

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 3 October 2012

DC12/186 Demolition of existing public convenience and erection of sports changing facility at Townend Road, Dumbarton by West Dunbartonshire Council

1. REASON FOR REPORT

- 1.1** The application has been submitted by the Council. Under the approved scheme of delegation it therefore requires to be determined by the Planning Committee

2. RECOMMENDATION

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

3. DEVELOPMENT DETAILS

- 3.1** The application relates to the former public convenience building located at the corner of Townend Road and Bankend Road, Dumbarton. The building was closed as a public convenience approximately 22 years ago and has subsequently been unused. The building is located to the west of the Meadow Sports Centre and is surrounded by open space on all sides. A public footpath through Dumbarton Common provides access to the building. On the opposite side of Bankend Road is an elevated railway line on which Dumbarton Central station is situated, while on the opposite side of Townend Road there are commercial premises.
- 3.2** The Council proposes to demolish the existing building and erect a new sports changing facility on the same site. Internally the building would contain four changing areas each with showers and W.C.s, and two individual changing rooms for disabled persons or match officials. The facilities would be used exclusively by sports teams using the pitches on Dumbarton Common and would not be available to the general public. At present, teams using the pitches mainly change at home or in the Meadow Centre changing facilities. The single storey building would measure approximately 12 metres long and 7.6 metres wide, and would be finished primarily in cream coloured facing brick, with a dark brown facing brick base course. The building would have a hipped roof approximately 4.5 metres in height, finished in metal roof tile panels.

4. CONSULTATIONS

- 4.1 West Dunbartonshire Council Roads, Environmental Health and Estates Services and Scottish Water all have no objection to the proposed development.

5. REPRESENTATIONS

- 5.1 None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1 The existing building is located on the south western corner of the common, which is designated as Open Space. Policy R1 indicates a presumption against development which would adversely affects the use, character or amenity of areas of functional and valued open space. Developments on existing open space are required to be considered against a number of criteria including the existing quality, function and value of the open space. Policy R3 indicates that the Council will identify opportunities to improve or extend the sports, recreation and open space provision within the urban area and seek to upgrade recreation facilities as and when resources allow. The development of a new sports changing facility is associated to the principle use of the common as playing fields and will provide an additional facility to encourage recreational use. It is therefore considered that the proposal complies with policies R1 and R3.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Impact on the local area.

- 7.1 The former public conveniences closed over 20 years ago and the existing building is in a poor state of repair. The removal of the building will not result in any loss of existing facilities, and the provision of a new purpose built changing facility will improve the sports facilities available in the area and will help to support the use of the pitches on the common. The new building will therefore complement the use of the common as recreational open space, and improve the appearance of the area relative to the existing disused building.
- 7.2 The proposed new building would have a slightly larger footprint than the existing building, however the difference is relatively small and there would be no significant loss of open space. The design of the building is considered to be appropriate and the proposed materials would compliment those of the adjacent Meadow centre. The existing trees that lie just outside the site would be unaffected by the development and would remain in place. There are no residential properties nearby and it is not considered that the proposed changing rooms would give rise to any amenity concerns.

8. CONCLUSION

- 8.1** The proposed changing facility would help to support the use of the nearby sports pitches and address the lack of changing facilities for the adjacent pitches and therefore its provision is welcomed.

9. CONDITIONS

- 01.** Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
- 02.** 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 by the Planning Authority shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
- 03.** No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
- a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site)
 - b) An assessment of the potential risks (where applicable) to:
 - human health, property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
 - groundwater and surface waters
 - ecological systems
 - archaeological sites and ancient monuments
 - c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
- 04.** No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the

rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.

05. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Local Planning Authority

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Date: 17 September 2012

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Appendix: None

Background Papers: 1. Application forms and plans
2. West Dunbartonshire Local Plan 2010.

Wards affected: Ward 3 (Dumbarton)