

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 21 MARCH 2003

**03/0072/OL: PROPOSED ERECTION OF AN INDOOR FOOTBALL ARENA,
FORMATION OF A FLOODLIT FULL SIZE SYNTHETIC FOOTBALL PITCH AND
ASSOCIATED PARKING FACILITIES OUTLINE ONLY
TOWNHOLM/HARRIET ROAD, KILMARNOCK
BY KILMARNOCK COLLEGE**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Outline planning consent is sought to erect an indoor football arena, a floodlit, full size synthetic football pitch and a car park for the proposed uses. The applicant has submitted a layout showing the proposed location of the football arena, football pitch and car park. Details regarding the size and design of the facilities will be submitted at the detailed stage.

1.2 The purpose of the proposal is to form a Football Academy which will provide facilities for Kilmarnock Football Club football programmes, KFC, SFA, EAC Joint Community programmes, other community uses and educational facilities. The new football academy will provide the following:

- Base for training.
- Base for regional matches.
- Access to sports science facilities.
- Theory (mental preparation, diet, nutrition etc).
- Scouting access.

2. RECOMMENDATION

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

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report there are no applicable policies in the Adopted Kilmarnock Local Plan and therefore greater weight should be attached to the other material considerations.

3.2 As is indicated in Section 6 of the report, there are material considerations relevant to this application and these are supportive of the proposal. The proposed development complies with Policy TLR8 of the East Ayrshire Local Plan. The proposal is acceptable in principle and it is not considered that it will detrimentally

affect the surrounding area in terms of amenity or road safety. With regard to the concerns of the objector, the number of car parking spaces will be addressed at the detailed stage, however the site is of a sufficient size to accommodate the proposed uses and sufficient car parking. The proposed development will provide an integrated Football Academy on one site which will assist in the provision of leisure, sport and recreational facilities for the community of East Ayrshire.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application will not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

Alan Neish
Head of Planning and Building Control

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.

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Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an outline planning application which is to be considered by the Local Planning Committee under the scheme of delegation because it is of area significance and subject to objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 5-30 hectares in area and is a grassed area of open space. The site is formerly the Townholm housing area, which was demolished in the 1960's. Part of the application site was used as outdoor football pitches which have now been abandoned. The site is surrounded to the North by the Kilmarnock Water and beyond an existing Pavillion and training area, to the south by existing sports facilities provided by Kilmarnock College and a bowling green and pavilion, open space and Strawberrybank Road, to the west by a commercial unit and to the east by open space and residential properties on South Dean Road.

2.2 **Proposed Development:** Outline planning consent is sought to erect an indoor football arena, a floodlit, full size synthetic football pitch and a car park for the proposed uses. The applicant has submitted a layout showing the proposed location of the football arena, football pitch and car park. Details regarding the size and design of the facilities will be submitted at the detailed stage.

2.3 The purpose of the proposal is to form a Football Academy which will provide facilities for Kilmarnock Football Club football programmes, KFC, SFA, EAC Joint Community programmes, other community uses and educational facilities. The new football academy will provide the following:

- Base for training.
- Base for regional matches.
- Access to sports science facilities.
- Theory (mental preparation, diet, nutrition etc).
- Scouting access.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections to the proposed development. They have commented that the increase in traffic will require improvements to the junction at Townholm/Strawberrybank. The road markings, street lighting and surfacing of the junction will require upgrading and the works shall be completed prior to the facility opening. The parking requirement will be reserved until details of the facility are provided at full planning stage.

The requirements of the Roads Division can be met by attaching conditions to any grant of planning consent.

3.2 Environmental Health and Waste Management have no objections to the proposed development. The outdoor floodlights surrounding the proposed synthetic football pitch should be designed and operated to avoid any light pollution to surrounding dwellings. There should be control over the hours of operation of the complex to avoid any potential problems arising. The site of the proposed indoor football arena was in the past occupied by Kilmarnock Forge (1860-1914). This industrial use could have soil contamination potential with regard to heavy metals, waste materials and asbestos. Any excavations on the site should be aware of the potential to expose such contaminants to workers or members of the public. Suitable measures should be taken to identify potential contaminants.

The requirements of Environmental Health can be addressed by attaching conditions to any grant of planning consent.

3.3 The Coal Authority and East Ayrshire Council Outdoor Services have no adverse comments to make regarding the proposed development.

Noted.

3.4 Scottish Water and The Scottish Environment Protection Agency have not responded to their consultation letters at the time of writing this report.

Noted.

3.5 The Community Council has only recently been constituted.

4. REPRESENTATIONS

4.1 There is one letter of objection and the points raised are as follows:-

4.2 There is insufficient parking shown to cater for the high volume of car traffic which is generated by such an activity. At present it causes problems for heavy vehicles entering the objector's yard because of indiscriminate parking by players

and spectators at the facility and the intensification of this use would exacerbate the situation.

This is an outline application which is addressing the principle of a football arena and football pitch on this site. Details regarding the number of car parking spaces will be dealt with at the detailed stage. There are no objections from the Roads Division subject to conditions.

