

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: 12/01858/PP

Planning Hierarchy: Local

Applicant: Project Playpark Partnership

Proposal: Formation of Playpark

Site Address: Land adjacent to Swimming Pool, 118 High Street, Rothesay, Isle of Bute

DECISION ROUTE

(i) Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Formation of playpark

(ii) Other specified operations

- None
-

(B) RECOMMENDATION:

It is recommended that Planning Permission be granted subject to the condition and reason at the end of this report.

(C) HISTORY: None

(D) CONSULTATIONS:

Roads - No response to date

Environmental Health - No response to date

(E) PUBLICITY:

(F) REPRESENTATIONS:

Two objections have been received from Mr David Flowers, 3/1 24 Argyle Street, Rothesay PA20 0AU and Mrs Elizabeth Chandler, 27 Foley Road, Rothesay PA20 9HR.

Summary of issues raised

- Rothesay is meant to be flying the flag of promotion as a holiday resort and by building a play park away from the town centre does not promote this idea, the old play park was destroyed by the council allowing the building of the shinty club hut on the old playpark site. We need something within the town centre area that can be used by locals and visitors alike. I have run a small business within the town centre for over 17 years and a common complaint from visitors is the lack of facilities in Rothesay's town centre for visitors. This is a chance to improve the town centre with the spare cash to hand and not hidden away in an area that clearly people will not seek out. It is time to consider improving Rothesay's town centre and not just shop fronts. This means that money has to be spent and areas of the front street have to be ripped up and redone. Large putting greens are a thing of a bygone age and don't make any sort of profit for the operators. So in conclusion do we really need new projects hidden out of sight or will we be better served with new services for all to see and enjoy.
- The formation of a new playpark behind the swimming pool requires the removal of a large portion of the green field area known as Charlies Park and that would be detrimental to the current and future uses of the area for general sporting activities and casual access .

Comment: These views are not relevant to the planning merits of this proposal.

(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:** No
 - (iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No
-

(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

(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 Settlements

Argyll and Bute Local Plan 2009

LP ENV 10 – Development Impact on Areas of Panoramic Quality

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.

(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.

Existing use of the site

(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, as landowner.

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

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

It is proposed to install a playpark within an existing recreation ground, immediately to the west of Rothesay Swimming Pool at High Street, Rothesay. The playpark will measure 68m x 20m, largely bound by a 1m high bow top fence and containing a variety of play/fitness apparatus for children and adults.

The site lies within Settlement Zone and an Open Space Protection Area in the Local Plan and also within the Area of Panoramic Quality which encompasses most of the Isle of Bute.

Whilst Policy LP REC 2 presumes against development of recreational land, the addition of equipment to this recreation ground is wholly ancillary to its intended purpose and is entirely consistent with Policy LP REC 1 of the Local Plan which supports proposals which improve sporting and recreational facilities within populated and accessible locations.

(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 accords with policies STRAT DC 1 of the 'Argyll and Bute Structure Plan' 2002 and LP REC 1, LP ENV 10 and LP ENV 19 of the 'Argyll and Bute Local Plan' 2009 and the proposal raises no other material consideration which would warrant other than the granting of permission.

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

Not applicable

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

Author of Report: David Eaglesham

Date: 28 September 2012

Reviewing Officer: Richard Kerr

Date: 28 September 2012

Angus Gilmour
Head of Planning & Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO.12/01858/PP

- 1 The development shall be implemented in accordance with the approved drawing reference numbers
1219/P01 A
1219/P01
1219/P02 B
1/12428 Issue 1
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

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.

APPENDIX TO DECISION APPROVAL NOTICE

Appendix relative to application 12/01858/PP

(A) Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended).

No

(B) Has the application been the subject of any non-material amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing.

Yes. Further details of apparatus and perimeter fencing submitted 28/9/12

(C) The reason why planning permission has been approved.

The proposal accords with policies STRAT DC 1 of the Argyll and Bute Structure Plan 2002 and LP REC 1, LP ENV 10 and LP ENV 19 of the Argyll and Bute Local Plan 2009 and the proposal raises no other material consideration which would justify refusal of permission.