
Report To:	The Planning Board	Date:	4th January 2012
Report By:	Head of Regeneration and Planning	Report No:	11/0310/IC Plan 01/12
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Formation of multi use games area (muga) and childrens play area at Dubbs Road, Port Glasgow		

SITE DESCRIPTION

The site is a grassed area to the south east of Boglestone Roundabout, Port Glasgow and extends to approximately 0.66ha. To the south west and south east the site is bound by an access road serving the adjoining Boglestone Medical Centre and Community Centre.

PROPOSAL

It is proposed to construct a play area and multi use games area, with associated fencing, lighting, access paths, landscaping and ball stop fencing.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy H9 - Non-Residential Development Proposals within Residential Areas

The introduction of new, or the extension of, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan.

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 - In order to prevent obstructive parking, a pedestrian barrier should be constructed along the existing access road.

Head Of Safer And Inclusive Communities - No objections subject to conditions to control the spread of Japanese Knotweed, potential contamination, hours of operation and lighting.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

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

PUBLIC PARTICIPATION

Four letters of objection have been received, three of which are signed by separate doctors within the neighbouring medical centre. The objectors are concerned that no off street parking is proposed and, as a result, there shall be congestion, pressure on the medical centre's car park and obstruction to emergency vehicles. Concern is also expressed over the potential for anti social behaviour.

ASSESSMENT

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

Policy H1 of the Local Plan seeks to safeguard and, where practicable, enhance residential amenity and character. The best measures, I consider, to determine whether or not the proposal satisfies this aim is to assess it against policies H9 and LR1.

Policy H9 advises that the introduction of new or the extension of non residential uses in existing residential areas will only be acceptable where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan. There is no housing immediately adjacent to the site. The nearest housing is the flats above the Dubbs Road shops, approximately 27m to the west. A car park and Dubbs Road intervene. Given the separation of the flats from the site, coupled to existing activity associated with the shops, community centre, doctor's surgery and heavily trafficked Boglestone roundabout, I consider the impact of additional activity from the proposed games area and play area on residential amenity to be neutral. While I consider the provision of play to be complementary to residential use and in accordance with policy H9, I am in agreement with the Head of Safer & Inclusive Communities that a condition should be attached to prevent late night use.

Policy LR1 advises the Council will support, safeguard and where practicable enhance 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. I consider the provision of play facilities to be an enhancement of the open space in accordance with policy LR1.

While I note the objectors' concerns regarding obstructive parking and emergency vehicle access, there are no road safety objections from the Head of Environmental & Commercial Services. This is principally a local facility and it is not expected to be a traffic generator of any note. The pedestrian barrier requested by the Head of Environmental & Commercial Services to prevent obstructive parking has been incorporated into the proposed plans. While noting concerns over potential anti-social behaviour, I do not consider that refusal of permission is merited on this basis.

I agree with the Head of Safer & Inclusive Communities that it is prudent to attach conditions controlling the spread of Japanese Knotweed, potential contamination, hours of operation and lighting.

Overall, I consider the proposal merits support.

RECOMMENDATION

That the application be granted subject to conditions.

Conditions

1. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site.
2. That the presence of any previously unrecorded contamination that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential remediation shall not be implemented unless a strategy has been submitted to and approved, in writing, by the Planning Authority.
3. That no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials has been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. The material from the source agreed only shall be imported in strict accordance with these agreed details.
4. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".
5. Use of the area shall only take place between the hours of 8am and 10pm.

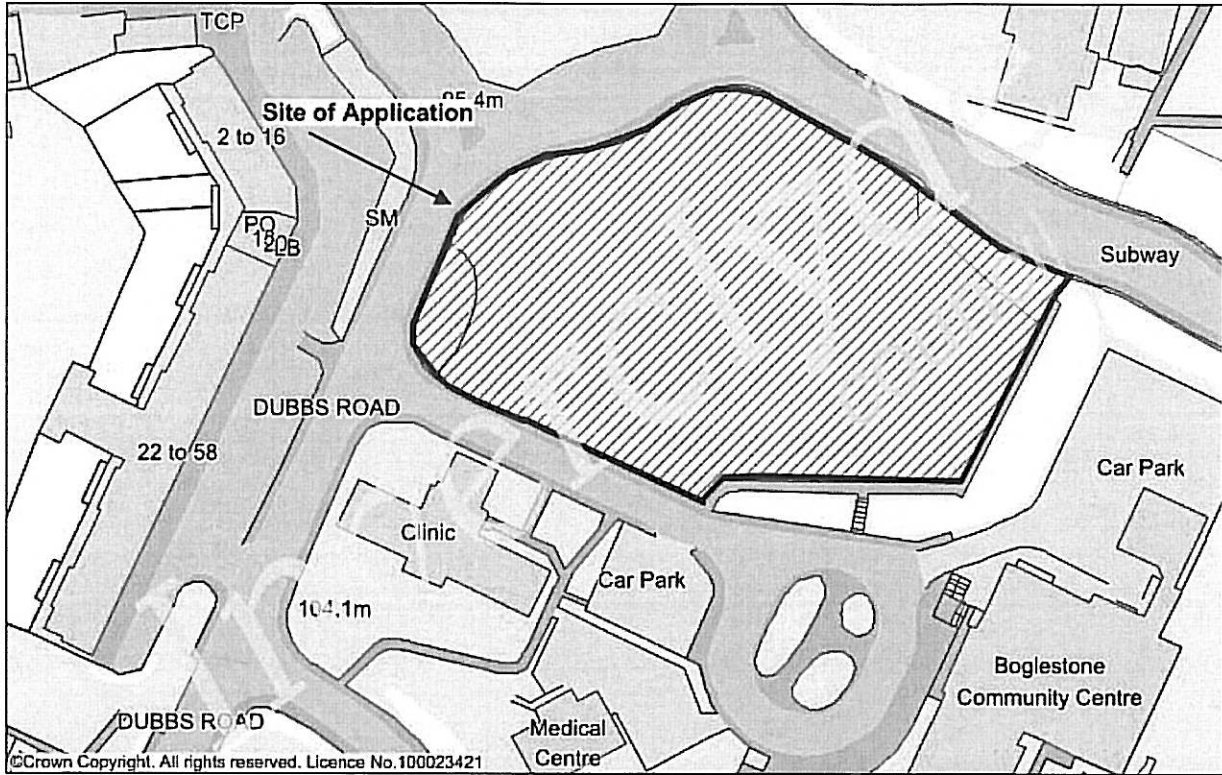
Reasons

1. To help arrest the potential spread of Japanese Knotweed in the interests of environmental protection.
2. To ensure that all contamination issues are recorded and dealt with appropriately.
3. To protect receptors from the harmful effects of imported contamination.
4. To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.
5. To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

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



Application Number	11/0310/IC
Location	Dubbs Road Port Glasgow
Proposal	Formation of multi use games area (muga) and childrens play area



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