

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 22 JANUARY 2010

**09/0782/FL: DEMOLITION OF EXISTING SPORTS CHANGING PAVILION
AND ERECTION OF NEW PAVILION, SECURITY FENCE AND CCTV
COLUMNS AT PLAYINGFIELDS, CRAIGENS ROAD,
NETHERTHIRD, CUMNOCK**

BY EAST AYRSHIRE COUNCIL (NEIGHBOURHOOD SERVICES)

Report by Head of Planning and Economic Development

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for the erection of a replacement sports changing pavilion following the demolition of the existing pavilion. The changing facility will be single storey in construction and will measure approximately 7.2 metres width by 22 metres in length, giving an overall floor area of 158 m². The roof proposed is a mono pitch structure with a shallow 15 degree slope. The walls are to be finished in a wet dash render with magnolia masonry paint whilst the roof will be finished in a Plastisol coated insulated metal profile sheeting. No details of the finishing colour have been provided at this stage. The area of wall directly under the highest section of the mono pitch roof is similarly proposed as being clad in a Plastisol coated wall panel material. No colour is noted. Two steel door sets will provide level access to the changing facility on the front elevation (east) which face the playing fields with an additional steel roller shutter door located off centre on the north gable fronting Craigens Road. The new changing facility will be surrounded by a 2.7 metre wide tarmac level access path.

1.2 The facility will consist of two changing rooms with two separate entrances both including a toilet and urinals along with showers and a separate referee's room. An accessible toilet facility is positioned between the two changing rooms with a further accessible toilet being located off the main link corridor with two large store rooms.

1.3 The security fencing proposed consists of vertical classic palisade fencing 2.4 metres in height and with a dark blue powder coated finish. The fencing will be installed along the full perimeter of the application site with a gated entrance located on the north section accessed from Craigens Road. Two CCTV columns, finished in a black hammerite paint, are proposed within the application site.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions listed on the attached sheet.

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report the application is in accordance with the development plan and therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise. As indicated in Section 6 there are material considerations relevant to this application however these are supportive of the application.

3.2 The existing pavilion serving the playing fields is in a poor state of disrepair and potentially not of a size capable of accommodating modern requirements. The new pavilion will provide more up to date and secure sporting facilities as well as improving the visual amenity of the area. The design of the new building is relatively simple in form and is positioned in such away as to reduce the visual impact with the gable end fronting onto the adjacent roadway allowing the mass of the building to run in a north south direction perpendicular to the road. The ancillary security fence and associated CCTV help maintain a level of security and do not adversely impact on the proposal.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Full Council as this would not constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 22 JANUARY 2010

09/0782/FL: DEMOLITION OF EXISTING SPORTS CHANGING PAVILION AND ERECTION OF NEW PAVILION, SECURITY FENCE AND CCTV COLUMNS AT PLAYINGFIELDS, CRAIGENS ROAD, NETHERTHIRD, CUMNOCK

BY EAST AYRSHIRE COUNCIL (NEIGHBOURHOOD SERVICES)

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application for planning permission which is to be considered by the Southern Local Planning Committee under the scheme of delegation as the application is made by the Council.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located within the settlement of Cumnock and more specifically the communities of Netherthird and Craigens. The application site is on land on the south side of Craigens Road and relates to the playing fields adjacent to Netherthird Primary School. The site extends to approximately 373 m² to cover an area of ground adjacent to and including the existing sports pavilion.

2.2 **Proposed Development:** Planning permission is sought for the erection of a replacement sports changing pavilion following the demolition of the existing pavilion. The changing facility will be single storey in construction and will measure approximately 7.2 metres width by 22 metres in length, giving an overall floor area of 158 m². The roof proposed is a mono pitch structure with a shallow 15 degree slope. The walls are to be finished in a wet dash render with magnolia masonry paint whilst the roof will be finished in a Plastisol coated insulated metal profile sheeting. No details of the finishing colour have been provided at this stage. The area of wall directly under the highest section of the mono pitch roof is similarly proposed as being clad in a Plastisol coated wall panel material. No colour is noted. Two steel door sets will provide level access to the changing facility on the front elevation (east) which face the playing fields with an additional steel roller shutter door located off centre on the north gable fronting Craigens Road. The new changing facility will be surrounded by a 2.7 metre wide tarmac level access path.

2.3 The facility will consist of two changing rooms with two separate entrances both including a toilet and urinals along with showers and a separate referee's room. An accessible toilet facility is positioned between the two changing rooms with a further accessible toilet being located off the main link corridor with two large store rooms.

