

<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>4<sup>th</sup> February 2015</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>14/0360/IC</b>
			<b>Local Application Development</b>
<b>Contact Officer:</b>	<b>Stuart Jamieson</b>	<b>Contact No:</b>	<b>01475 712416</b>
<b>Subject:</b>	<b>Construction of a community centre, 3G all weather playing field, 24 car parking spaces and external space for community events at Recreation Ground, Main Road, Inverkip</b>		

**SITE DESCRIPTION**

The application site, which extends to approximately 0.5 hectares, covers part of the grass football pitch and an area of trees and hedging located between the bowling green and the small group of shops and nursery on Main Road, Inverkip. It sits north of a wooded slope and to the south of the A78 trunk road. Across the trunk road is the Swallow Brae Plantation with the grounds of Ardgowan Estate beyond. The site is generally level although it rises steeply to the south-east. This, combined with problematic drainage, has led to flooding adversely impacting on its use as a football pitch.

This is a prominent location forming part of the eastern approaches to Inverkip and is within both the village boundary and the Inverkip Conservation Area.



**PROPOSAL**

It is proposed to construct on the eastern part of the existing football pitch a new community centre with an all weather pitch, a community green, exterior event space and a 24 space car park. Vehicular and pedestrian access is to be formed through the car park of the neighbouring shops.

The proposed building has a footprint of 409 square metres and is of bespoke design with two key visual elements. The building is set back 6 metres from the rear of the trunk road footway and at this point it is thirty five metres long. It is of single storey appearance standing approximately 4.2 metres high and is finished in a mix of white render and larch weatherboarding punctuated by fenestration with a vertical emphasis. Either end of this section of the building has angled vertical walls which are designed to mimic the bow and stern of a ship. This part of the building is to contain a library, a meeting room, changing facilities and a café with associated kitchen. To the rear is a shorter length section, extending to approximately half the length of the frontage but slightly over twice the height. Visually it has a rectangular appearance and will be finished largely in white render with a central panel of larch weatherboarding. This part of the building is to accommodate a multi-purpose hall, indicatively shown to have a 90 seat capacity with tables and equipment storage facilities. The building is overall a maximum of approximately 18m deep.

As viewed on approach from either direction on the A78, the building will have a stepped appearance with the bulk of massing, required for the hall, to the rear. The white render finish will largely dominate with the larch weatherboarding only clear on closer approach.

The area around the building, which provides an event space, ground for a play area and a marquee and a community green are all to be grass seeded areas. The 3G all weather pitch to the rear of the site will measure approximately 30 metres by 19 metres, with the car park to the west of the pitch finished in bitumen and porous paving. The access road will also be finished in bitumen.

The applicant has submitted a design statement in support of the application. The statement considers that the Conservation Area does not have a homogenous character with many newer developments detracting from the historic settlement pattern of buildings immediately abutting the rear of the footway but set within deep plots. The application site is considered to be in the part of the Conservation Area characteristically more open than the rest. Emphasis is on the production of a "statement" building but one where the scale reflects the single storey/two storey pattern found throughout the village. The statement concludes that the building is sympathetic to the existing character whilst not mimicking the adjacent pattern of development. It is noted by the applicant that the design includes colours and materials used within the village with white elevations, large format windows with a strong vertical emphasis and a dark grey roof, all ensuring that the character of the Conservation Area is preserved and enhanced with the addition of a high quality contemporary building that responds to the surrounding area.

## **LOCAL DEVELOPMENT PLAN POLICIES**

### **Policy HER1 - Development which Affects the Character of Conservation Areas**

Development proposals which affect conservation areas will be acceptable where they are sympathetic to the character, pattern of development and appearance of the area. Such proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

### **Policy ENV4 - Safeguarding and Enhancing Open Space**

Inverclyde Council will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map; and
- (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 and Green Network links.

### **Policy RES6 - Non-Residential Development within Residential Areas**

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and
- (f) the cumulative impact of such a use or facilities on an area.

#### Policy INF4 - Reducing Flood Risk

Development will not be acceptable where it is at risk of flooding, or increases flood risk elsewhere. There may be exceptions for infrastructure if a specific location is essential for operational reasons and the development is designed to operate in flood conditions and to have minimal impact on water flow and retention.

