

CLACKMANNANSHIRE COUNCIL

Report to Regulatory Committee of 21st August 2008

Subject: Planning Application: Formation of An All-Weather Sports Pitch and Removable Netting With Associated Hard and Soft Landscaping and Re-Painting to the Front Facade of Gym Building at Dollar Academy, Dollar (Ref: 08/00205/FULL)

Applicant: Dollar Academy, Dollar

Agent: Page/Park Architects, 20 James Morrison Street, Glasgow

Prepared by: Keith Johnstone, Principal Planner

Ward: Clackmannanshire East

1.0 SUMMARY

- 1.1. The report considers a detailed application to form an all-weather sports pitch with removable boundary netting and associated landscaping works on an existing grassed sports field which lies to the south of the existing gym/games hall at Dollar Academy, Dollar. The proposed pitch would not be floodlit and would be bounded by a new walkway to the north and hedgerows to the east and south.
- 1.2. The application is the first phase of a number of planned phases designed principally to improve and enhance the existing standard of facility available rather than expand the school. The Academy has commissioned a Strategic Development Masterplan for the school campus to inform the siting and design of new development to conserve the historic setting of the Academy and the Dollar Conservation Area and to safeguard the amenity of neighbouring properties. This process has included consultation with the local community, Historic Scotland and relevant Council departments and has been generally well received by all the stakeholders involved.
- 1.3. Having regard to the comprehensive details submitted in support of the application, the relevant Development Plan guidance, the general positive advice from consultees and the absence of any adverse comments from third parties, we are satisfied that the proposal would not result in an adverse affect on the setting of the Playfair Building or the character of the Academy grounds; the character or appearance of the Dollar Conservation Area; or the amenity of neighbouring properties, and should be approved.

2.0 RECOMMENDATION

2.1. It is recommended that the application is **APPROVED** subject to the following conditions:-

1. Before any works start on site, details including samples of all external materials to be used in the formation of the all-weather pitch, hard surfaces, fencing, lighting and improvements to the façade of the gym building shall have been submitted to and approved in writing by the Council, as planning authority. Thereafter, the development shall be completed in accordance with the approved details.
2. The landscaping works specified on the approved "Quad and Synthetic Pitch Layout" drawing (Drawing No. 1609/02) shall be completed within the first planting season following the commencement of development on the site, unless otherwise agreed in writing by the Council.
3. Before any works start on site, a detailed specification prepared by a suitably qualified person of the measures to protect and retain the existing Corsican Pine tree located on the south side of the site and to relocate the trees identified on the Quad and Synthetic Pitch Layout drawing shall have been submitted to and approved in writing by the Council. Thereafter, the development shall be completed strictly in accordance with the approved specification. For the avoidance of doubt, the Corsican Pine tree is to be retained as part of the development.
4. In addition to the requirements of Condition 3 above relating to the Corsican Pine tree and before any works start on site, protective fencing shall be erected around all other trees and hedges which are to be retained as part of the development. The fencing shall be erected in accordance with BS5837-2005, inspected by a representative of the Council, and shall remain in place for the duration of the construction work on site.
5. The development shall be carried out in strict accordance with the drawings and other documentation approved as part of this permission.
6. No construction work shall take place, no machinery shall be operated and no deliveries shall be received at the site outwith 0800-1800 hours Monday to Friday, 0800-1300 hours on Saturday and at no time on Sunday or local Bank Holidays unless otherwise approved in advance by the Council, as planning authority.
7. Before any works start on site, a construction site management plan shall have been submitted to and approved in writing by the Council, as planning authority. The management plan shall provide details of:-
 - (a) The proposed arrangements for construction related traffic to access the site.

(b) The arrangements for construction vehicle and operatives parking, material and plant storage and any ancillary accommodation within or adjacent to the site.

(c) The measures to minimise the risk of environmental pollution including mud or debris being deposited on roads, the generation of dust or light nuisance.

Thereafter, the development shall be completed in accordance with the approved details.

8. The surface water drainage details hereby approved shall be constructed in accordance with the principles set out in the Sustainable Urban Drainage System Design Manual for Scotland and Northern Ireland, CIRIA C521.

