

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 18 December 2013

**DC13/197 Conversion of Blaes Football Pitch to 3G Artificial Sports Pitch,
Installation of Floodlighting and Ancillary 6 Metre High Perimeter
Fencing at St Stephens Primary School, Second Avenue,
Clydebank by West Dunbartonshire Council**

1. REASON FOR REPORT

- 1.1** This application has been submitted on behalf of the Council and relates to land over which the Council has 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 part of the playing field of St Stephens Primary School, on the south side of Second Avenue, Clydebank. The majority of the playground is located to the rear of the site, between the school building and the railway lines to the south, and in addition to grass and tarmac play areas there is an existing small blaes football pitch. The playground is bordered to the east by a full sized football pitch accessed from Boquhanran Road, with sheltered housing to the north east, and open space to the north west with a modern housing estate beyond.
- 3.2** Full planning permission is sought for the conversion of the existing blaes football pitch to a new all weather multi-purpose pitch with a "3G" artificial surface and floodlighting. The 3G (3rd generation artificial surface) surface is a synthetic turf which is bedded on sand and recycled rubber, and which is very durable and allows for greater use of the facilities during poor weather. The pitch would be enclosed by a 6 metre high twin wire fence on the south, west and eastern ends, with a 3 metre fence on the northern side of the pitch facing the school. This would prevent balls being lost from the pitch towards either the railway track or residential properties and would also provide security against vandalism or unauthorised use.
- 3.3** The sports pitch would be for the use of the primary school but would also be available for community use outwith school hours. To enable use of the pitch during the evening and winter months, floodlighting would be installed on 12 metre high lighting columns at 6 points around the pitch.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads, Estates, Education and Environmental Health Services and Network Rail all have no objection to the proposal.
- 4.2** BAA Safeguarding (Glasgow Airport) have no objection to the proposal subject to conditions relating to the floodlighting being positioned as indicated on the drawings and also the type of illumination and position of lighting.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The school site is designated for Public Service Provision, where Policy PS1 states that the Council will seek to protect established public utility, social and community facilities. The upgrading of the pitch would improve the sports facilities available for children and the wider community and would be in compliance with Policy PS1.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

7.1 West Dunbartonshire Local Development Plan (Proposed Plan)

The site is within an area identified as an Existing Neighbourhood and Policy BC3 is relevant whereby development that would significantly harm the residential amenity, character or appearance of existing neighbourhoods will not be permitted. The proposal would be consistent with this policy.

Amenity and Appearance

- 7.2** The use of this part of the school site as a sports pitch is long established, and the upgrading of the facility for school use does not raise any amenity issues. In terms of the use of the pitch by community groups outwith school hours, this does have the potential to give rise to noisy activity in the evenings. However, in this case the pitch is relatively small, making it unsuitable for senior football and it is more likely to be used for other sports or for children's football games. Also, residential properties do not border the site.

7.3 Environmental Health Comments

A noise impact assessment has been undertaken, and this recognises that there is some potential for noise issues to occur, but indicates that with the installation of acoustic fencing within the site then there would be unlikely to be any significant impact to residential properties. The distance from the properties to the pitch should help to minimise noise disruption, and it should be noted that there is an existing full sized public grass football pitch adjacent to the school and closer to the sheltered housing. A lighting report has also been submitted detailing measures to prevent floodlighting from causing

nuisance to residents or any hazard for aviation. Overall it is considered that there is little risk of the development impacting upon local amenity.

Technical Issues

- 7.4** The sports pitch is located at the rear of the school site and the fencing and floodlighting would not be prominent from the public road or close to any garden boundaries. Other than conditions relating to the lighting there have been no issues raised by any of the technical consultees.

8. CONCLUSION

- 8.1** The proposed installation an artificial sports pitch would comply with local plan policy as it would constitute an improvement to a local community facility. The development would be of acceptable appearance and it is not considered likely to cause any adverse impact upon local residents.

9. CONDITIONS

- 1. Exact details and specifications and external finishes of all proposed floodlighting structures 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.**
- 2. Prior to the commencement of works on site, full details of the design, finish and location of all fencing around the pitch including an acoustic fencing scheme. The details shall include design, location, height of the fencing to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented prior to the pitch being brought into use and maintained at all times.**

Richard Cairns

Executive Director of Infrastructure and Regeneration

Date: 03 December 2013

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Appendix: None.

Background Papers: 1. Application forms and plans;

2. Consultation responses;
3. West Dunbartonshire Local Plan 2010
4. West Dunbartonshire Development Plan Proposed Plan 2013

Wards affected: Ward 5 (Clydebank Central)