

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 7 August 2012**

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**DC12/109          Erection of new sports pavilion, Inler Park, Talbot Road, Alexandria by Balloch & Haldane Community Council.**

#### **1. REASON FOR REPORT**

- 1.1** This application relates to land over which the Council have an ownership interest. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

#### **2. RECOMMENDATION**

- 2.1** **Grant** full planning permission subject to the conditions set out in Section 9.

#### **3. DEVELOPMENT DETAILS**

- 3.1** The application relates to a site within a public park which was formerly occupied by the Haldane Leisure Barn. The Haldane Leisure Barn was fire damaged a number of years ago and was subsequently demolished. The site was cleared and has now been grassed over. The public park covers an extensive area and is divided in two by the Carrochan Burn. Within the park there are sports pitches, play facilities, open space and footpath links. There is also an existing car park and vehicular access leading from Talbot Road, which served the Haldane Leisure Barn prior to its demolition. The park sits between two residential areas to the east and west, whilst Haldane Primary School is located directly to the north.
- 3.2** Planning permission is sought for the erection of a new sports pavilion on the site of the former Leisure Barn. The building is a portable structure which was previously located at the Vale of Leven Academy and used as a temporary fitness suite prior to the school's recent redevelopment. The single storey building would cover an area of 202m<sup>2</sup>. Externally, it would be finished in grey cladding with a number of high level windows to the front and rear, and would have a very shallow pitched roof. It would be enclosed by a green weld mesh fence. Access to the premises would be via a disabled access ramp leading to the main entrance.
- 3.3** The pavilion would primarily be used as a changing facility for teams using the sports pitches, but it would also contain a room which would be available for use by the local community as a meeting facility for local groups and clubs or for sports activities such as training and keep fit classes. Internally, the building would contain a fitness/meeting area, male and female changing facilities, a reception area, lobby and a staff room. The facility will be run by

local volunteers and the anticipated maximum number of users at any one time would be approximately 50 people.

#### **4. CONSULTATIONS**

- 4.1 West Dunbartonshire Council Environmental Health has no objection to the proposal subject to a condition relating to construction hours.
- 4.2 West Dunbartonshire Council Roads Service has no objection subject to the car park being delineated appropriately and suitable bicycle parking being provided.
- 4.3 West Dunbartonshire Council Estates have no objection to the proposal and note that the ground will have to be leased from the Council. In addition they have commented that the proposal is being supported by the Council's Neighbourhood Services.

#### **5. REPRESENTATIONS**

- 5.1 None.

#### **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

##### West Dunbartonshire Local Plan 2010

- 6.1 The site is identified as open space and Policy R1 states that there is a presumption against development which adversely affects the use, character or amenity of areas of functional and valued open space. Development on existing open space other than sports pitches will be considered against the existing or potential future use, quality, function and value of open space. The sports pavilion would act as a replacement for a previous facility on the site and would benefit the local community without having any negative impact on the current or future use of the open space. The location of the pavilion could lead to an increased use of the open space and consequently, it is considered that the proposed sports pavilion is in accordance with Policy R1.

#### **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

##### Location and design of the development

- 7.1 The principle of providing improved recreational facilities within Inler Park is to be supported, and the proposed pavilion would be located on the site of the former Leisure Barn, which was a larger building. The building is a low structure with a relatively small footprint and will not impact upon, detract from or interfere with the overall nature of the open space. It will be located over 40 metres away from the nearest residential properties, which will not adversely be affected by the proposed building. The existing vehicular and pedestrian access and car parking arrangements will be retained and will be adequate to serve the facility, particularly as it is anticipated that a significant proportion of users will come on foot from the surrounding area.

- 7.2** The building is of an appropriate size and design to serve its primary function as a sports pavilion without detracting from the amenity of the public park and surrounding residential area. Externally, the building will be protected by green weld mesh fencing which is of appropriate appearance and will provide a degree of security when the building is not in use, and a condition is recommended requiring the approval of details of the fence.
- 7.3** The proposal involves a temporary building, and whilst it is to be hoped that the facility proves successful and remains in the long term, it is normal practice to grant planning permission for temporary buildings for a limited period only in order that they are subject to periodic review and can be removed if they are no longer required and if successful a more permanent building could be erected. It is therefore recommended that the permission be limited to 5 years.

## **8. CONCLUSION**

- 8.1** The proposal would provide a new community facility in a central location serving the residents of Balloch and Haldane. In addition it will complement the use of the surrounding open space and is supported by Policy R1.

## **9. CONDITIONS**

- 01. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**
- 02. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:**
- a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);**
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed.**
- 03. Exact details and specifications of all proposed external materials (including roller shutters and vandal shields) shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall thereafter be implemented as approved.**
- 04. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed in writing with the Planning Authority, shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.**

05. Prior to the commencement of works, full details of the design and location of all fencing, bicycle racks and lighting to be erected on site shall be submitted for the further written approval of the Planning Authority and shall thereafter be implemented as approved.
06. Prior to the use of the building hereby approved commencing on site, the car park shall be delineated in accordance with West Dunbartonshire Council's Roads Development Guide and will ensure the provision of two disabled parking spaces.
07. This permission is granted for a period of 5 years from the date of this permission. After this period the building shall be removed and the site restored to its former condition unless a further planning permission has been granted for the development.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 20 July 2012**

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**Appendix:** None.

**Background Papers:**

1. Application forms and plans;
2. Consultation responses; and
3. West Dunbartonshire Local Plan 2010.

**Wards affected:** 1 (Lomond)