

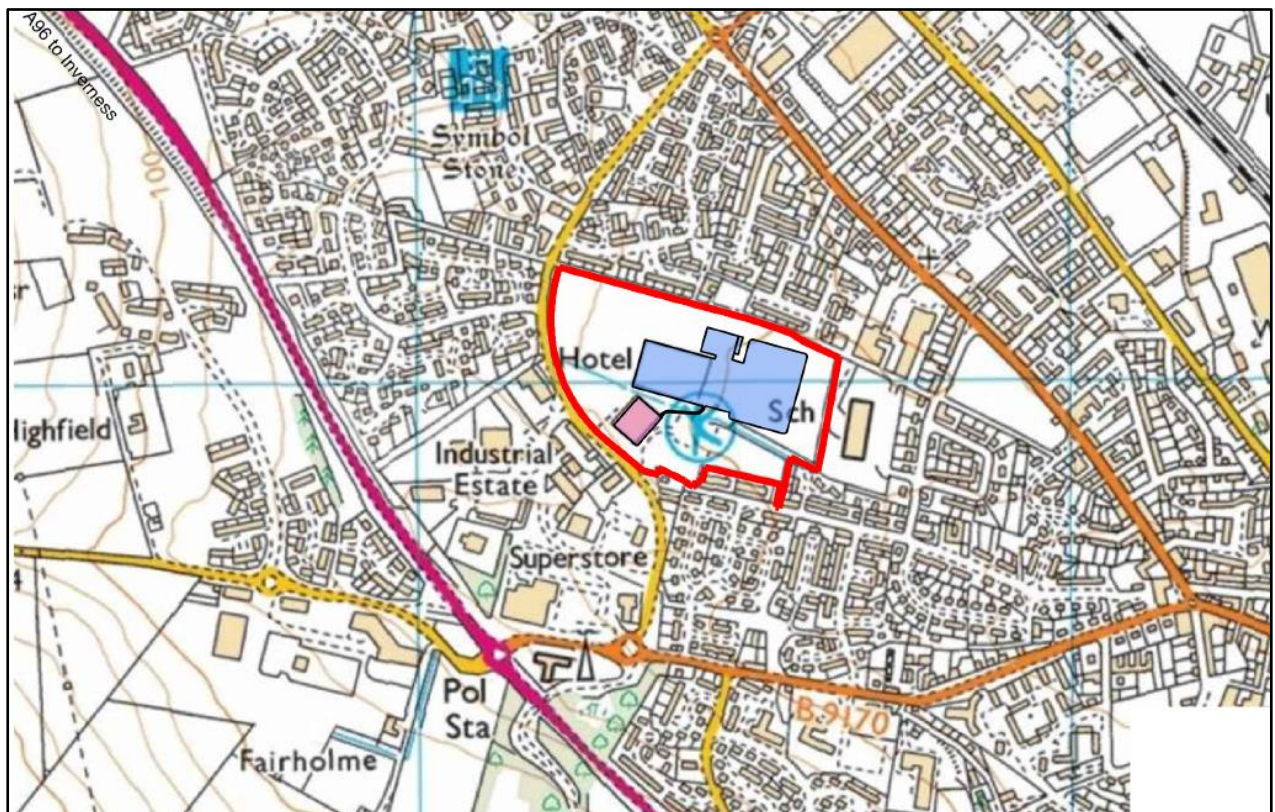
Garioch Area Committee Report – 17 April 2018

Reference No: APP/2018/0099

Proposal: Alteration and Extension to Sports Centre to Provide New Indoor and Outdoor Facilities, Including Pitches, Stands, Jogging/Cycling Track with Associated Floodlighting, Parking and Landscaping at Garioch Sports Centre, Strathburn Park, Burghmuir Drive, Inverurie

Applicant: Inverurie Community Council
Agent: Lippe Architects & Planners Ltd

Grid Ref:	E: 376422 N: 821996
Ward No. and Name:	Ward 11 – Inverurie & District
Application Type:	Full Planning Permission (Major)
Representations:	12
Consultations:	14
Relevant Proposals Map	Within Inverurie settlement, P2
Designations:	
Complies with Development Plans:	Yes
Main Recommendation:	Delegated Grant



NOT TO SCALE

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1. Reason for Report

- 1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.2.1 of Part 2C Planning Delegations of the Scheme of Governance as the application is for major development.
- 1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 This application seeks full planning permission for a proposal involving the alteration and extension of the Garioch Sports Centre (GSC) that will provide new indoor and outdoor facilities, including pitches, stands and a jogging / cycling track with associated floodlighting, parking and landscaping.
- 2.2 The overall application site extends to 9.9ha, this being the extent of the existing facility centred on the established building, play area, car park and 3G pitch and other formal and informal uses on the extensive area of land to the north of the Strath Burn. The entire site is designated as P2, in the Local Development Plan, which is protected to conserve the recreation area and playing fields.
- 2.3 The site lies to the north west of the town centre in an area surrounded by housing to the north and south. Strathburn Primary School is located immediately east of the site boundary and the western edge of the site is bounded by Burghmuir Drive. Across Burghmuir Drive is Blackhall Industrial Estate. Burghmuir Drive itself is a key route allowing access out of Inverurie to the north and towards the A96. The site is in close proximity to the town centre and accessible from many of the established residential areas of the town. A large play area is located to the immediate west of the building.
- 2.4 At present, access to the site is from Burghmuir Drive. The sports centre is currently contained within the footprint of the original building which opened in 1996. The building is primarily a single storey structure with the majority of uses (fitness suites, small hall space, dance studio, squash courts, changing and administrative functions) around the edge of the building with a large games hall forming the core of the building. The games hall requires sufficient clearance extending into the roofspace and some other useable spaces and rooms are found on an upper floor on the south east and north east sides. Upper windows are present on the south east elevation and linked rooflights on the north east elevation.
- 2.5 There is currently parking on site for 147 vehicles within a small area of car parking to the south west of the building and another, more extensive area, to the east side. Aside from the main access on Burghmuir Drive there is also pedestrian access via a segregated footpath within the site and from Middlemuir Road to the east and Old Chapel Road to the north. The Strath Burn has a main crossing at the rear of the centre giving access to the existing enclosed 3G pitch and wider sports grounds. In addition, there is a small pedestrian bridge at the eastern boundary, which is mostly used for

