

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 11 AUGUST 2000 00/0039/OL : PROPOSED NEW SWIMMING CENTRE WITH SPORTS CENTRE AND CAFÉ FACILITIES – RECREATIONAL GROUND, AUCHINLECK ROAD, CUMNOCK APPLICATION BY CUMNOCK AND DISTRICT LEISURE GROUP

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 This is an outline planning application for the erection of a new swimming centre, with sports centre and café facilities. The applicants have indicated that the proposed swimming pool would be 25 metres x 8.5 metres in area, there would be a small children's pool of 11 metres x 5 metres in area and a health and fitness suite. The applicants envisage 70,000 visitors using the leisure facilities per year. Details of the design, location and size of the proposed buildings will be submitted at the detailed stage. The access to the centre will be taken from Auchinleck Road adjacent to St Conval's High School. This may involve the felling of trees.

2. RECOMMENDATION

2.1 The application should be approved subject to the conditions indicated on the attached sheet

3. SUMMARY OF ANALYSIS

3.1 The proposed development is in keeping with the spirit of the leisure policies of the East Ayrshire Local Plan Finalised Version. Although the proposal will affect existing playing field facilities, this is compensated for by the erection of a swimming centre and sports centre for the Cumnock area. The Director of Community Services has indicated alternative playing field facilities will be provided in the immediate area. There is no indoor swimming centre in Cumnock, and the proposal will meet a deficiency in the Cumnock area. The proposed development is also centrally located with good road and bus facilities and easy access for pedestrians.

3.2 Details regarding the design, size and location of the proposed buildings and car parking facilities will be submitted at the detailed stage.

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 as it is a larger application which accords with the Development Plan and is of area significance.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 0.36 hectares in area and is located to the west of Cumnock. The site is surrounded by Cumnock Academy, St Conval's High School, a running track and Cumnock Rugby Club. The site is largely flat but rises in level towards the running track. The site includes a playing field used by Cumnock Rugby Club and the existing bridge linking the application site to Cumnock Academy.

2.2 **Proposed Development:** This is an outline planning application for the erection of a new swimming centre, with sports centre and café facilities. The applicants have indicated that the proposed swimming pool would be 25 metres x 8.5 metres in area, there would be a small children's pool of 11 metres x 5 metres in area and a health and fitness suite. The applicants envisage 70,000 visitors using the leisure facilities per year. Details of the design, location and size of the proposed buildings will be submitted at the detailed stage. The access to the centre will be taken from Auchinleck Road adjacent to St Conval's High School. This may involve the felling of trees.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections subject to the following conditions

- a) a Traffic Impact Assessment will be required to address pedestrian, cyclist and public transport provision, traffic provision, traffic generation and parking provision;
- b) the proposed access road will require traffic calming;

- c) the proposed right turn lane will require the provision of pedestrian refuge islands and must be designed to the requirements of the Design Manual for Roads and Bridges;
- d) Road Construction Consent will be required;

The requirements of the Roads Division can be met by attaching conditions to the outline planning consent if granted.

3.2 West of Scotland Water have commented that their permission should be sought to connect to the public sewerage system and to discharge trade effluent. The applicant should satisfy himself by site investigation if necessary that relative levels are such as will allow the development to be connected at a reasonable gradient. Contact should be made to discuss how the proposed development would obtain a public water supply.

A note can be attached to any planning consent if granted advising the applicant to make early contact with West of Scotland Water.

3.3 The Scottish Environment Protection Agency have no objections provided drainage arrangements are to their satisfaction. The appropriate surface water drainage systems should be selected and installed so as to infiltrate drainage on the site wherever possible. The provision of porous paving for car parking areas and infiltration trenches for uncontaminated roof water would be most welcome. All foul drainage from the proposed development, including pool side drainage should be connected to the public sewerage system.

A note can be attached to any planning consent, if granted, to advise the applicant to make early contact with Scottish Environment Protection Agency.

3.4 The Coal Authority, Scottish Power, and East Ayrshire Council's Environmental Health and Waste Management Division have no adverse comments to make regarding the proposed development.

Noted.

3.5 British Gas Transco have commented that a site visit will be required prior to the commencement of works. No mechanical excavation to be carried out within 500mm of their plant.

A note can be attached to any planning consent if granted to advise the applicant to make early contact with British Gas Transco.

3.6 East Ayrshire Council Outdoor Services do not object in principle to this development. They would ask that the proposed development does not

encroach on or reduce the existing facilities within Broomfield or indeed an access to them.

There has been discussion between the Head of Outdoor Services and the applicant regarding the proposed development. The Director of Community Services has indicated that it would be the intention of the Department to relocate the existing rugby pitch at the site if the development gains planning approval. The area of Broomfield is extensive and he does not anticipate any difficulty in relocating this pitch within the boundaries of the existing playing field.

3.7 Cumnock Community Council and Sports Scotland have not responded to the consultation letter.

Noted

4. REPRESENTATIONS

One letter of representation received regarding the proposed development.

4.1 The Cumnock Rugby Club have concerns regarding the car park. The existing car park is liable to be used as a car park for the swimming pool as at present it is used by members of the public when parking for football purposes. If the swimming pool does get erected next to the river, the Club's car park is going to be the one most adjacent and will possibly necessitate the expense of a barrier put in place with your Park's Department being given a keycard for entry purposes. They thought that details of parking should be provided.