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 Adopted Kilmarnock Local Plan and the Approved Ayrshire Joint Structure Plan.

There are no specific relevant policies in the Adopted Local Plan and therefore greater weight should be attached to other material considerations.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other material considerations relevant to the determination of this application are the East Ayrshire Local Plan Finalised Version with Modifications (EALP), consultations and representation received which are detailed in Sections 3 and 4 of the report.

6.2 The Adopted Local Plan is considerably out of date and therefore it is considered appropriate that greater weight should be attached to more recent expressions of policy. The Council has agreed that the EALP should be viewed as a prime material consideration. The site is safeguarded for open space in EALP and is affected by Policy TLR8.

6.3 Policy TLR8 presumes against development on those safeguarded areas of public and private recreational or amenity open space, subject to certain exceptions including all weather sport facilities and new playing fields. The proposed development complies with Policy TLR8 as it involves a football pitch and indoor football facilities which are considered appropriate on maintained amenity or recreational open space in terms of the criteria of the above policy.

6.4 It is not considered that any aspects of the consultations or representations received indicate that the application should be refused.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 The Council is a partner in the Kilmarnock Football Academy Partnership and owns land subject to this application. The Council would, in partnership, offer joint community programmes and use of the facilities.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report there are no applicable policies in the Adopted Kilmarnock Local Plan and therefore greater weight should be attached to the other material considerations.

8.2 As is indicated in Section 6 of the report, there are material considerations relevant to this application and these are supportive of the proposal. The proposed development complies with Policy TLR8 of the East Ayrshire Local Plan. The proposal is acceptable in principle and it is not considered that it will detrimentally affect the surrounding area in terms of amenity or road safety. With regard to the concerns of the objector, the number of car parking spaces will be addressed at the detailed stage, however the site is of a sufficient size to accommodate the proposed uses and sufficient car parking. The proposed development will provide an integrated Football Academy on one site which will assist in the provision of leisure, sport and recreational facilities for the community of East Ayrshire.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated 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 Building Control, the application will not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

Alan Neish
Head of Planning & Building Control

12 March 2003

(PC/MS)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Consultation Responses.
3. Statutory Notices/Certificate.
4. Representations.
5. Adopted Kilmarnock Local Plan.
6. East Ayrshire Local Plan Finalised Version with Modifications.
7. Approved Strathclyde Subject Plan.
8. Approved Ayrshire Joint Structure Plan.

Anyone wishing to inspect the above papers please contact Pamela Clifford on (01563) 576772.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 03/0072/OL

Location:	Townholm/Harriet Road KILMARNOCK KA3 1BB
Nature of Proposal:	Proposed erection of an indoor football arena formation of a floodlit full size synthetic football pitch and associated parking facilities outline only.
Name & Address of Applicant:	Kilmarnock College Holehouse Road KILMARNOCK KA3 7AT

(PC/MS)

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

1. Before any development commences on the site, the further approval of the Planning Authority shall be obtained in respect of the undermentioned matters hereby reserved.
 - (a) The layout of the site;
 - (b) The size, height, design and external appearance of the proposed building(s), football pitches and floodlighting;
 - (c) The means of drainage and sewage disposal;
 - (d) Details of the access arrangements;
 - (e) The provision for open space and associated maintenance arrangements;
 - (f) The provision for car parking;
 - (g) The boundary walls/fences to be erected;
 - (h) The landscaping of the site and associated maintenance arrangements;
 - (i) Existing and finished site levels/floor levels.

REASON The approval is in outline only.

2. Prior to the approved facility being opened, the road junction at Strawberrybank Road and Townholm Road shall be improved by upgrading the street lighting, road markings and surfacing of the junction. Details of such works shall be submitted to and approved by the Planning Authority prior to the commencement of development on site.

REASON In the interests of road safety.

3. The indicative layout plans submitted along with the application are for information purposes only and shall not be treated as forming part of the issued consent.

REASON The approval is in outline only.

4. No trees shall be felled, lopped, have roots cut, or be the subject of any other works without the written consent of the Planning Authority.

REASON In the interest of visual amenity and to maintain the existing visual contribution of the trees to the amenity of the area.

5. A landscaping scheme including the treatment of the boundary of the site/areas for public open space shall be submitted to and approved by the Planning Authority prior to commencement of any development, and shall be implemented not later than the next appropriate planting season after the development has been carried out. Any trees removed without consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees of similar size or species as may be agreed in writing with the Planning Authority.

REASON To ensure that adequate provision of public open space is provided, to an adequate standard, and that it is subsequently maintained, in the interest of residential and visual amenity.

6. Details to be submitted under Condition 1(b) shall ensure that any floodlighting proposed is designed and maintained to avoid any light pollution to surrounding dwellings.

REASON In order to prevent light nuisance to surrounding dwellings in the interest of residential amenity.

Note

1. Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.

2. The site is suspected to be contaminated. Responsibility for safe development and secure occupancy of the site rests with the developer. The Local Planning Authority has determined the application on the basis of the information available to it. This does not necessarily mean that the land is free from contamination.

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PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**