informal recreation than any use associated with GSC. There is a line of mature trees along the northern site boundary with Old Chapel Road (which is now mostly pedestrianised apart from limited local access) and trees are found along the burn, around the edge of the main car park, to the east side of the 3G pitch and along the boundary with the school.

- 2.6 The proposed development involves a significant expansion of the premises but due to constraints imposed by the burn and the needs of the development, the main hub of GSC is proposed to move to a new building sitting across the burn and east of the existing 3G pitch. A new concourse from the car park will be formed over the burn with an entrance into the reception of the facility. This new hub for GSC will have a single storey entrance leading into a foyer with restricted access to all the other uses beyond. Within the ground floor there will be a variety of uses accessed off a 'street' and 'sports square'. These include a 395m² community gym, a 162m² youth café and play barn and café extending to 350m². A new 1,800m² multi-purpose hall is proposed at the north end of the site. In order to improve facilities for the existing 3G pitch direct access is proposed from new changing rooms at the east side of the pitch.
- 2.7 The new development will be linked to the old building by a striking and contemporary 'sports bridge' that will extend over the Strath Burn and access to the existing 3G pitch. The current reception and entrance in the south east corner will close, with restricted access into the old building for those involved in activities or training from the new reception. The layout within the existing building will remain largely unchanged, although the current fitness suite and weights area will change to provide pre and after school childcare provision and a new outdoor secure play area will be formed off the north west elevation adjacent to the existing play park. The existing 3G pitch will be refurbished, with a new stand on the north side, a new 2.4m wall surrounding and the direct link to the new building. The existing floodlighting will remain.
- 2.8 A significant part of the development is the new hybrid stadium pitch on the east side of the new building. As this is proposed to be the new home of Inverurie Loco Works FC who currently play in the Scottish Highland Football League, the standard of pitch and ancillary facilities is set by the sport's governing body. The pitch will be floodlit and surrounded by a 2.4m wall and a new stand will be erected on the east side of the pitch. Within the new building on the ground floor will be changing and admin space, kit storage and storage space beneath a new stand. A tunnel will give access to the pitch. Within this part of the building a second floor is to be formed under a monopitch roof. On this upper floor it is proposed to accommodate a kitchen, hospitality / function room overlooking the pitch with external balcony, a board room, multi-purpose room and 400m² fitness studio. This level will also provide access to the upper terrace of the stand.
- 2.9 Outside, the primary access will remain off Burghmuir Drive. The small car park (Car Park 1) layout will change with all but one disabled space moving to the main car park; 25 spaces (incl. one disabled) will form Car Park 1. The existing main car park (Car Park 2) is accessed by a gently sloping road that will be reconfigured slightly and the spaces nearest the burn removed to form a large layby. The capacity of this car park will significantly increase to 248 spaces (incl. 16 disabled). The car park extension will be achieved by developing the currently unused land to the east behind the Middlemuir Road properties. A one way system will be in place for this car park. Two further car

parks are proposed, one to the east of the stadium pitch (Car Park 3) which comprises 84 spaces (incl. 3 disabled) and to the north of the multi-purpose hall (Car Park 4) which comprises 45 spaces (incl. 3 disabled). Car park 3 & 4, which are accessed off Old Chapel Road, will be for use on match days only.

- 2.10 The redevelopment of the site will also allow for other sports opportunities to be accommodated. These include the relocated J track for athletics, a circular cycle track at the east side of the site and a jogging track around the periphery of the site, which will also retain and encourage pedestrian connectivity that already exists. The existing open space to the west which accommodates two full size pitches is to remain unaltered by the development.
- 2.11 The development will result in the loss of approximately 30 trees across the entire site. The majority of these run along the inside of the northern boundary with Old Chapel Road, although a line of mature trees will remain. Other trees require to be removed to the east of the existing 3G pitch where the new building will sit and to the eastern boundary as the result of the new cycle track. Two trees will be lost to form the new secure outdoor play area for the nursery use. The proposed new landscaping includes a new area of tree and shrub planting along an approximate 65m section of the boundary between the new hybrid pitch, Old Chapel Walk and dwellinghouses on Millfield Avenue. Another cluster of planting is proposed south east of the SUDS pond to introduce some screening from this corner of the site towards the properties on Maryfield West. Tree planting is also shown along the south side of the burn, within the new car park extension (Car Park 2) along to form a barrier to the rear gardens of the Middlemuir Road dwellinghouses. Other specimen trees and shrubs will be located at a number of positions around the site. In order to improve biodiversity, some landscape improvements to the burn are proposed and 10 bat and bird boxes are proposed.
- 2.12 The existing facility is connected to the public water supply and mains foul drainage networks; this will continue to be the case for the entire development proposed. Surface water will be discharged to a new detention basin / pond in the south east corner of the site. Waste will mostly be collected from the service area to the north side of the new building accessed from Old Chapel Road, but also from the existing building off Burghmuir Drive.
- 2.13 The recent planning history of the site includes:
- APP/2012/2017 – full planning permission for change of use of open space to car park, withdrawn June 2013
 - APP/2014/3647 – full planning permission for change of use of open space to car park, granted May 2015
 - ENQ/2016/1684 – proposal of application notice for redevelopment of existing sports centre, including indoor sports arena, stadium and hybrid pitched, parking and landscaping.
- 2.14 The application has been amended primarily to accommodate the J track at the request of sportScotland. In addition, amended plans were submitted to reflect a change in the datum used for the original survey work and to include bird and bat boxes to the landscaping plans.

