



Clydebank Community Sports Hub Redevelopment Plan

Elected Members' Pre-Application Meeting: 3 February, 2016

1. Purpose

The purpose of this briefing note is to advise Members of a forthcoming major planning application, and to give Members an opportunity to highlight any additional issues which they consider the application ought to address. The merits of the proposal are not being considered, and no decision will be made at this stage. The procedures and protocol for Elected Member involvement at the pre-application stage were agreed by the Planning Committee on 27 August 2014, and a copy of the procedures and protocol is attached as an appendix.

2. Background

Community sports hubs are a model promoted by SportScotland to get more people involved in sport. They are usually a "hub" around which different sports are based and which are collectively working together in a local community to promote and encourage sporting opportunities for local residents.

The Clydebank Community Sports Hub (CCSH) is centred around the existing rugby club facilities at Dean Street and it is intending to promote community participation through the provision of facilities for sports including rugby, tae kwon do, football and gaelic football. The clubs involved in the partnership are: Clydebank Rugby Club, Clydebank GTF Tae-Kwon-Do Club, Glasgow Gaels Football Club and Kilpatrick Thistle Football Club. The CCSH has been working with West Dunbartonshire Leisure who have assisted in the establishment of the hub. A business plan has been produced and forms the basis of a number of funding applications.

A Proposal of Application Notice (PAN) has been submitted to the Council in September 2015 and in accordance with the regulations for pre-application consultation, a public event was held at the rugby club building in October. The applicant is intending to submit an application for full planning permission which will set out a phased redevelopment for the site.

3. Site

The existing rugby club operates from playing fields located at Dean Street, Clydebank. The site is bounded by Thor Ceramics to the north and Whitecrook & Cunard Primary Schools to the west. There are residential properties along Dean Street to the south of the site and to the east are the rear gardens of properties along Braes Avenue.

The site consists of grassed areas large enough to fit four full-sized pitches with a blaes running track, clubhouse and parking area accessed off Dean Street.

4. Development Details

The redevelopment proposals comprise:

- **New clubhouse** – the existing hall would be retained but the surrounding buildings demolished to be replaced by a new building which would include the hall and provide new facilities including 3 blocks of male/female changing facilities, an accessible changing room, toilets, two small meeting rooms, a community room, a kitchen and bar/social area and a gym/weights room. This building would be single storey and be approximately three times the existing footprint of the old building.
- **Reconfigured and extended parking** – the existing car park would be extended to the east to provide approximately 58 spaces with some landscaping between the car park and Dean Street. Vehicular access would continue to be off Dean Street.
- **Synthetic rugby/football pitch** - this is proposed in the eastern half of the site and would involve the removal of the blaes running track and the upgrade to an all-weather synthetic pitch marked for rugby and football use. A 3m wide access path and spectator area is proposed along the west boundary of the pitch and the pitch will be floodlit.
- **Reconfigured grass pitches** – the grassed area on the western half of the site is to be upgraded and reconfigured to form two smaller grass pitches.
- **Allotments and community garden** – land adjacent to the clubhouse has been set aside for allotments (1600sq.m) for the local community and a community garden which could link to the local primary school.

The masterplan would be implemented on a phased basis: it is anticipated that the pitches will be the first phase of the project, and would be completed by spring/summer 2017 subject to planning consent. Future funding will determine how quickly the new clubhouse and parking will be completed.

5. Planning Policies

The site is identified in the adopted local plan as an Existing Area of Open Space where Policy R1 seeks to protect such sites from development which could adversely affect the use, character or amenity of areas of these functional and valued open spaces. Policy R3 supports the improvement and extension of open space and sports facilities, including the development of commercial sports facilities.

The proposed local development plan identifies the site as within an existing neighbourhood where under Policy BC4 there is support for proposals for community facilities in appropriate locations with regard to the existing residential amenity, character and appearance. Policy GN1 protects all playing fields and open spaces of value to the green network and under Policy DS3 the proposed development would be considered accessible by active travel or sustainable means of transport i.e. within 400metres of the public transport network.

6. Main Issues

It is considered that the main issues requiring to be addressed as part of any planning application will include the following:

Placemaking and Design - the site has significant potential as a local community facility and it is essential that the facilities are of a high standard of design and materials. The pitches and associated paths and parking should be well-designed to encourage participation of the site. Linkages with the primary school will encourage community use.

Promotion of Sport and Recreation – one of the purposes of the hub model is to promote local participation in sport and recreation activities, and consideration will be given as to how the proposal will do this within the local community.

