
Report To:	The Planning Board	Date:	2nd February 2011
Report By:	Head of Regeneration and Planning	Report No:	10/0228/IC Plan0211 Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Provision of new community sports facility, car parking and new 3G pitch with associated spectating for 200 and floodlighting at Parklea, Parklea Road, Port Glasgow		

SITE DESCRIPTION

The site at Parklea, Port Glasgow, comprises approximately 1.56ha of level parkland with a grassed surface, located immediately to the north of the Gourrock railway line. There are mature trees along the northern site boundary. The River Clyde lies approximately 10m to the north and is designated as a Special Protection Area for wintering Red Shanks. This affords the birds a high level of protection under European law. To the east is a recently completed synthetic football pitch. It was granted planning permission at last February's Planning Board. A car park adjoins to the west.

PROPOSAL

It is proposed to construct a floodlit, synthetic football pitch, club pavilion, canopied terracing and additional car parking. The proposed pitch is 108m x 66m, larger than the 100m x 60m pitch to the east. Parking is proposed on the west side of the site, immediately to the south of the existing car park. It contains 79 car spaces and accommodation for 2 coaches. 5m high ball stop fencing is proposed around the pitch along with 8 x 13m high lighting masts. The proposed club pavilion is on the north side of the site, closest to the river. It has an approximate floor area of 850 square metres, a shallow pitched roof and contains six changing rooms, toilet and shower accommodation and a club room. There are two areas of covered terracing to east and west of the pavilion. The principal finishing materials are wall cladding panels and a metal, standing seam roof. Fully detailed landscaping proposals have been submitted and include the removal of a number of trees to facilitate construction of the pavilion. The proposed car park is contained by new beech hedging and woodland planting.

LOCAL PLAN POLICIES

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy LR1- Safeguarding Open Space

Inverclyde Council, as Planning Authority, will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community and their function as wildlife corridors or wedges; and
- (c) where appropriate, encourage other relevant and compatible development for the purposes of leisure, recreation and sport.

CONSULTATIONS

Head Of Environmental And Commercial Services – No objections.

Scottish Natural Heritage - No objections subject to development being carried out in accordance with the agreed method statement.

Head Of Safer And Inclusive Communities - No objections subject to conditions regarding control of light pollution and hours of operation.

Sportscotland - No objections.

Biodiversity Officer- No objections.

Transport Scotland - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 6th August 2010 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan and the consultation responses.

Policy LR1 of the Local Plan advises that the Council will support, safeguard and, where practicable, enhance areas identified as open space on the Proposals Map. The greatest visual impact is from the proposed 5m high ballstop fencing around the pitch and the 13m high floodlighting columns. Their design is consistent with that of the neighbouring 3G pitch, recently completed to the west and, I consider, is in character with modern sport facilities and the parkland setting. The design of the pavillion is similar to that of a modern industrial unit with a shallow pitched roof. The design is enhanced by the incorporation of cantilevered roofs over the terraces. Overall, I consider the proposed improvement to footballing facilities to be an enhancement of Parklea.

Policy HR1 advises that development that would adversely affect, directly or indirectly, the Special Protection Area (SPA) for birds will not normally be permitted. Exceptions will only be made in a range of instances, including where the Site of Special Scientific Interest (SSSI) will not be compromised and the developer has demonstrated that the impact of the development on the environment will be minimised. The applicant has produced a Method Statement for the proposed site works to mitigate the impact on the SPA. Scottish Natural Heritage have confirmed that a condition should be attached requiring the site works to be carried out in accordance with the Method Statement. There are no objections from the Council's Biodiversity Officer. I am therefore satisfied that the proposal complies with the Development Plan.

In addition to contaminated land conditions, the Head of Safer Communities has recommended that, in order to prevent noise nuisance to a nearby house, the hours of operation be restricted to 0900hrs. to 2200hrs. The applicant advises that the proposed hours are Monday to Friday 0900hrs. to 2100hrs. and Saturday and Sunday 0900hrs. to 1800hrs. No objections have been lodged by Transport Scotland on road safety grounds.

RECOMMENDATION

That the application be granted subject to conditions

Conditions

1. Development shall be carried out in accordance with Appendix 4 of Land Use Consultants Supporting Information For Appropriate Assessment At Parklea January 2011.
2. Use of the football pitch shall only take place between the hours of 0900hrs. and 2200hrs.
3. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".
4. No development shall commence until samples of all external materials have been submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives.