2.4 The security fencing proposed consists of vertical classic palisade fencing 2.4 metres in height and with a dark blue powder coated finish. The fencing will be installed along the full perimeter of the application site with a gated entrance located on the north section accessed from Craigens Road. Two CCTV columns, finished in a black hammerite paint, are proposed within the application site.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Cumnock Landward Community Council has not responded to the consultation at the time of writing the report.

3.2 Cumnock and Doon Access Panel, The Scottish Environment Protection Agency, and Scottish Water have no objections to the proposed development.

3.3 Scottish Power has no objection in principle however state that apparatus is within/adjacent to the site, which may require alteration or protection depending on the extent of the development.

The comments of Scottish Power can be addressed by attaching an advisory note in any consent granted for the proposed development.

4. REPRESENTATIONS

4.1 None.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan 2007 and the Adopted East Ayrshire Local Plan 2003 (EALP).

Ayrshire Joint Structure Plan

5.2 There are no specific Structure Plan policies are relevant to this proposal.

East Ayrshire Local Plan

5.3 Policy TLR8 supports the provision of specific types of development on existing areas of maintained amenity or recreational open space specifically with regard to the development of pavilions or other ancillary facilities to serve any existing or proposed outdoor sport and recreational activities in the area.

The proposal is for the demolition of an existing sports pavilion and erection of a new facility in its place. The design is appropriate and compliant with the Council's Design Guidance. Therefore the proposal complies with Policy TLR8.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Alteration to the East Ayrshire Local Plan (Finalised Version with Modifications)

6.1 Policy CS6 supports certain types of development within areas of public recreational space such as the development of pavilions or other ancillary facilities to serve any existing or proposed outdoor sport or recreational activities.

As the proposed development is for the erection of a new sports pavilion, including changing facilities for use in conjunction with the adjacent sports playing fields; this would be compliant with the principles of Policy CS6.

Consultation Responses

6.2 The consultation responses are detailed in the report and have been carefully considered. The submissions do not raise any issues of sufficient weight to warrant refusal of this application.

Impact on Visual Amenity

6.3 The impact of the proposed development on the surrounding visual amenity is considered to be minimal, however the removal of the existing sports pavilion, which is currently in a poor condition and showing signs of vandalism, will improve the immediate visual amenity of the site.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 The Council has an ownership interest in the site, but there are no significant legal implications in the determination of this application. Financial implications will arise in the implementation of the proposed development.

7.2 The application will not require to be referred to the Scottish Ministers in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report the application is in accordance with the development plan and therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise. As indicated in Section 6 there are material considerations relevant to this application however these are supportive of the application.

8.2 The existing pavilion serving the playing fields is in a poor state of disrepair and potentially not of a size capable of accommodating modern requirements. The new pavilion will provide more up to date and secure sporting facilities as well as improving the visual amenity of the area. The design of the new building is relatively simple in form and is positioned in such away as to reduce the visual impact with the gable end fronting onto the adjacent roadway allowing the mass of the building to run in a north south direction perpendicular to the road. The ancillary security fence and associated CCTV help maintain a level of security and do not adversely impact on the proposal.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions listed on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Full Council as this would not constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

06 January 2010
RG/RG
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Approved Ayrshire Joint Structure Plan.
5. Adopted East Ayrshire Local Plan.
6. Modified East Ayrshire Local Plan

Anyone wishing to inspect the above papers please contact Robin Ghosh
Planning Officer, on 01563 555483.

Implementation Officer: Dave Morris

TP24

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 09/0782/PP

Site of Proposal: Playingfields, Craigens Road, Cumnock

Nature of Proposal: Demolition Of Existing Sports Changing Pavilion And Erection Of New Pavilion, Security Fence And CCTV Columns

Name & Address of Applicant: East Ayrshire Council
Neighbourhood Services
c/o Asset Improvement Service
LUGAR

DPO's Reference: Robin Ghosh

The above PLANNING PERMISSION application should be granted subject to the following conditions:

1. Prior to the commencement of development on site, details of the proposed colour of the profiled roof structure and associated wall panelling shall be submitted to, and approved in writing, by the Planning Authority.

REASON: In the interests of the visual amenity.

2. Prior to their installation on site, details shall be submitted to and approved by the planning authority, which confirm the extent of the area over which the proposed CCTV cameras will be able to view.

REASON: In the interests of residential amenity.

Notes to Applicant:

1. Scottish Power has noted the presence of apparatus within the application site and advises that prior to development works commencing on site contact should be made directly with Scottish Power. Scottish Power can be contacted on 0141 567 4155.