Impacts on Residents - the impact of the development upon the existing residential properties on Dean Street and Braes Avenue will require to be considered. The proposals are likely to result in increased traffic and visitor numbers and sufficient parking should be created to prevent an overspill of parking onto residential streets. The clubhouse design should be visually attractive and careful consideration needs to be given to minimise the impact of any evening sporting activities or social activities operating from the social/bar area proposed. Floodlighting needs to be carefully positioned to limit impact on neighbouring properties. The impact of construction activities upon existing residents must also be considered and a noise impact assessment will therefore be required to assess this and potential disturbance from the clubhouse to nearby residents.

Transportation Impacts - the proposal has potential to increase traffic to and from the site, using the existing residential streets off Whitecrook Street.

Community Safety - the site has previously been subject to some complaints of noise and anti-social behaviour relating to the use of the clubhouse and the proposals should seek to discourage this through good design, security measures and natural surveillance.

7. Next Steps

All Elected Members are invited to attend a presentation on the proposals by Clydebank Community Sports Hub, and to participate in a subsequent discussion.

Following the pre-application meeting, CCSH intend to finalise their planning application for submission by the end of February. On receipt of any such application it would be advertised in the press, weekly list and the Council website to allow the public to view the plans and make representations. The application would then be presented to a future Planning Committee for determination.

Pamela Clifford

Planning & Building Standards Manager

Date: 20 January 2016

Appendices:

“Protocol 3 – Elected Member involvement in Pre-Application Discussions”

“Planning Procedures for Councillor Involvement in the Pre-application Stage”

Background Papers: Site Plan

Wards affected: 6 (Clydebank Waterfront)

PROTOCOL 3 - ELECTED MEMBER INVOLVEMENT IN PRE-APPLICATION DISCUSSIONS

Background

West Dunbartonshire Council is committed to engaging with developers at the pre-application stage. This Council has agreed procedures for elected member involvement in the pre-application stages of major development proposals. Recently, the Scottish Government has issued guidance on the role of Councillors in pre-application discussions. Councillors are encouraged to engage at the pre-application stage and to add value to the process while continuing to act within the terms of the Councillors Code of Conduct.

Purpose

To engage Councillors at the pre-application stage on major and complex developments that are key to the Council's strategic priorities and objectives. Appropriate local development may also benefit from this process.

Role

To allow early engagement with elected members to identify key and significant local issues at an early stage of the planning process rather than only emerging in the course of a planning application.

Function

To achieve high quality development as efficiently and effectively as possible by engaging elected members at an early stage.

- To better inform Councillors of development that would be subsequently presented to Planning Committee;
- To give a degree of certainty and confidence to developers by identifying key and local issues earlier;
- To reduce abortive costs by failed applications or redesign work;
- To assist officers to negotiate on key issues;
- To foster greater efficiency in the processing of the subsequent application.

What you can expect of us:

- Offered for all major or complex development or other local development which we would consider would benefit from early input from elected members;
- Consistent and transparent procedure for involving all elected members;
- Ensuring that pre-application meeting is arranged for the earliest date at the end of a Planning Committee meeting or a Special Meeting held;
- Briefing note prepared by officers of the main issues and development policies and circulated before the meeting;
- Invitation to all elected members to the presentation;
- Opportunity to hear from the elected members directly;
- Clearly identified on the agenda of Planning Committee or Special Meeting as different from other items;
- Elected members being open-minded to all material considerations and are prepared to change their views if persuaded they should;
- Meeting will be minuted and will be available publicly;
- Advised of all the relevant procedures. With procedures regularly reviewed to ensure openness and accountability.

What we expect of you:

- Openness and transparency regarding your development proposal;
- Commitment to provide as much information at this early stage;
- Opportunity to make a short presentation of draft proposals;
- Commitment to give weight and consideration to issues raised by elected members.

Contact

If you require more information about this service please contact:

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West Dunbartonshire Council

Planning Procedures for Councillor Involvement in the Pre-application Stage

1. A pre-application meeting will take place either at the conclusion of the Planning Committee or a Special Meeting will be set up.
2. A briefing note will be produced by planning officers. This will detail the main issues of the proposal together with the relevant development plan policies. No recommendation will be provided.
3. The developer will be offered the opportunity to make a short presentation. This allows members to hear directly from the developer and discuss issues with guidance from officers.
4. The briefing note will be circulated at least 3 working days before the relevant meeting.
5. Members will be advised by the Planning and Building Standards Manager or their representative of the purpose of the meeting and that no decision is sought and no matters should be determined.
6. The meeting will be chaired by the Planning and Building Standards Manager or their representative.
7. The meeting will be open to the public. However members of the public will not be able to make representations or participate. They will be advised that after an application has been submitted they will be entitled to make representations.
8. All Councillors will be invited to attend and they will be able to participate in the meeting.
9. Councillors should have regard to the Councillors Code of Conduct that they can provide a provisional view however any opinions or views expressed must be mindful of the overarching requirements of fairness and impartiality and of keeping an open mind.
10. Councillor should have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.
11. The minutes of the meeting will be recorded and will be available publicly.