Reasons

1. To consider these details yet to be submitted in the interests of visual amenity and the character of the Dollar Conservation Area.
2. In the interests of visual amenity.
3. To consider these details yet to be submitted and in the interests of visual amenity and the character of the Dollar Conservation Area.
4. In the interests of visual amenity.
5. To retain effective control over the development.
6. To safeguard residential amenity.
7. In the interests of the environmental quality of the area and in the interests of road safety.
8. To minimise the risk of pollution and to reduce the risk of flooding.

3.0 BACKGROUND TO THE PROPOSALS

- 3.1. The site is located within the grounds of Dollar Academy and comprises an existing grassed sports pitch which is used for hockey matches (see attached location plan). It is bounded to the north, west and east by the existing school buildings. There is further sports fields to the south. The site is located within the Dollar Conservation Area and the proposed pitch would be approximately 50 metres to the north-west of the Playfair Building which is a Category A Listed Building.

3.2. The main elements of the proposals can be summarised as follows:-

- The formation of an all-weather (synthetic) surfaced sports pitch measuring approximately 96.5m in length x 60m in width. The surface material would be coloured to blend with the colour of the natural grass around the site.
- The provision of demountable 3.0m high netting around the playing surface which is required to protect anyone on adjacent land. The netting would be supported by 4.5m high painted steel columns along the north and south sides of the pitch. The columns on the north side of the pitch would also support light fittings to illuminate a footpath and would be sited at 8.25m centres (13 in total). The columns on the south side would be at 16.5m centres (7 in total) but would not contain light fittings.
- A footpath along the north side of the pitch to access the pitch and to create a new strategic link connecting the Playfair Building and the gym and the McGuire Building.
- Soft landscaping around the proposed pitch including a hedgerow along the southern, northern and eastern boundaries. The pitch has been designed so that a large mature Corsican Pine tree to the south of the existing pitch is retained given its contribution to the visual amenity of the area.
- The removal of 5 existing larch trees to the north-east of the proposed pitch which is required to accommodate the pitch and the diversion of an existing public sewer which traverses the proposed site. This is also the subject of a separate Protected Tree application (Ref: 08/00206/TREE). Replacement tree planting would be carried out to re-establish an avenue effect adjacent to the proposed footpath.
- Re-paint the existing coloured cladding and window units on the gym building and replace the rainwater goods, all to match the finishes on the adjacent McGuire Building to help mitigate the intrusive impact on this façade.

3.3 The Academy appointed an experienced firm of architects to prepare a Strategic Development Masterplan for the improvement of the existing school facilities and the design of an all-weather sports pitch as the first phase of the Masterplan. This process involved consultation with the local community, including two public meetings, Historic Scotland and Council representatives, and the Masterplan has evolved in response to the feedback and advice received from these groups or bodies. The key objective of this process was to meet the needs and aspirations of the Academy while at the same time protecting and enhancing the setting of the Playfair Building and Dollar Conservation Area and taking into account the demands on the surrounding community.

- 3.4 Members may recall an earlier proposal at Dollar Academy for the provision of a floodlit all-weather hockey pitch. This facility was to be located on the western periphery of the school grounds at Thornbank Road and adjacent to houses at Harviestoun Road and Harviestoun Lane (Re. No. 00/00105/FULL). That planning application was the subject of significant public and community representations and objections and the Council decided that for reasons of conservation, residential amenity and road safety, the application should be refused. It was also persuaded that there were more suitable alternative sites available to the Academy. An appeal was lodged with the Scottish Executive and following a subsequent Public Local Inquiry, the Reporter decided to dismiss the appeal.
- 3.5 Following this submission, and in response to the public anxiety expressed at that time, we welcome the approach now being taken by the applicant. These collective arrangements have undoubtedly contributed to the views expressed on the proposals as summarised in the following sections of this report.