Reasons

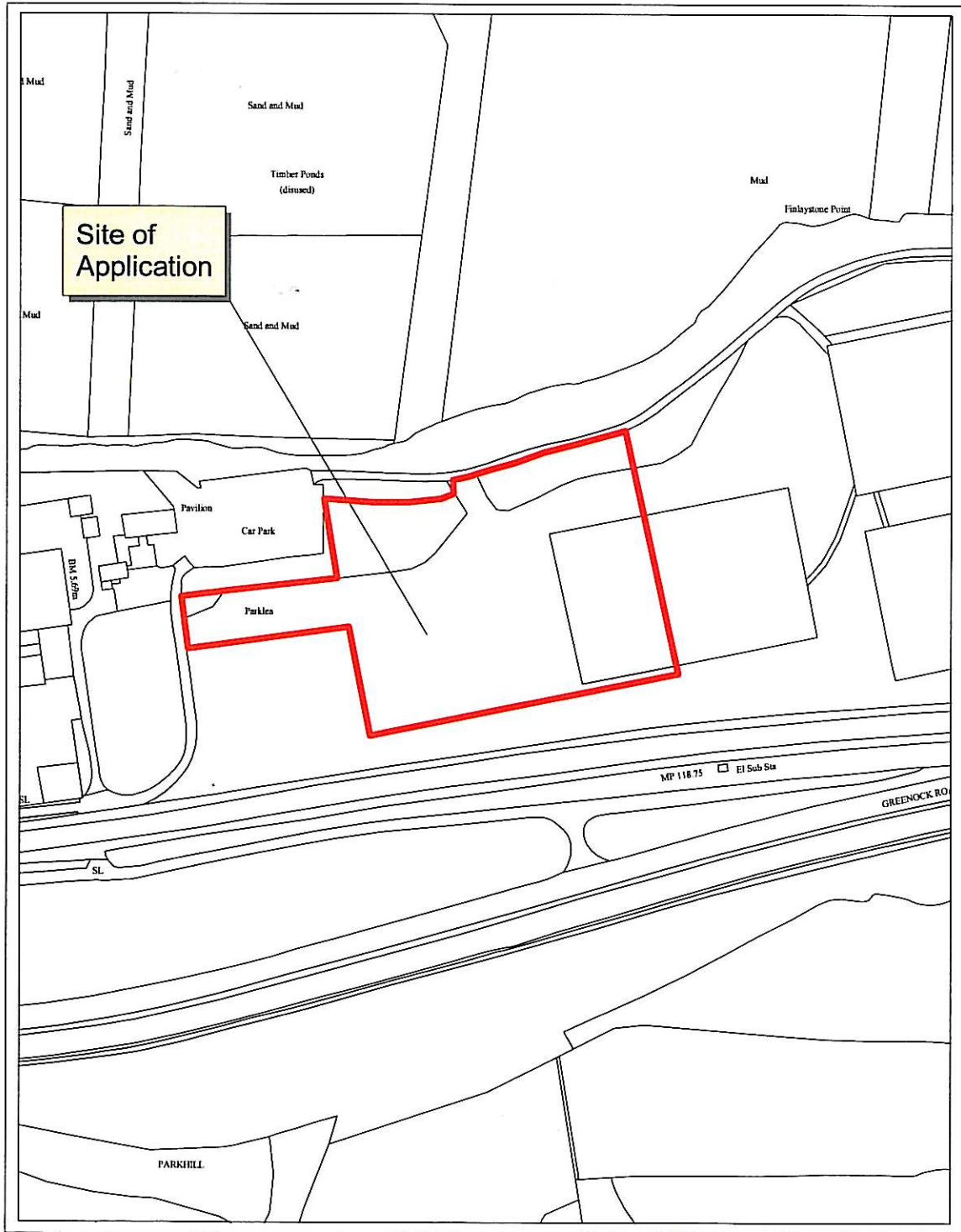
1. To protect wintering Redshanks in the Clyde Special Protection Area and to satisfy the requirements of Scottish Natural Heritage.
2. To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.

3. To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.
4. To ensure a continuity of finishing materials in this part of Port Glasgow.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Consultation responses



Drawing No. 10/0228/IC Parklea, Port Glasgow.

Drawn by: JML

Date: 12:01:11