3. Representations

- 3.1 A total of 12 valid representations (2 supporting, 8 objecting and 2 neutral) have been received as defined in the Scheme of Governance. All issues raised have been considered. The letters raise the following material issues:

Support

- *Vision should be commended*
- *Great opportunity for Inverurie to gain fantastic facilities*
- *Enhanced facilities will encourage greater use*
- *Potential benefit for local school use*
- *Huge asset to Inverurie and will keep town as best place to live, work, visit and run a business in.*

Object

- *Site is protected land*
- *Loss of public open space / green space*
- *Should look for an edge of town location*
- *Unsuitable site for size of stadium*
- *Proposal is out of scale and character*
- *Concerned there is insufficient car-parking*
- *Roads infrastructure unable to cope*
- *Would result in increase in traffic*
- *Concerned about road safety on Burghmuir Drive*
- *Would result in congestion at Old Chapel Road*
- *Would add to town centre congestion*
- *Requires parking restrictions*
- *Would impact on safe routes to school*
- *Concerned about use of Strathburn School for parking*
- *No provision for non-motorised travel*
- *Concerned about noise from development and functions*
- *Concerned about crowd management*
- *Concerned about overlooking from the new stand*
- *Would result in reduced light to primary school*
- *Fences would be needed to prevent stray balls*
- *Concerned about floodlighting and light pollution*
- *Concerned about litter*

4. Consultations

- 4.1 **Business Services (Property & Facilities)** advises that it has been formally notified by the agent and that the only comment to make concerns the children's play area, which is not currently let to the Sports Trust.
- 4.2 **Education and Children's Services (Sport and Leisure)** has not responded at the time of writing.
- 4.3 **Infrastructure Services (Archaeology)** has confirmed no archaeology condition or mitigation is required for the site.
- 4.4 **Contaminated Land)** has no objection to the proposal subject to the addition of an informative to any decision issued.

- 4.5 **Infrastructure Services (Environmental Health)** initially requested that conditions be applied to ensure the pitches are not used after 10pm and artificial lighting is switched off by the same time. Following discussions with the agent, it was agreed that a condition requiring matches to finish by 22:00 and lights out by 22:15 should be applied. A number of informatives are also proposed.
- 4.6 **Infrastructure Services (Flooding & Coastal Protection)** initially requested additional information on the flood risk assessment and surface water drainage proposals. Following submission of this information the consultee advised that the flood risk measures were adequate subject to a number of conditions related to no land raising, lowest acceptable entry to the building, design of burn crossings and clarification of emergency procedures. In terms of surface water, the revised information was considered acceptable subject to adherence to the details and drawings in the revised flood risk assessment.
- 4.7 **Infrastructure Services (Landscape Services)** has not responded at the time of writing.
- 4.8 **Infrastructure Services (Natural Environment)** advises that the information submitted is acceptable subject to a number of conditions. These include that the recommendations of the Tree Survey should be implemented in full, the submission of a Tree Protection Plan, submission of a landscaping plan showing biodiversity enhancements to the Strath Burn and a CEMP that protects the burn during construction. Following discussions with the agent it was agreed that enhancement to the Burghmuir Drive frontage could be excluded from this application. An amended plan showing bird and bat boxes was submitted and the standard bat informative should be applied to any decision issued.
- 4.9 **Infrastructure Services (Roads Development)** advises that a single response with Transportation would be submitted.
- 4.10 **Infrastructure Services (Transportation)** questions some of the methodology used to calculate parking provision at the site but accepts that overall the proposal for 273 spaces off Burghmuir Drive can be justified to meet the demand of non-match day users. As a consequence, it is recommended that car parks 3 & 4 are restricted to match day use only and this is enforced through barriers and a car park management plan. Additional requirements for a pedestrian crossing on Burghmuir Drive and any necessary waiting restrictions around Old Chapel Road should also be conditioned. Finally, an updated Travel Plan for the sports centre and a new Travel Plan for Inverurie Loco Works FC must be submitted prior to the facility being brought into use.
- 4.11 **Police Scotland** viewed the plans and discussed the proposal with the planning officer. It was concluded that it had no adverse comments to make on the proposal although it was interested to know if CCTV was proposed as part of the development.
- 4.12 **Scottish Environment Protection Agency (SEPA)** has no objection subject to conditions to ensure no ground raising takes place in the area of the new car park, which is part of the functional flood plain. Also that the new proposed crossings of the burn do not constrict the flow of water and do not increase

the risk of flooding locally. Finally a condition should be applied that a construction environment management plan (CEMP) is submitted.