All developments at risk of flooding will require to be accompanied by a Flood Risk Assessment (FRA) and should include a freeboard allowance, use water resistant materials where appropriate and include suitable management measures and mitigation for any loss of flood storage capacity.

#### Policy INF5 - Sustainable Urban Drainage Systems

Proposed new development should be drained by appropriate Sustainable Urban Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual Second Edition. Where the scheme is not to be adopted by Scottish Water, the developer should indicate how the scheme will be maintained in the long term.

Where more than one development drains into the same catchment a co-ordinated approach to SUDS provision should be taken where practicable.

### CONSULTATIONS

**Head of Environmental and Commercial Services** – No comment

**Scottish Environment Protection Agency West** – No objection subject to a condition being attached to any permission granted requiring that the finalised plans and any further calculations regarding the channel improvement works are submitted to, and approved by, SEPA prior to the commencement of any works on site. As the applicant now intends to connect to the public sewerage system the applicant should consult directly with Scottish Water in this regard.

**Scottish Water** – No objection.

**Transport Scotland** - No objection subject to conditions requiring the submission of details of the proposed lighting and boundary/fence barrier. There is also a requirement that the barrier be maintained in perpetuity by the site owner.

**Head of Safer and Inclusive Communities** - No objection subject to conditions in respect of Japanese Knotweed, site investigation, waste storage and external lighting. Advisory notes are suggested in respect of hours of construction, site drainage, gulls and construction regulations.

**SportScotland** - No objection provided that conditions are attached to any grant of planning permission relating to the standard of the 3G synthetic pitch and it being fully operational and available for use not later than one year after the commencement of development.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 31st October 2014 as a development affecting conservation areas, as it is contrary to the development plan and as there are no premises on neighbouring land.

## **SITE NOTICES**

A site notice was posted on 31st October 2014 for development affecting conservation area.

## **PUBLIC PARTICIPATION**

No representations have been received.

## **ASSESSMENT**

The material considerations in determination of the application are the Local Development Plan, the consultation replies, the Scottish Historic Environment Policy (SHEP), Historic Scotland's "Managing Change in the Historic Environment" guidance note series, the Scottish Government's "Designing Places" guidance and the aspirations for a community facility within Inverkip.

The application site is located within the Inverkip Conservation Area, as designated by Policy HER1 of the Local Development Plan. Although also located within an area of open space under Policy ENV4, the schedule of community, schools and leisure proposals and opportunities associated with Policy RES6 specifically identifies the site for the development of the "Inverkip Community Facility". With the principle of developing a community facility on the site established, it rests to consider the detail of the proposal. Policy HER1 deems it necessary to determine if it is sympathetic to the character, pattern of development and appearance of the area. I make this assessment with reference to the architect's supporting statement.



The statement considers that the Conservation Area does not have a homogenous character with many newer developments detracting from the historic settlement pattern of buildings immediately abutting the rear of the footway but set within deep plots. The application site is considered to be in the part of the Conservation Area characteristically more open than the rest. Emphasis is on the

production of a “statement” building but one where the scale reflects the single storey/two storey pattern found throughout the village. It is noted by the applicant that the design includes colours and materials used within the village with white elevations, large format windows with a strong vertical emphasis and a dark grey roof, all ensuring that the character of the Conservation Area is preserved and enhanced with the addition of a high quality contemporary building that responds to the surrounding area. The statement concludes that the building is sympathetic to the existing character whilst not mimicking the adjacent pattern of development. On this basis, I consider that the proposal accords with Policy HER1.

Based on my conclusions with respect to Policy HER1 I also conclude that the proposal accords with the SHEP, the “Managing Change in the Historic Environment” guidance notes series and with the designing places guidance.



As a development which will help secure the future recreational use of open space within Inverkip and is supported by SportScotland, I conclude that it accords with Policy ENV4. The aspirations of the community for a facility of this nature are acknowledged, and incorporated into the schedule to Policy RES6 of the Local Development Plan with the application site identified as the location for such a development.

Concerns over drainage issues and reducing flood risk have been addressed during consideration of the application, including the requirement for a foul connection to the public sewer and I note that both SEPA and the Head of Environmental and Commercial Services, the latter with respect to his responsibilities in relation to such issues, have no objection. I therefore also conclude that the proposal accords with Policy INF4. The requirements of Policy INF5 may be addressed by condition.

