The proposal is for the erection of a single storey building to provide a new facility for Dunoon Amateur Boxing Club. The building would be located close to the main entrance to the stadium where parking is available. The building is of simple design form and would be compatible with the range of surrounding buildings within the stadium.

The proposal to provide a dedicated boxing club is considered acceptable and consistent with policies LP ENV 19, LP REC 1 and LP TRAN 6 of the 'Argyll and Bute Local Plan' and there are no grounds which would warrant the withholding of consent.

Members should be aware that the application has been submitted on behalf of the boxing club by Councillor James McQueen.

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

(R) Reasons why Planning Permission should be granted

The application is consistent with 'Argyll and Bute Local Plan' policies LP ENV 19, LP REC 1 and LP TRAN 6 and there are no material considerations which would justify refusal of permission.

(S) Reasoned justification for a departure from the provisions of the Development Plan
n/a

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

Author of Report: Brian Close

Date: 9th July 2012

Reviewing Officer: David Eaglesham

Date: 9th July 2012

Angus Gilmour
Head of Planning and Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 12/01306/PP

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

1:1250 Location Plan
1:500 Site Plan
1:50 Layout as Proposed
1:100 Elevations and Section

dated June 2012, unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

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

NOTES TO APPLICANT RELATIVE TO APPLICATION 12/01306/PP

- This planning permission will last only for **three years** from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)].
- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, 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 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.
- The applicant is advised that Public Protection has statutory powers in respect of noise complaints or pollution arising from the use of artificial lighting, which gives rise to seriously adverse effects upon the amenity of surrounding residential properties.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 12/01306/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

In the 'Argyll and Bute Local Plan', the application site is located in the main town settlement of Dunoon within Dunoon Stadium, which is subject to Policy LP REC 2 as an Open Space Protection Area. Policy STRAT DC1 of the 'Argyll and Bute Structure Plan' supports development in the main towns serving a wide community of interest on appropriate infill, rounding-off and redevelopment sites. Policy LP ENV 1 of the Argyll and Bute Local Plan sets out general safeguarding criteria for all development.

As the proposal is to erect a new public sports building within Dunoon Stadium, the proposed development is acceptable in terms of settlement strategy and land use.

Accordingly, the proposal would be consistent with policy STRAT DC1 of the Argyll and Bute Structure Plan and policy LP ENV 1 of the Argyll and Bute Local Plan.

B. Location, Nature and Design of Proposed Development

Development Setting

The application site is land (approximately 20 x 10 metres) within Dunoon Stadium just south of the main entrance gates. The site is currently being used for the siting of storage containers. A high boundary brick wall bounds the site to the west where a lane runs around the back of the stadium to the 5-a-side pitches. Within this south-western corner of the stadium are other low rise buildings that provide toilets and storage facilities. A larger building on the opposite side of the main gates was extended recently to provide additional clubhouse accommodation.

The closest residential properties are on Argyll Street with a row of traditional bungalows with the nearest being located some 49 metres from the proposed building and separated by a high boundary hedge, land and high brick wall. Car parking is available in the area to the west of the stadium entrance.

Proposal

It is proposed to erect a single storey building to provide purpose-built accommodation for Dunoon Amateur Boxing Club. The single storey building would be approximately 20 x 10 metres and orientated with the main elevation, ramped access door and high level windows facing east into the stadium. The building would provide mainly for a training ring, training equipment area and clubroom with associated toilets, showers and storage areas. The building would have a shallow monopitch roof with a maximum height of 4.5 metres at the rear dropping to 3.8 metres at the front of the building. An additional door is proposed on the side (north) elevation with blank gables on the southern and western elevations.

Proposed materials are white render for external walls on a grey render basecourse with white upvc windows, timber doors and grey profiled metal roofing. No dedicated car parking is proposed.

It is proposed to connect to the public water supply and public foul drainage networks. In terms of surface water drainage, it is proposed to connect to an existing storm water drain.

It is proposed to run the club 4 days per week in the evenings from 6pm until 9pm.

Assessment

Dunoon Stadium comprises an Open Space Protection Area subject to the effect of local plan policy LP REC 2, within which there is a presumption against development unless the retention and enhancement of facilities can be best achieved by redevelopment of part of the site which would not compromise its sporting potential and its amenity value. The proposal provides a new indoor leisure facility within the context of a sports ground on an area which would not compromise either the amenity value of the land as an open space or interfere with the use of the remainder of the site for other sporting purposes. It would be an appropriate ancillary use to the established use of the site and would be in accordance with policy LP REC 1 which presumes in favour of new sporting facilities in accessible locations within settlements and policy LP REC 2 which supports developments which enhance existing facilities whilst not undermining the use of open land for sports purposes or the amenity value of open spaces.

The siting, design and materials for the proposed building are considered to be acceptable in terms of location of a low rise building behind a high brick boundary wall which would be compatible with other buildings within the stadium. The building is suitably isolated from nearby residential properties so noise or activity from the building is unlikely to affect surrounding residential amenity beyond the current situation.

The addition of an indoor sports facility to the stadium is consistent with policy LP REC 1 and does not undermine the function of the remainder of the stadium as a sports facility and open space in terms of Policy LP REC 2.

It is considered that the proposed development is acceptable in layout, design and materials and would not have a significant visual impact, consistent with Policies LP ENV 19 and REC1 of the Argyll and Bute Local Plan.

C. Road Network, Parking and Associated Transport Matters

The building is located within Dunoon Stadium where ample off-street car parking exists in the large public car parking area in front of the stadium. The Area Roads Engineer has no objection to the proposal.

On the basis of the above, the proposal is considered consistent with Policy LP TRAN 6 of the Argyll and Bute Local Plan.

D. Conclusion

The proposal to erect a low rise building within Dunoon Stadium to provide new purpose-built accommodation for Dunoon Amateur Boxing Club is complementary to the existing use of the stadium and will provide a new indoor leisure facility in Dunoon. The siting, design and materials for the building are considered to be acceptable and it is considered that there would be no significant impact on surrounding residential properties, or on the function of the remainder of the stadium as an existing sports facility and open space. .

Having due regard to the Development Plan and all other material considerations and on the basis of the above, the proposal is considered to be acceptable.