4.0 CONSULTATIONS

- 4.1. Historic Scotland advise that the details submitted with the application have satisfactorily addressed the comments that they raised at the pre-application stage. They recommend that the Council consults with the Regional archaeologist in terms of the survival of any features of the historic landscape and hope that the Strategic Development Masterplan will inform other future development. *Comment: Historic Scotland are satisfied that the design and rationale of the proposed pitch and landscaping work would not have an adverse impact on the setting of the Playfair Building and the school grounds. The Regional Archaeologist has confirmed that she does not consider that she needed to be consulted on the application. The Strategic Masterplan has been produced and published by the Academy and it is intended to guide the future development of its facilities.*
- 4.2. Roads and Transportation advise that they have no objection in principle to the proposal. Any parking demand generated by the development should be met within the school grounds. The commitment to more sustainable forms of transport associated with the school through the submission of a Travel Plan is recommended. *Comment: The Academy has confirmed that the parking demand generated by the facility would not differ from that already generated by the use of the existing grass sports pitch as the frequency of use would not differ. The Academy is committed to preparing a Travel Plan which would cover the wider operation of the school..*
- 4.3. Land Services has no objection to the application. They recommend that compensatory planting is carried out to replace any trees removed as a result of the development. Further details on the measures to safeguard the mature Corsican Pine tree should be provided to ensure any changes to the ground within the normal root protection area is designed to minimise the risk of damage. *Comment: The landscaping proposals include replacement planting. The applicant has confirmed that the layout and size of the pitch has been designed to retain the Corsican Pine tree and keep the potential impact on the*

tree to the minimum possible. As a precaution Condition 3 would require a specification for the localised works around the tree to be approved to allow effective control over this part of the development.

- 4.4. Dollar Community Council - commends the School and its agents upon the comprehensive submission and recommend that the application is approved.
- 4.5. Dollar Civic Trust has no objection to the application or to the application to remove 5 larch trees. They consider that the proposed design is sensitive to the character of the school grounds and the Playfair Building. They note that the Academy has responded to the comments raised at the public consultation stage and would support the commitment by the Academy to prepare a Travel Plan as part of its Masterplan approach.
- 4.6. Sports Scotland and Scottish Water were consulted on the application but they have not responded within the statutory period.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1. A total of 16 neighbours were notified of the application by the applicant. The application was also advertised in the local press and the Edinburgh Gazette as development affecting the setting of a listed building, development in a conservation area and for public interest.
- 5.2. The applicant also carried out consultation and publicity with the local community prior to the submission of the application involving two public meetings.
- 5.3. No objections or representations have been received to the application in response to the publicity. This contrasts with the previous application for the floodlit all-weather sports pitch at Thornbank Road which generated over 80 letters of objection.

6.0 PLANNING CONSIDERATIONS

- 6.1. The key determining issues relating to this application can be summarised as follows:-
 - (a) Whether the proposed development would have any negative impact on the setting of the Category A listed Playfair Building, the school grounds or the character of the Dollar Outstanding Conservation Area having regard to relevant Development Plan Policies ENV6 and EN6 and EN10, the provisions of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 and the advice in Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas.
 - (b) Whether the proposals would adversely affect the residential amenity of the surrounding properties.

(c) Whether there would be any other material considerations that would support the proposal or justify withholding permission.

6.2 The proposed site is located adjacent to the existing campus buildings and, as well as its functional use as a playing field, contributes to the landscape setting of the original Playfair Building. The proposed development has been carefully designed to mitigate the impacts on the setting of the listed building but also to contribute to the objectives of the Masterplan to create a quadrangle around the pitch which would unify the grouping of existing buildings and consolidate the previous enhancements to the setting of the Playfair Building. The applicant has achieved this through the following measures:-

(a) Minimising the changes to existing landforms and landscaping required to create the sports pitch.

(b) Incorporating landscaping, including a hedgerow to enclose the pitch, which would create a visual break between the natural and artificial grass surfaces and establish a northern landscaped edge to the setting of the Playfair Building. This approach has been informed by the findings of the Strategic Masterplan document which identified that this would be consistent with the landscape framework that existed in the early 20th Century including a hedge at approximately the same location.

(c) Developing a demountable netting system around the pitch which would minimise its visual impact and not significantly adversely affect the setting of the listed building.

(d) Designing the works within the context of a Strategic Development Masterplan to guide the planned improvements of educational facilities and a Landscape Masterplan.

6.3 The development would be located on an existing sports pitch and it would continue to be used as a school facility. There would be no significant change to who would use the facility or to its hours and frequency of use. However, the Academy has indicated that it has no objection in principle to community use by agreement of the facility where this was compatible with the school activities.

6.4 Given the location of the pitch and its relationship to the boundaries of the campus and the nearest residential properties at Back Road, the proposal would not result in any significant adverse impact on the existing standard of amenity of neighbours. The facility, unlike the previous application in 2001, would not be floodlit although this issue was discussed during the public consultation process.