The proposed swimming centre and sports centre will have to provide additional car parking facilities for this use. This would be in line with the Roads Division requirements. Such details would be submitted at the reserved matters stage.

4.2 The effect the proposed swimming pool will have on the bottom pitch which has been used by the Club since Broomfield was built. At the present time, the Rugby Club has some 60 adult members playing and between 60 and 70 young children between the ages of 6 and 10 turning out every Sunday during the season. The Rugby Club is concerned that they are going to lose this pitch and will only have the top pitch to use which could not cope with the fixtures the Club have.

Both the first fifteen and second fifteen require to play on acceptable pitches and unfortunately the small pitch at Broomfield is only really suitable for young children or training, as it is neither properly drained or level or a proper size.

Discussions have taken place between the Head of Outdoor Services and the Cumnock and District Leisure Group. The

Director of Community Services has indicated that the existing playing facilities will be no worse off than what presently exists at present.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version. The site is located in an area safeguarded for open space, and it is affected by Policies TLR6 and TLR7. Policy TLR6 allows the layout of new playing fields, bowling areas, putting greens, creation of all-weather sports facilities, development of pavilions or other ancillary facilities to serve any existing or proposed outdoor sports and recreational activities in the area.

The erection of a new swimming centre and sports centre would be in keeping with the spirit of the above policy.

5.2 Policy TLR7 states that the development of both private and public recreational or amenity open space for purposes other than those described in Policy TLR6 will be permitted only in exceptional circumstances where:-

- a) retention or enhancement of the facilities can best be achieved by redevelopment of part of the site and where the development would not adversely affect overall sporting, recreational and amenity value of the site itself, or
- b) alternative provision of equal community benefit and accessibility made available within close proximity of the site, or
- c) there is a clear long-term excess of pitches, playing fields and amenity open space in the wider area.

The proposals would result in the provision of a swimming pool for the Cumnock area. Presently, there is no indoor swimming pool in Cumnock, this was identified as a deficiency using the Sports Scotland's Facilities Planning Model. The playing field affected by the proposed development will be replaced by another playing field in the immediate area.

6. OTHER PLANNING CONSIDERATIONS

6.1 NPPG11 Sport, Physical Recreation and Open Space states all playing fields and sports pitches are potentially significant for their sporting value and for their value to the local community and the environment. There should be a presumption against redevelopment of playing fields or sports pitches, public or private playing fields and sports pitches should not be redeveloped except as detailed in Policy TLR7 of East Ayrshire Local Plan Finalised Version.

The erection of a new swimming centre and sports facilities would affect the existing rugby playing field. However, the Director of Community Services has indicated that the playing field will be relocated. The development of the new swimming centre will bring added sports facilities to the Cumnock area.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There may be financial implications for the Council in the relocation of the playing field. There are no legal implications for the Council.

8. CONCLUSIONS

8.1 The proposed development is in keeping with the spirit of the leisure policies of the East Ayrshire Local Plan Finalised Version. Although the proposal will affect existing playing field facilities, this is compensated for by the erection of a swimming centre and sports centre for the Cumnock area. The Director of Community Services has indicated alternative playing field facilities will be provided in the immediate area. There is no indoor swimming centre in Cumnock, and the proposal will meet a deficiency in the Cumnock area. The proposed development is also centrally located with good road and bus facilities and easy access for pedestrians.

8.2 Details regarding the design, size and location of the proposed buildings and car parking facilities will be submitted at the detailed stage.

9. RECOMMENDATION

9.1 The application should be approved subject to the conditions indicated on the attached sheet.

Alan Neish
Head of Planning and Building Control
25 July 2000
PC/SMB
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.

2. Statutory notices/certificates.
3. Consultation replies.
4. East Ayrshire Local Plan Finalised Version.
5. NPPG11 Sport, Physical Recreation and Open Space.

Any person wishing to inspect the background papers listed above, should contact Miss Pamela Clifford on 01563 555483.

Implementation Officer : Miss Pamela Clifford

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 00/0339/OL

Location	Recreation ground, Auchinleck Road CUMNOCK
Nature of Proposal:	Proposed new swimming centre with ancillary sports and café facility.
Name and Address of Applicant:	Cumnock and District Leisure Group 27 Walker Court, CUMNOCK KA18 1TF
Name and Address of Agent	

DPO's Ref: [PAMELA CLIFFORD]
PPO's Ref; []

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 buildings;
 - c) The means of drainage and sewage disposal;
 - d) Details of the access arrangements;
 - e) The provision for open space;
 - f) The provision for car parking;
 - g) The boundary walls/fences to be erected;
 - h) The landscaping of the site;
 - i) Finished site levels/floor levels.

REASON – The approval is in outline only.

- (2) Details to be submitted under Conditions 1(d) and 1(f) shall include the following road details:-
 - a) A Traffic Impact Assessment to address pedestrian, cyclist and public transport provision, traffic provision and parking provision;
 - b) The access road to include traffic calming measures;

- c) The proposed right-turn lane to include the provision of pedestrian refuge islands.

REASON – In the interests of road safety.

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 applicant shall make early contact with the following utilities:-
 - West of Scotland Water, 35 Glenburn Road, Prestwick KA9 2NS
 - Scottish Environment Protection Agency, 2 Alloway Place, Ayr KA7 2AA
 - British Gas Transco, 95 Kilbirnie Street, Glasgow, G5 8JD

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AGENDA