

# REGULATORY PANEL: 14 DECEMBER 2022

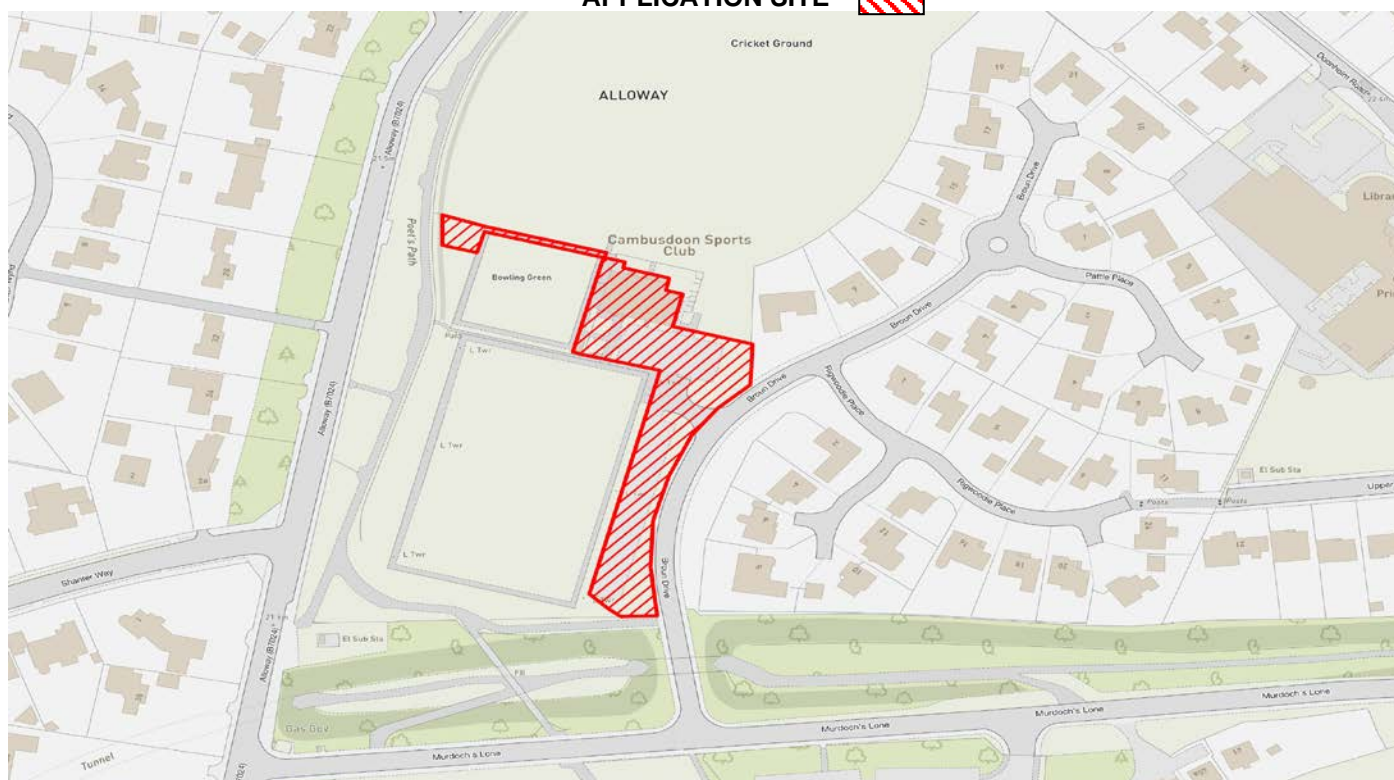
## REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

22/00698/APP

2 BURNS WICKET AYR SOUTH AYRSHIRE KA7 4NH

### Location Plan

APPLICATION SITE 



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### Summary

Cambusdoon Sports Club are seeking planning permission to alter and extend the existing clubhouse building to its principal elevation by erecting a two-storey extension with a 'wrap-around' exterior upper floor external viewing balcony. The proposals include alterations to the carpark layout to increase parking provision and alterations to the vehicular entrance and exit; the erection of a fence along the boundary with Broun Drive; and the erection of a groundworkers compound to the northwest of the bowling green.