6.5 The proposal is not expected to result in any significant increase in traffic or parking demand at the school given the proposed usage described in the paragraph above. It is not therefore considered that any additional parking be provided as a result of the development. However, the Academy has responded to the concerns raised during the consultation process about the

existing traffic and parking issues created by the wider school operation in the Strategic Masterplan. They have commissioned the preparation of a Travel Plan for the Academy which would consider the traffic issues including parking provision and drop-off/pick up including on Back Road. This will be prepared in consultation with the Roads and Transportation Unit. The scale and nature of the Travel Plan would be disproportionate to the negligible traffic impact associated with the proposed sports pitch and therefore it is not considered that the preparation and approval of the Travel Plan could be made conditional upon the approval of the current application. The Academy has given a public commitment to produce a Travel Plan as part of its strategy to improve facilities and this can be reviewed as future applications come forward. The Travel Plan is programmed to be completed prior to the start of construction on the sports pitch which, if approved, would be early in 2009.

- 6.6 In the absence of any material considerations that would justify withholding permission, the application should be approved subject to the conditions and the applicant and the agent commended on the quality of the submission and their commitment to engage with the local community and other stakeholders in the preparation of the application and for future phases when these come forward.

7.0 SUSTAINABILITY IMPLICATIONS

- 7.1. None

8.0 FINANCIAL IMPLICATIONS

- 8.1. None

6.2. Declarations

- (1) The recommendations contained within this report support or implement Corporate Priorities, Council Policies and/or the Community Plan:

- **Corporate Priorities (Key Themes)** (Please tick)

- | | |
|---------------------------------------|-------------------------------------|
| Achieving Potential | <input checked="" type="checkbox"/> |
| Maximising Quality of Life | <input type="checkbox"/> |
| Securing Prosperity | <input type="checkbox"/> |
| Enhancing the Environment | <input checked="" type="checkbox"/> |
| Maintaining an Effective Organisation | <input type="checkbox"/> |

- **Council Policies** (Please detail)

• **Community Plan (Themes)** (Please tick)

- Community Safety
- Economic Development
- Environment and Sustainability
- Health Improvement

(2) In adopting the recommendations contained in this report, the Council is acting within its legal powers. (Please tick)

(3) The full financial implications of the recommendations contained in this report are set out in the report. This includes a reference to full life cycle costs where appropriate. (Please tick)