4.13 **Scottish Water** has no objection to the proposal and notes that there is sufficient capacity at Invercarnie Treatment Works and Inverurie Waste Water Treatment Works.

4.14 **sportScotland** notes that whilst there will be a reduction in overall pitch space (moving from 5 full size grass pitches and 1 full size synthetic pitch to 2 full size grass pitches, 1 small sided pitch grass area and 2 full size synthetic pitches), the addition of a full size synthetic pitch will provide increased playing capacity overall. The loss of the pitches is considered acceptable subject to a condition securing the correct standard of synthetic pitch. In terms of athletics provision, it initially noted the loss of the J track and requested that athletics provision to at least the same level be replicated on the site. At the time of writing an amended plan showing a J track has been submitted, but a final consultation response is awaited from the consultee following a meeting to take place later in April 2018.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

5.2 Aberdeen City and Shire Strategic Development Plan 2014

The purpose of this Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

5.3 Aberdeenshire Local Development Plan 2017

Policy P1: Layout, siting and design

Policy P2: Open space and access in new development

Policy P3: Infill and householder developments within settlements

Policy P4: Hazardous and potentially polluting development and contaminated land

Policy E1: Natural heritage

Policy PR1: Protecting important resources

Policy C1: Using resources in buildings

Policy C4: Flooding

Policy RD1: Providing suitable services

5.4 Other Material Considerations

Garioch Open Space Audit

6. Discussion

6.1 The key planning issues in the determination of this application are:

- the principle of the development within the protected site, including consideration of the changes to sports provision;
- consideration of the layout, siting and design and any impacts on neighbouring properties and uses;
- consideration of impacts on the natural environment; and
- satisfying all technical requirements including flooding, noise and parking.

Principle of development

6.2 The location of the site within the settlement of Inverurie requires the site to be considered as an infill development. However, in this case the infill considerations under Policy P3 shall be restricted to issues of scale, design and amenity that will be better dealt with in subsequent sections. The primary policy therefore in establishing the acceptability of the principle of the development is Policy PR1 (Protecting important resources) which aims to ensure that natural resources are conserved and that we do not lose opportunities for future generations. Fundamentally this policy seeks to ensure land resources which are needed for specific uses are not lost to other types of development. Within PR1 the section on open spaces states that:

“Development will not normally be permitted on areas of open space, including outdoor sports facilities, unless the new use is ancillary to the use as open space. Important areas of open space are identified as ‘protected land’ within the settlement statements. Exceptionally, the development of essential community infrastructure may be allowed if it will not result in a deficit of open space of the type affected within the settlement, as evidenced by the Open Space Audit, or prejudice the continuity of a green network.”

6.3 The development proposed will result in the loss of a considerable amount of the current open space that forms the area identified as P2 in the Local Development Plan, which is protected land to conserve the recreation area and playing fields. Whilst there would be changes to the west of the site, it

would remain open and the existing 3G pitch and sports centre will remain, the other approximate half of the site will be completely redeveloped. In this area, the proposed development, which will deliver a new centre and all-weather community pitch along with the flexible community hall, jogging track and the cycle track, will significantly alter the provision of sporting facilities in Inverurie. The fact there will be enhanced provision and considerably increased capacity for indoor and outdoor activities is a significant consideration that must be welcomed and would justify any perceived detriment to the existing situation. The ancillary land required for parking and drainage are necessary to allow the development to proceed.

- 6.4 The Garioch Open Space Audit assessment sheet notes the GSC site as a facility with full public access for a whole range of customers and which is very well used. No problems or opportunities are highlighted in the assessment. In terms of the audit itself, the Strathburn / GSC site is recorded as 'sports areas' and it is noted that Inverurie is well provided with sports areas relative to other types of open space and the average proportion for Aberdeenshire. The site is not specifically identified as part of the green network. The lack of seating areas outside play parks and away from traffic are also noted; this could be addressed by way of a condition to secure additional seating at logical points within the site.
- 6.5 It is therefore concluded that the redevelopment and perceived loss of open space is acceptable when considered against the Open Space Audit (due to the existing level of provision) and Policy PR1 (due to the retention and enhanced provision of sporting facilities on the site and necessary ancillary uses). The application is therefore considered to comply with Policy PR1 and despite concerns raised in representations on this topic, the development is acceptable in principle.
- 6.6 The issue of the change in sports provision is also a matter for sportScotland. The initial consultee response highlighted that whilst there will be a reduction in overall pitch space (moving from 5 full size grass pitches and 1 full size synthetic pitch to 2 full size grass pitches, 1 small sided pitch grass area and 2 full size synthetic pitches), the addition of a full size synthetic pitch will provide increased playing capacity overall. However, due to the loss of the J track it lodged a holding objection. Amended plans were then submitted that reconfigured pitch provision in this part of the site and allowed a new J track to be accommodated. A further response was received from sportScotland that indicates that it intends to meet with the applicant and Scottish Athletics to discuss the application before finalising its response. It was also indicated that this was unlikely to result in a significant re-design of the scheme and that it would be appropriate to proceed to committee. Receipt of a satisfactory response from sportScotland is included as a delegated matter.