The application has been assessed against the various material planning considerations which include the provisions of the development plan, government guidance, consultations, representations received and the impact of the proposed development on the locality. The assessment concludes that the proposed development complies with the development plan. The consultation responses do not raise any issues of over-riding concerns that cannot be satisfactorily addressed by way of condition. Equally, the points raised in the letters of objection have been fully considered, but do not raise any issues that would merit a recommendation of refusal of the application. Overall, there are no policy objections and following the above assessment, it is considered that the proposal will not have a significant adverse impact on the amenity of the locality. Given the above assessment of the proposal and having balanced the applicant's rights against the general interest, it is recommended that the application be approved subject to conditions. Accordingly, the application is recommended for approval.

This application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as five, or more, competent written objections have been received from separate households.

## REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

### REGULATORY PANEL: 14 DECEMBER 2022

<b>SUBJECT:</b>	<b>PLANNING APPLICATION REPORT</b>
<b>APPLICATION REF:</b>	<b>22/00698/APP</b>
<b>SITE ADDRESS:</b>	<b>2 Burns Wicket Ayr South Ayrshire KA7 4NH</b>
<b>DESCRIPTION:</b>	<b>Alterations and extension to existing sports club and upgrade works to existing grounds and car park</b>
<b>RECOMMENDATION:</b>	<b>Approval with conditions</b>

#### APPLICATION REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

#### 1. Proposal:

The application site is approximately 3.6ha comprising a detached modern sports clubhouse finished in red facing brick, situated within the grounds of the multifunctional Cambusdoon Sports Ground located at 2 Burns Wicket, Alloway. The building is centrally located within grounds, sandwiched between the car park to which its southern principal elevation affords level access, and the football pitch further southwest, the bowling green to the west and the cricket ground to the immediate north - towards which the clubhouse's rear elevation projects a veranda at ground level and panoramic fenestration from its upper floor. The eastern boundary of the site meets a row of detached dwellings whose rear boundaries wrap around the eastern extremity of the cricket field. The area is designated as open space, as defined by the South Ayrshire Local Development Plan 2 (LDP2) and sited within a predominately residential area.

Cambusdoon Sports Club is seeking planning permission to alter and extend the existing clubhouse to its principal elevation by erecting a two-storey extension with associated 'wrap-around' exterior upper floor external viewing balcony. The proposals also include alterations to the car park layout, formation of a new vehicular entrance so as to create a 'one way' system for vehicles, and additional parking provision. It is also proposed to erect a 1.5m high fence along the eastern boundary with Broun Drive; and the erection of a groundworkers compound to the north-west of the bowling green.

The proposed two storey extension, which is to be sited to the principal elevation of the building, provides a 'multi let fitness suite', changing areas with showers and WCs (including an accessible changing area, shower and WC); an accessible lift leading to the upper floor of the building; and an entrance foyer on the ground floor. An enclosed viewing lounge/ café area is proposed on the upper floor of the extension.

The proposed two storey extension reaches the height of the existing building (approximately 9.7m) and projects approximately 14m beyond the original front building line of the building, on the ground floor, at its furthest depth. The extension has a footprint of approximately 50sqm and the proposed materials comprise metal standing seam roof, zinc and timber effect clad walls and grey polyester powder coated aluminium windows and doors. The proposed upper floor external viewing balcony wraps around the proposed new extension to its principal elevation, extending along the full width of the western elevation of the building, and wraps around the to its rear elevation to the north. Stairs to access the viewing balcony are to be located to the rear elevation of the building. The proposed balcony, which comprises galvanised steel with a grey polyester powder coated finish and glazed balustrade, is proposed at first floor level and projects 8.3m in depth (at its maximum depth) in front of the proposed extension on the principal elevation of the building. The proposed upper floor platform height shall be approximately 3.2m above ground level and the associated glazed panel balustrades are to be approximately one metre in height from the platform. It is intimated in the submission that the external viewing balcony shall facilitate spectators for the football field to the south of the building, the bowling green to the west of the building and the cricket ground to the rear (north) of the building.

It is also proposed to revise the existing layout of the associated clubhouse car park so as to create an additional vehicular entrance along Broun Drive. This will result in the introduction of a 'one way' system for vehicles utilising the car park. In addition to the alterations to the entrance of the car park, an additional 20 car parking spaces are proposed to be introduced into the curtilage of the club. This increases the current car parking provision from 52 spaces to 72 spaces.