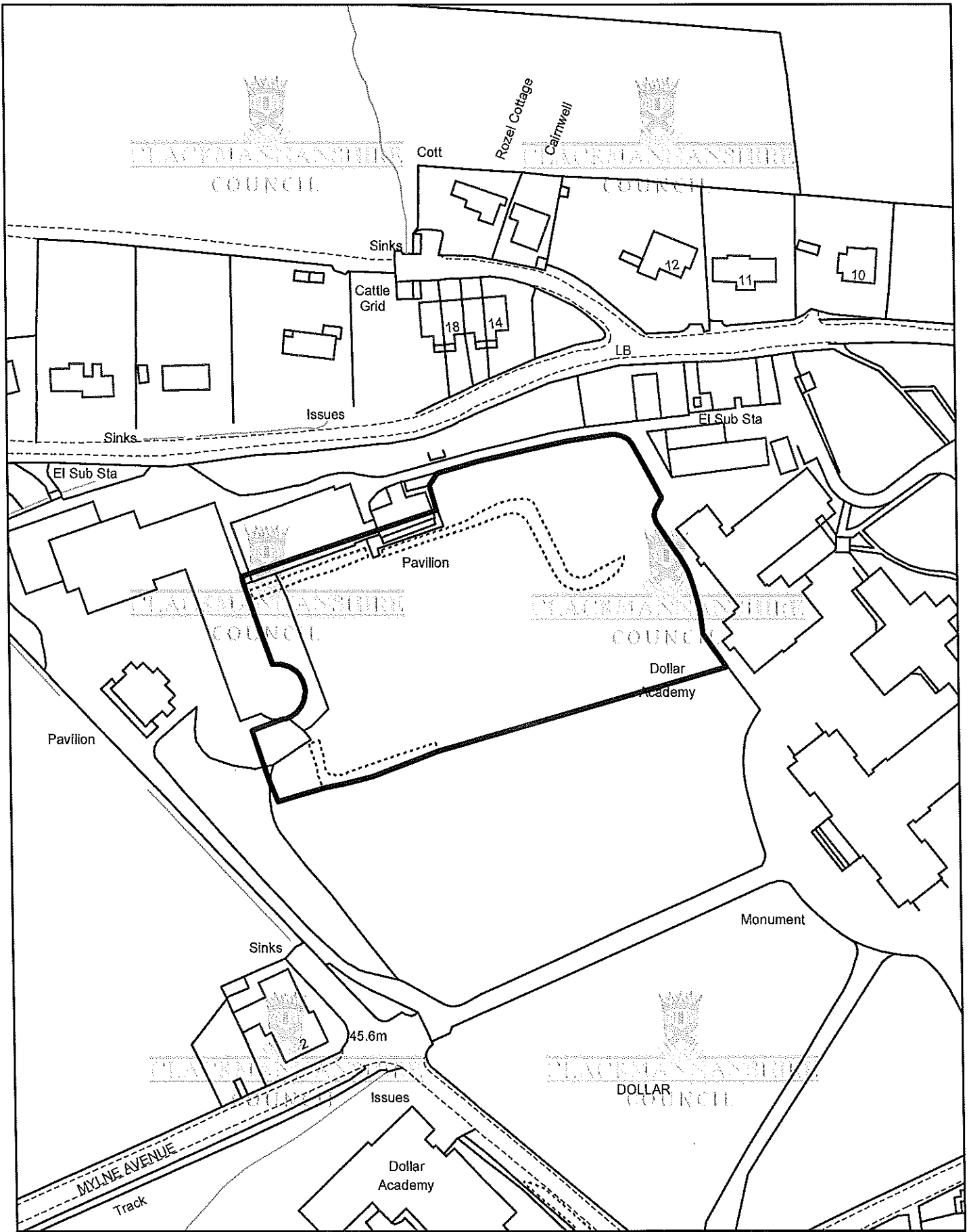

Head of Service

Report to Regulatory Committee

To accompany all Reports to Regulatory Committee

To: Head of Administration And Legal Services

<p>Author: Keith Johnstone, Principal Planner</p> <p>Service: Development and Environmental Services</p> <p>Date of Meeting: 21st August 2008</p> <p>Title of Report: Planning Application: Formation of An All-Weather Sports Pitch and Removable Netting With Associated Hard and Soft Landscaping and Re-Painting to the Front Facade of Gym Building at Dollar Academy, Dollar (Ref: 08/00205/FULL)</p>	<p>Date: 7 August 2008</p>						
<p>Recommendation that the attached report be:</p> <table style="width: 100%;"><tr><td style="width: 40%;">1. Given unrestricted circulation</td><td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/></td><td style="width: 50%;"></td></tr><tr><td>2. Taken in private</td><td style="text-align: center;"><input type="checkbox"/></td><td></td></tr></table> <p>By virtue of paragraph ____ of schedule 7A, Local Government (Scotland) Act 1973.</p>		1. Given unrestricted circulation	<input checked="" type="checkbox"/>		2. Taken in private	<input type="checkbox"/>	
1. Given unrestricted circulation	<input checked="" type="checkbox"/>						
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<p>Appendices attached to this report (if none, state "none")</p> <p>1. None</p> <p>2.</p>							
<p>List of Background Papers (if none, state "none")</p> <ol style="list-style-type: none">1. Clackmannanshire Local Plan2. Clackmannanshire and Stirling Structure Plan3. Consultation responses4. Dollar Academy - A Framework and Vision for Conservation and Development, June 20085. Preliminary Landscape Masterplan for Dollar Academy by Ian White Associated dated July 2008 (Drawing no. 1609/01).6. Memorandum of Guidance on Listed Buildings and Conservation Areas, 1998 published by Historic Scotland <p>Note: All documents specified must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered.</p>							




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08/00205/FULL - Dollar Academy, Dollar
Formation Of All Weather Sports Pitch And Removable
Netting With Associated Hard And Soft Landscaping

0 7.5 15 22.5 30 37.5
Metres

Scale 1:1,500

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