Layout, siting and design

- 6.7 The proposal involves a number of significant elements that will change the appearance and character of the area and bring development closer to the edge of the site and neighbouring properties at Middlemuir Road, Maryfield West, Old Chapel Road and Millfield Avenue. To the south of the Strath Burn the existing car park will be substantially extended along the rear of eight gardens which have limited screening at the present time. The car park layout has been designed to retain a 10m wide buffer of a pedestrian path and landscaping between the uses. Five new lights to match the lighting in the

existing car park are proposed. Whilst there is no gate at the site entrance, there is a barrier on the entry road and a condition is to be applied to ensure a car park management plan is submitted. Any visual impact on the properties at Maryfield West will be mitigated by the existing mature landscaping which is to remain.

- 6.8 Moving to the eastern boundary of the site, it is proposed to locate the large detention basin for surface water drainage in the south east corner. This requires an element of 'cut and fill' and involves the formation of a 1m bund above the existing ground level which will run around the perimeter of the basin with the cycling / jogging track on top. The land in this part of the site is already higher than the neighbouring gardens to the south in Maryfield West and it is noted that it is proposed to provide a stand of landscaping on the sloping ground leading down to the boundary with the nearest property. This landscaping, once established, will provide an adequate screen to protect the privacy and amenity of residents.
- 6.9 Three existing trees will have to be removed along the boundary with Strathburn Primary School, but the others will remain. The ground is slightly elevated compared to the school site and the cycling / jogging track will run parallel to this boundary. As a result, this area of the site may see an increase in use from the existing informal use that occurs, but it is not considered this will be substantial or intrusive to the school as one representation suggests. The landscaping and separation between the site and school building means there will be no significant impact at this part of the site. Similarly, it was suggested in the same representation that the new stadium or sports centre building could overshadow the school. Whilst these do sit to the direct west of the school, again this is not considered an issue due to the scale of these structures and distance between them. To the north of the detention basin is car park 3 (84 spaces) which is only to be used on match days. It will have a new light in each corner of the surfaced area and will also be subject to restricted access and the car park management plan. Overall, it is not considered that there will be any impact on the school site and the impact from the development around the new basin can be mitigated by the new landscaping proposed.
- 6.10 On the northern boundary of the site, the existing site access would be closed off with matching fencing and a new vehicular entrance would be formed in the existing fence to provide access to car parks 3 & 4 on match days only and service / deliveries to the centre. Beyond the access into the site a new landscape feature would be formed to provide a buffer between the site and rear gardens of Millfield Avenue. Continuing along the northern boundary adjacent to Old Chapel Walk the existing mature trees and post and wire fencing would remain. New development in the form of car park 4 (45 spaces) with two new lights is proposed opposite three recently built dwellinghouses at Netherfield. The new community hall / tennis barn would sit beyond the car park, but this is approx. 25-30m from the site boundary and is separated by Old Chapel Walk and the existing mature trees. The cladding proposed for the hall and pitch perimeter would match and is a combination of light coloured translucent insulated panels (hall only) and a palette of six colours of profile metal cladding in shades of blue and grey. The colours proposed are not yet fixed and will be subject to a condition. A shallow mono-pitch roof is shown with its lowest point facing north. There are no windows on this elevation and as result, there will be no detrimental impact in terms of overlooking, overshadowing or overbearing from the development.

- 6.11 The principal building on the site will be the new sports centre / hub to the east of the existing 3G pitch. As previously stated this is a 1 - 1½ storey building facing the 3G pitch rising to 2 - 2½ storey overlooking the new hybrid pitch on the west side. This building is approximately 100m from the nearest dwellinghouses and even from the hospitality areas and upper levels of the stand, views towards the nearest residential properties will be distant and at an angle from the pitch. The 2.4m perimeter wall around the pitch will be a significant new feature within the site and has been designed to be as attractive as possible in the same cladding material as the buildings, which is yet to be confirmed. A stand, which appears to be non-seated, is shown on the east side of the hybrid pitch. This would be much lower in height than the stand opposite and is understood to be being relocated from elsewhere. Eight new floodlights will be required to service the new hybrid pitch, with these all located on the 'long' sides directly light across the pitch and minimising the impact on neighbouring properties. Environmental Health has looked at the lighting proposals for the whole site and has expressed no concerns about this aspect, apart from requiring a condition to ensure both pitches are vacated by 22:00 and lights switched off by 22:15. This will be conditioned.
- 6.12 The main building overall is a relatively complex structure of contemporary appearance. The concourse leading across the Strath Burn from the main car park to the reception area will provide a welcoming feature with appropriate signage and the unusual sports bridge linking back to the old building. Windows will all have grey aluminium frames and the bridge as shown has a honeycombed transparent Perspex finish on grey steel props to allow access underneath. The east side of the building will be dominated by the stand, with its overhanging canopy and Perspex / acrylic side screens to provide shelter. The existing 3G pitch will be directly adjacent to the new building on the east side. The existing fencing will be removed and replaced with the same 2.4 horizontally clad wall. A new 179 seater stand will be positioned on the north, long side of the pitch, this is proposed to be relocated from another local pitch.
- 6.13 In terms of changes to the existing building, the closure of the main entrance and addition of the outside play area in the south west corner will not be significant. The play area will result in the loss of two existing trees and is proposed to be enclosed with the same horizontal cladding. No changes are proposed to the existing play area alongside Burghmuir Drive.
- 6.14 In conclusion, there are a number of key components to this proposal which in combination will result in a significant change to the character of the area and the perception of the amount of built development, despite the amount of open space that will remain as pitches. However, through refinement of the proposal the applicant has ensured that the impact from the siting and design will be minimised and overall it is considered that the proposal meets the requirements of Policy P1 (Layout, siting and design) and Policy P3 (Infill and householder developments within settlements). The sustainability of the building will be ensured by applying a condition requiring the development to meet the required standard of energy efficiency, carbon dioxide emissions reduction and other measures. Doing so will allow the proposal to meet the requirements of Policy C1 (Using resources in buildings).