It is also proposed to erect a 1.5m high perimeter fence along the eastern boundary of the site with Broun Drive, however, no details of the proposed fence have been submitted with the application. Additional lighting is also proposed to be erected on the existing flood lighting columns, so as to provide additional lighting for the carpark; however, there are also no details of the proposed lighting submitted with the application. Furthermore, both aspects can be 'conditioned out' of the permission, as explained further, below.

Finally, a groundworkers compound is proposed to be sited to the north-western boundary of the bowling green area which comprises an area of approximately 132.25 sqm (11.5m in length by 11.5m in width) and proposes a 1.8m high close boarded timber fencing and double gates.

This application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as five, or more, competent written objections have been received from separate households.

## **2. Consultations:**

**The Ayrshire Roads Alliance (ARA)** offer no objection, subject to conditions, to the development proposals from a traffic and transportation perspective. The ARA in their response, has advised that they have undertaken a review of all information submitted in support of the application, and within this review they have also taken cognisance of the various objections lodged, in particular those which raise concerns in relation to parking. With respect to the parking requirements associated with the application proposals, the proposed Multi-Let Fitness Studio with a Gross Floor Area (GFA) of circa 50m<sup>2</sup> would, in accordance with Council's adopted standards, require a provision of an additional 3 spaces within the curtilage of the site. As the proposals include for an increase of 20 spaces, from an in-curtilage parking provision perspective, the proposals are considered by the ARA to be acceptable.

Concerns have been raised within objections around parking pressures on adjacent public roads including Broun Drive. The ARA acknowledge that there can be a high competition for on street parking on public roads adjacent to the application site. However, they are of the view that this is more likely to be a result of cumulative activities in the area, including Ayr Rugby Club, Burns Museum, Alloway Parish Church and Brig o' Doon House Hotel, as opposed to an issue created by the Cambusdoon Sports Club in isolation. As this occasional spike in parking demand is not as an exclusive result of the application site, the ARA has advised that it would not be appropriate to lay the responsibility in resolving these existing parking challenges at the door of this planning application, particularly considering the modest scale of the development proposal. The site is required to manage and mitigate its own trip generation and parking requirements. As summarised above, the proposals incorporate sufficient additional parking to meet the land uses associated with the application/ development proposal. The ARA would, however, be minded to support the conditioning of an Event Management Plan – this plan would be required to demonstrate how traffic would be managed when larger "one-off" style events are to be hosted within the Cambusdoon Sports Club.

With respect to cumulative parking pressures in the general area of the application site, this is a matter that the ARA can investigate separate to the planning process in order to establish what steps may be possible to help mitigate the issue.

The ARA would offer no objections to the proposed secondary site access junction to create an “in and out” traffic management arrangement, on the condition that the junction be designed and constructed to fully comply with the standards as set out in the SCOTS National Roads Development Guide, as adopted by Council. The ARA are however of the opinion that a Traffic Regulation Order (TRO) for junction clearances (double yellow no waiting, no loading restrictions) at both the entry and exit junction bellmouths would be beneficial in helping to ensure the smooth operation of vehicle access and egress to and from the site. The ARA have therefore included an advisory note that the full costs of promoting an associated TRO shall require to be met by the applicant. In summary, following the ARA review of all supporting information, they are minded to offer a recommendation of no objection, subject to advisory notes and conditions as set out in Section 9 of the report.

**Environmental Health** offer no objections. An advisory note is attached to section 9 of this report with regards the management of noise levels associated with the operation of the facility. The Environmental Health Service have powers to investigate, monitor and action noise complaints should any arise in the future. A further advisory note is recommended and requires any floodlighting associated with the proposal to be designed in accordance with the Institute of Lighting Professionals “Guidance Note for the Reduction of Obtrusive Light.”

**3. Submitted Assessments/Reports:**

In assessing and reporting on a Planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para. 4 (c) (i) to (iv) of the Development Management Regulations.

A design and access statement accompanies the application submission. The statements sets out the location and context of the proposals, the club’s aspirations for the building, the proposed design concept and alternative designs considered. The statement intimates that the club building was built in late 1990s, primarily as a cricket club, and was built as a community facility for the adjacent ‘Robertson’s Field’ residential estate. The statement intimates that the Club has grown in popularity and now offers football, bowling and other classes, in addition to its primary function as a cricket club.