There are no other material considerations which suggest that planning permission should not be granted.

## **RECOMMENDATION**

That the application be granted subject to the following conditions:

1. That prior to their use samples of all facing materials shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless an alternative is agreed in writing by the Planning Authority.

2. That for the avoidance of doubt, the vehicular access, associated footway, car parking spaces and manoeuvring areas shall be finished in a hard sealed surface prior to the development hereby permitted being brought into use. Full details of the surfacing materials shall be submitted to and approved in writing prior to their use. They shall thereafter be implemented unless alternatives are agreed and approved in writing by the Planning Authority.
3. That full details of the surfacing for the Community Green, the All Weather Pitch, the Event Space and all other off-road surfaces within the site shall be submitted to and approved in writing by the Planning Authority. Surfacing shall thereafter be completed prior to the community centre hereby permitted being brought into use.
4. That notwithstanding the terms of condition 3 above, the new pitch will be a 3G synthetic pitch that will be designed and constructed by a recognised (e.g. Sports and Play Construction Association) specialist pitch contractor. Details of the contractor and the pitch specification shall be submitted for the written approval of the Planning Authority prior to the commencement of development.
5. That the new pitch will be fully operational and available for use not later than one year after the commencement of construction of the development.
6. That full details of all soft landscaping shall be submitted to and approved in writing by the Planning Authority and implemented prior to the community centre hereby permitted being brought into use. This shall include a management and maintenance schedule. Any of the planting which dies, becomes diseased, is removed or damaged within a period of 5 years from implementation shall be replaced within the next planting season with planting of a similar size and species.
7. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas.
8. That finalised plans and any further calculation regarding the channel improvement works be submitted to and approved in writing by the Planning Authority, after consultation with the Scottish Environment Protection Agency, prior to the commencement of any works on site.
9. 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.
10. That the development shall not commence until an environmental investigation and risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options.
11. That on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing, by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation

certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site.

12. That the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing, by the Planning Authority.
13. That the use of the development shall not commence until the applicant has submitted a completion report for approval, in writing by the Planning Authority, detailing all fill or landscaping material imported onto the site. This report shall contain information of the material's source, volume, intended use and verification of chemical quality (including soil-leachate and organic content etc) with plans delineating placement and thickness.
14. That the applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes in place.
15. That details of lighting within the site shall be submitted for the approval of the Planning Authority, after consultation with Transport Scotland, as the Trunk Roads Authority.
16. That all external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".
17. That details of a boundary fence/barrier to be erected adjacent to the trunk road shall be submitted for the approval of the Planning Authority, after consultation with the Trunk Roads Authority. The approved fence/barrier shall be erected prior to the community centre hereby approved being brought into use and shall be maintained in perpetuity by the developer or subsequent owner of the land along the boundary of the site with the trunk road.

#### Reasons

1. In the interests of visual amenity.
2. To ensure the provision of appropriate surfacing materials in the interests of public safety.
3. To ensure provision of the full facility in the public interest.
4. To ensure the adequacy of the sports pitch for use.
5. To ensure provision of the pitch.
6. In the interests of visual amenity in providing an appropriate setting for the community centre.
7. To control runoff from the site to reduce the risk of flooding.
8. To prevent the generation of any flooding problems.
9. To help arrest the potential spread of Japanese Knotweed in the interests of environmental protection.
10. To satisfactorily address potential contamination issued in the interests of environmental safety.

11. To provide verification that remediation has been carried out to the Planning Authority's satisfaction.
12. To ensure that all contamination issues are recorded and dealt with appropriately.
13. To protect receptors from the harmful effects of imported contamination.
14. To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.
15. To minimise the distraction to drivers on the trunk road.
16. To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.
17. To minimise interference with the safety and free flow of traffic on the trunk road.

Stuart Jamieson  
Head of Regeneration and Planning

#### BACKGROUND PAPERS

1. Application form and plans.
2. Supporting Design Statement.
3. Local Development Plan.
4. Scottish Historic Environment Policy
5. Historic Scotland's "Managing Change in the Historic Environment" guidance note series.
6. "Designing Places" Scottish Government guidance.
7. Consultation replies.



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