Natural environment

- 6.15 The development will result in a significant change to this area within Inverurie, although it must be acknowledged that the playing fields themselves will have very limited biodiversity value. However, the Strath Burn although constrained in a narrow channel has opportunities for enhancement and mature trees must be protected. As previously stated, approximately 30 trees will have to be removed to allow the development to proceed. This is considered acceptable by the Environment Team subject to conditions to ensure the recommendations of the Tree Survey are implemented and a Tree Protection Plan is submitted. A landscaping plan showing planting along the burn to improve biodiversity and a plan to ensure the burn is protected during the construction phase (also required by SEPA) will also be conditioned.
- 6.16 The bat survey submitted with the application is considered acceptable and no action, other than inclusion of a standard informative is required. The applicant has also advised that a number of bat and bird boxes will be erected and maintained. Initial requests from the Environment Team for boundary enhancements to the planting along Burghmuir Drive were agreed not to be necessary for this application. Taking all of the above into account, it is considered that the application will meet the requirements of Policy E1 (Natural heritage).
- 6.17 Policy P2 (Open space and access in new development) requires existing and potential public access routes to be protected and new developments must include appropriate opportunities for informal recreation, and promote walking and cycling as a means of transport. It was evident from the site visit that many people cross the existing playing fields and exercise dogs in the area. Although direct desire lines from Old Chapel Walk to Burghmuir Drive will be severed by the redevelopment of the site, improvements are proposed in terms of the network of surfaced paths around the key buildings and pitches and this will still allow permeability across the site. In addition, these paths and links to surrounding streets will ensure that opportunities for users of the facility to travel by foot and bicycle are encouraged and enhanced. The proposal is therefore considered to comply with Policy P2.

Access and parking

- 6.18 The principal access to the site will remain from Burghmuir Drive into car park 1 (25 spaces) and then via a reconfigured access into an extended car park 2 (248 spaces) by the new main entrance. A new access is proposed off Old Chapel Walk to the north of the site, this will provide access to car park 3 (84 spaces) and car park 4 (45 spaces) and allow for deliveries and service vehicles.
- 6.19 Transportation in its consultation response, has no objection to the proposal. There are no concerns about the standard of access at Burghmuir Drive and it is concluded that even on match days, despite there being potential for an adverse impact on traffic flow, at the period spectators arrive and leave the site, these times will be short lived and not coincide with peak periods. However, one concern relates to the safety of any pedestrians crossing Burghmuir Drive at these times and as a consequence, a formal pedestrian crossing will have to be provided between the site access and Burghmuir Circle. The Transport Statement submitted in support of the application notes that surrounding streets are already served with traffic restrictions in the form

of double yellow lines where parking would cause a significant restriction or be unsafe. It also notes that additional parking restrictions are likely to be required on Old Chapel Road to ensure that access is not restricted to the residential areas for members of the public. Transportation has also stated that restrictions in and around Old Chapel Road should be agreed and installed prior to the facility being occupied.

- 6.20 In terms of parking, Transportation has questioned some of the methodology adopted to calculate the parking requirement for the overall site and instead of the 402 spaces proposed, standards suggest a maximum parking requirement of 226 spaces. Given the multitude of uses proposed for this site there is some discretion on the number of spaces and the consultee accepts that the 273 spaces proposed in car parks 1 & 2 are acceptable in this case. Looking specifically at the parking standards for stadia and considering a maximum attendance of 700 spectators, Transportation is prepared to accept the provision of additional parking in car parks 3 & 4, but only for match day operational purposes only. There would be no general public access to these car parks and they would be restricted to use by players, officials, referees and other users associated with Inverurie Locos matches throughout the season. The car parks are proposed to have barriers installed and in order to manage use, a condition shall be applied for a car park management plan to be submitted and approved.
- 6.21 The Transport Statement covers pedestrian and cycle access to the site and notes that some improvements are proposed to links from Old Chapel Road and within the site and cycle parking (17 spaces) will be provided at the main entrance and in car parks 3 & 4. Provision for coaches in the form of a drop-off layby in car park 2 and parking for two coaches (match days only) to the rear of the main building is also proposed. Transportation is satisfied with these measures and requires that the Travel Plan for the centre is updated and a new Travel Plan for Inverurie Locos staff and spectators shall be prepared; these can be conditioned.
- 6.22 Taking account of the above, it is considered that the concerns raised in representations about insufficient parking, inability of roads to cope, need for parking restrictions and the lack of provision for non-motorised travel have all been satisfactorily addressed or can be mitigated by relevant conditions. As a consequence, the proposed development is considered to comply with the requirements of Policy RD1 (Providing suitable services).