**4. S75 Obligations:**

In assessing and reporting on a planning application the Council is required to provide a summary of the terms of any planning obligation entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of planning permission for the proposed development. None.

**5. Scottish Ministers Directions:**

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. None.

**6. Representations:**

51 representations have been received, 15 of which object to the proposed development and 36 support the proposed development. All representations can be viewed online at [www.south-ayrshire.gov.uk/planning](http://www.south-ayrshire.gov.uk/planning) and are summarised, below;

Points of objection;

- Concerns with additional noise nuisance and overlooking of properties from upper floor viewing balcony;
- Concerns with parking provision/ road safety/ congestion/ emergency vehicle access/ inconsiderate parking on Broun Drive and surrounding area;
- Concerns with potential light pollution from additional lighting proposed;
- The proposed fence to the boundary along Broun Drive would be detrimental to the open space/ visual amenity of the area;
- The proposed extension is not in keeping with the area;
- The existing club could facilitate alterations without extending;
- The Club has outgrown its site and has a detrimental impact on the historic character of the area and amenity of residents;
- Concerns with further anti-social behaviour from patrons of the Club and litter.

Points of support;

- The proposals improve and update the existing facilities for members and visitors (particularly for females);
- The Club requires to adapt to meet the needs of its members;
- The facility encourages physical and mental wellbeing of children and members of the Club;
- Additional parking, bike racks and improved traffic plan will assist with current congestion/ road safety;
- The Club is a valuable community asset for the area;
- The proposed viewing area will provide a safe space for spectators;

In accordance with the Council's procedures for the handling of planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report by addressing the Panel directly. A response to these representations is included within the assessment section of this report.

**7. Assessment:**

The material considerations in the assessment of this planning application are the provisions of the development plan, other policy considerations (including government guidance), objector concerns and the impact of the proposal on the amenity of the locality.

(i) Development Plan

Section 25 of The Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan; the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The following provisions of the development plan are considered relevant to the consideration of this application:

- Strategic Policy 1: Sustainable Development;
- Strategic Policy 2: Development Management;
- Community Facilities;
- Open Space; and
- Land use and Transport.

Strategic Policy 1: Sustainable Development seeks to support the principle of sustainable development by making sure that development respects, protects and where possible, enhances natural, built and cultural heritage resources. Strategic Policy 2: Development Management ensures development is in accordance with the site's land use and will be appropriate in terms of layout, scale, massing, design and materials in relation to their surroundings and surrounding land use. In addition, development should be suitable in terms of its bearing on residential amenity, infrastructure implications and contribute to the efficient use of public services and facilities.

In this instance, the development proposals seek to alter and extend an established sports club within the settlement of Alloway, Ayr. The alterations and extension of the clubhouse and associated works are of a contemporary nature and are considered acceptable in terms of the proposed siting, scale, massing, design and finishing materials which are considered to complement the original clubhouse. The proposed alterations to the current parking provision and layout of the car park are also considered appropriate for the local area in terms of road safety and effect on the transport network. On this basis, the proposals are not considered to adversely impact the setting, character or appearance of the locale. Furthermore, the proposals are considered to improve and make a positive contribution to existing amenities which enhance the existing sport and leisure facilities at the locale and ensures the continued use of the clubhouse and associated grounds for the benefit of the wider community. It is recognised that, although the application site is designated as open space, it is situated within a predominately residential area. Therefore, careful consideration of the impact of the application proposals on residential amenity in the vicinity, is set out further below. However, the principle of the development proposal is considered to accord with the strategic policies of the development plan.

Consultation responses received have not raised any objections to the proposals. Planning conditions and advisory notes can be attached to any permission to control matters arising as a consequence of the development. It is considered that the development proposals to upgrade and improve the sport and leisure facilities at an existing sports club has the potential to make a positive contribution to local amenities, in terms of the provision of improved and additional community facilities at the locale. This aligns with this policy objective of the LDP in relation to community facilities which seeks to support community facilities.

The open space policy of the LDP requires consideration of the value of open spaces, in order that locally significant green spaces which are valued and valuable to the wider environment are afforded appropriate safeguarding. As such, consideration is required of the individual site-specific factors relating to this site, and the area in which it is set. Development proposals also require to be considered based on the merits of the proposal and any individual site-specific circumstances arising. The application site is an established sports club within an area designated as open space, as defined by the LDP2. The proposed development ensures that an existing facility is retained, upgraded and fit for purpose for the continued use of the community. Furthermore, it is not considered that there would be any adverse effect on the amenity or recreational value of the site or surrounding locality, as set out further below.