Flooding and drainage

- 6.23 The proposed development will be connected to the mains water supply and foul drainage network. Surface water is to be disposed of through a variety of means including rainwater recycling, permeable paving with infiltration trenches within car parks, the use of a detention basin draining to the watercourse and swales and gullies. These measures have been assessed by technical consultees and found to be acceptable subject to conditions.
- 6.24 The site is at risk from flooding to the south / south east of the Strath Burn with areas to the north and west protected by topography. Both SEPA and the Flooding & Coastal Protection Unit have assessed the information and plans submitted. SEPA was initially satisfied with the measures subject to conditions and following receipt of amended details, the Flooding & Coastal Protection Unit was also satisfied subject to a number of conditions. It is therefore

concluded that the drainage arrangements are satisfactory and that the development is not at serious risk of flooding and nor will it increase flood risk elsewhere. This meets the requirements of Policy C4 (Flooding).

Noise and Light Pollution

- 6.25 The introduction of this scale of new development into areas which were previously considered to be 'undeveloped' has the potential, or perceived potential, to result in noise or light pollution if not carefully managed, which clearly could impact on the amenity of neighbouring properties and uses. As previously highlighted, the new lighting associated with the extended or new car parks has been assessed and is considered acceptable. Lighting associated with the existing 3G pitch will not change as a result of the development, however, new lighting for the new hybrid pitch to the east will be required. Having considered the new lighting strategy, Environmental Health has no significant concerns subject to a condition requiring pitches to be vacated by 22:00 and lights out by 22:15.
- 6.26 The above condition will also address any noise complaints from games taking place on the outdoor pitches, of which there is not believed to be a history of complaints. There will be a new hospitality / function suite on the upper floor of the new building over-looking the new hybrid pitch. It is noted that there is a large south-facing balcony accessed from the suite and after discussions with the agent and Environmental Health it was concluded that there is unlikely to be any impact from this area and if any nuisance does arise, it is most appropriately dealt with under Environmental Health powers. The use of car park 2 also has the potential for noise in close proximity to neighbouring properties and the management plan will assist with this issue. The development is therefore considered to comply with Policy P4 (Hazardous and potentially polluting development and contaminated land).

Conclusion

- 6.27 The redevelopment of the Garioch Sports Centre has been an aspiration that has been under consideration for a number of years and which has been the subject of considerable debate, engagement with the Planning Service and the subject of at least two formal public events prior to submission of the application. The resulting scheme is an attractive and contemporary development befitting a facility which aims to be one of the biggest amenities in Scotland, the home of Loco Works FC and a complementary facility to other projects in Inverurie, such as the new Inverurie Campus and gymnastics clubs.
- 6.28 The proposal is a complex development that will result in significant change to the immediate area. However, through a process of careful design and refinement it has been possible to accommodate all the necessary elements within the site without any significant detrimental impact on the amenity or privacy of neighbouring properties or uses. All technical matters have been considered and, subject to a range of conditions, are acceptable. The final issue to be resolved is receipt of a satisfactory response from sportScotland on athletics provision on the site. Subject to resolution of this matter, the recommendation is to grant full planning permission for the proposal.

7. Area Implications

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

8. Implications and Risk

- 8.1 An equality impact assessment is not required because the grant of permission in this case would not have a differential effect on any of the protected characteristics.
- 8.2 There are no staffing and financial implications.
- 8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.

9. Sustainability Implications

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

10.2 Local Development Plan Departures

None

- 10.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.
- 10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 10.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

11. Recommendation

- 11.1 **That authority to GRANT Full Planning Permission be delegated to the Head of Planning and Building Standards subject to:-**

a) a satisfactory consultation response from sportScotland and any condition arising from this; and

b) the following conditions:

- (1) No works in connection with the development hereby approved (including ground works) shall commence unless a construction environmental management plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include the following:
 - (a) Risk assessment of potentially damaging construction activities;
 - (b) The use of protective fences and exclusion barriers of maximum possible width either side of the length of the Strath Burn prior to and during construction phases;
 - (c) How to address surface water management during construction through construction SUDS;
 - (d) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
 - (e) The location and timing of sensitive works to avoid harm to biodiversity features;
 - (f) The times during construction when specialist ecologists may need to be present on site to oversee works;
 - (g) Responsible persons and lines of communication;
 - (h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;

All works carried out during the construction period shall be undertaken strictly in accordance with the approved CEMP.

Reason: In the interests of protecting the environment, including the water environment.

- (2) All recommendations from the Black Hill Ecology Tree Report shall be implemented in full and no works in connection with the development hereby approved shall commence unless a tree protection plan has been submitted to and approved in writing by the planning authority. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:
 - a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);
 - b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction);
 - c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas;
 - d) An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation;
 - e) An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained;
 - f) A method statement for any works proposed within the root protection areas of the trees shown to be retained.

No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities

shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed.

Reason: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

- (3) That from the date of this notice, there shall be no change to existing ground levels within the 1 in 200 year flood extent as shown on drawing number 111487/2010 by Fairhurst in the Revised Flood Risk Assessment dated March 2018.

Reason: To protect people and property from flood risk.

- (4) That the lowest point of entry to the proposed building to be at least 75.85m AOD.

Reason: To protect people and property from flood risk.

- (5) That the three new watercourse crossings are designed to ensure that they do not constrict the flow of water during flood conditions and do not increase flood risk locally. They should be designed to span the full width of the watercourse up to the 1 in 200 year design flow with the soffit level set above the 1 in 200 year design flood level plus a suitable allowance for freeboard.

Reason: To protect people and property from flood risk.

- (6) Prior to the occupation of the new sports centres, details of Emergency Procedures, including the closure of areas of car park at continued flood risk, shall be submitted for the approval of the planning authority.

Reason: To protect people and property from flood risk.

- (7) Prior to the commencement of construction of the new synthetic pitch to the east of the site, details of contractor(s) and pitch specification shall be submitted for the written approval of the planning authority. For the avoidance of doubt, the pitch must be designed and constructed by a recognised (e.g. SAPCA* registered) specialist pitch contractor(s). Once approved, the pitch shall be constructed in full accordance with the approved details.

*SAPCA is The Sports and Play Construction Association (www.sapca.org.uk)

Reason: to ensure the replacement pitch is constructed to a standard which compensates for the loss of the grass pitches area.

- (8) Prior to the extension or construction or any of the additional parking hereby approved, a car park management plan shall be submitted for the written approval of the planning authority. The plan shall include:
- a) the position of all barriers to restrict access;
 - b) details of the hours of operation for car parks 1 & 2;
 - c) details of the match day only use of car parks 3 & 4;

- d) details of those responsible for ensuring car parks are secured;
- e) details of how the management plan will be monitored and reviewed; and
- f) any other details necessary to allow effective management of the car parks.

Once approved, the car park management plan shall be implemented in full prior to the relevant parking area being brought into use.

Reason: In the interests of ensuring traffic in the area of Old Chapel Road and disturbance to neighbouring properties is minimised.

- (9) Prior to the commencement of development, designs and an implementation plan for a new pedestrian crossing between the site entrance and Burghmuir Circle shall be submitted for the written approval of the planning authority. Once approved, the crossing shall be installed in accordance with the approved details prior to the new sports centre being brought into use.

Reason: To ensure the safety of pedestrians as a result of the increase in traffic generated by the development.

- (10) Prior to the commencement of development, any necessary waiting restrictions in and around Old Chapel Road shall be submitted for the written approval of the planning authority. Once approved, the restrictions shall be installed in accordance with the approved details prior to the new stadium being brought into use.

Reason: To ensure the additional restrictions are implemented in the interests of road safety.

- (11) The development hereby approved shall not be brought into use unless an updated Travel Plan for Garioch Sports Centre produced in line with the framework in the Transport Statement has been submitted to and approved in writing by the planning authority. A Travel Plan for Inverurie Loco Works FC shall also be produced covering staff and spectators for approval. Each Travel Plan shall encourage more sustainable means of travel and shall include mode share targets. They shall identify measures to be implemented, the system of management monitoring review, reporting and duration of the incorporated measures designed to encourage modes other than the private car. Neither the sports centre nor stadium facility shall be brought into use unless the measures set out in its respective approved Travel Plan have been implemented in full.

Reason: In the interests of encouraging a more sustainable means of travel to and from the proposed development.

- (12) In addition to the landscaping details already submitted, no works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority.

Details of the scheme shall include:

- a) a schedule of planting within and along the Strath Burn;
- b) specifications and standards of native species (incl. increased use of evergreen trees) within the area south of the SUDS basin (north of

Maryfield West) and the area north of the hybrid pitch (adjacent to Old Chapel Road);

- c) the position of proposed bird and bat boxes within the site;
- d) the position of at least three seats / benches in appropriate locations adjacent to the SUDS pond, car park 3 and Old Chapel Walk boundaries, or as otherwise agreed in writing with the planning authority;
- e) A programme for the implementation, completion and subsequent management of the proposed landscaping and above measures.

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

- (13) Notwithstanding the details on the approved drawings, prior to the construction of any development involving the coloured profile metal cladding (buildings, pitch or play area enclosures), samples of the colours proposed shall be submitted to the Planning Service for formal written approval. Once approved, the cladding shall be installed in accordance with the agreed details.

Reason: To allow the finish of the key elements of the proposal to be considered in the interests of the appearance of the development.

- (14) No individual building hereby approved shall be erected unless an Energy Statement applicable to that building has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:
- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
 - b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy C1 of the Aberdeenshire Local Development Plan 2017.

- (15) The jogging and cycle track along with footpaths within the site shall be completed and available for use prior to the sports centre being completed.

Reason: To ensure the timeous provision of these ancillary features in the site.

- (16) The athletics J track shown on the approved plans shall be completed and available for use prior to the sports centre being completed.

Reason: To ensure the timeous provision of the track and retention of athletics provision on the site.

- (17) That the outdoor 3G / hybrid pitches shall not be used outside the hours 08:00 - 22:00 and any artificial lighting shall not be used outwith the hours 08:00 - 22:15.

Reason: In the interests of the residential amenity of the adjacent properties.

- (18) The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

- (19) Waste water from the proposed development shall be disposed of via the public sewer as indicated in the submitted application and shall not be disposed of via private means without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

- (20) The sports facilities hereby approved shall not be brought into use unless the proposed surface water drainage system has been provided in accordance with the approved plans and the Fairhurst Drainage Assessment dated November 2017 Issue 2 and amended drawing 111487/2200 Rev C. The surface water drainage system shall be permanently retained thereafter in accordance with the approved maintenance scheme

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

11.2 Reason for Decision

The proposed development accords with the Local Development Plan and there are no material considerations which indicate that permission should be refused.

Stephen Archer
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Date: 04/04/2018