LDP Land Use and Transport policy requires for development to provide parking which reflects the role of the development and which keeps any negative effects of road traffic on the environment to a minimum. The ARA position is captured within Section 2 of the report above. They have no objection to the development proposal from a traffic and transportation perspective subject to conditions and advisory notes, as set out in section 9 of the report. On this basis, it is considered that the proposal can satisfy the requirements of the LDP policy in relation to land use and transport.

Given the above policy context, the development proposal, as conditioned, is considered to be in accordance with the aforementioned policy provisions of the local development plan.

The provisions of the Adopted South Ayrshire Local Plan must be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context.

(ii) Other Policy Considerations (including Government Guidance)

Scottish Planning Policy (SPP) sets out that planning policies and decisions should support sustainable development. With regard to open space and recreation facilities, to assess whether a policy or proposal supports sustainable development, the following principles should be taken into account:

- improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment.

SPP also emphasises the need to make efficient use of existing buildings, land and infrastructure. The protection and enhancement of landscapes and the environment, and linkages to infrastructure are also key considerations.

It is considered that the proposals align with SPP as the proposals will enhance the existing sporting facilities associated with Cambusdoon Sports Club and for the reasons captured in part (i) above.

Planning Advice Note 65 - Planning and Open Space Planning Advice Note - PAN65 - Planning and Open Space recognises that "open spaces are important for our quality of life. They provide the setting for a wide range of social interactions and pursuits that support personal and community well-being. They allow individuals to interact with the natural environment and provide habitats for wildlife. They can also be important in defining the character and identity of settlements".

It is considered that the proposals align with PAN 65 as the proposals will enhance the existing facilities associated with the open space provision at Cambusdoon Sports Club and for the reasons captured in part (i) above.

South Ayrshire Open Space Strategy 2012; The Council has produced an Open Space Strategy. The Strategy, which is based on a quantitative and qualitative audit of open space in South Ayrshire, sets out a vision for the provision, management and maintenance of open spaces within the Council's area. Whilst generally seeking to protect and improve open spaces, the Strategy does not preclude them from being developed - particularly when the development improves the facilities associated with the open space. However, development proposals also require to be considered based on the provisions of the development plan, merits of the proposal and any individual site-specific circumstances arising, and also the planning history of the site.

The development proposal seeks to enhance the facilities within the area, ensures the continued leisure and recreational use of the site by the wider community; is within the settlement of Ayr where various modes of transport (bus, cycling and walking) are available. Accordingly, and considering part (i) above, the development proposal, as conditioned, is considered to be in accordance with the aims of the Open Space Strategy.

(iii) Objector Concerns

- *Concerns with additional noise nuisance and overlooking of properties from upper floor viewing balcony;*

Although it is recognised that the proposed facility shall enhance and encourage the use of the existing facilities at the sports club, it is not considered that it will become a 'destination' and attract significant crowds to that currently experienced or which would adversely impact or change the character of the area. It is also considered that the proposals to alter and extend the building will not significantly change the character or nature of the existing sports club or adversely impact the immediate area, that would be so injurious to merit a refusal of planning permission in this instance.

The introduction of an upper external viewing balcony at the club (which is to be used to accommodate spectators attending the club), is not considered to increase the level of noise currently experienced from the facility. It is also recognised that the majority of the balcony is to be sited to the western elevation of the club adjacent to the Poet's Path. However, it is recognised that objectors are concerned that the external balcony will be used for private social functions/events which can be late into the evenings. On this basis, further clarification has been sought by the Planning Service on the use of the external viewing balcony, as it is recognised that private social functions are held at the Club. The applicant's agent has confirmed that the intended use for the balcony is for sports viewing only with a proposed curfew of 9pm in the Summer and 6pm in the Winter, beyond which access to the balcony will be closed. Furthermore, the application proposal has been the subject of formal consultation with the Council's Environmental Health Service (EH) who does not object to the proposals. The potential for noise issues arising from the proposal is a matter for the operator of the facility, and the written confirmation from the applicant's agent is considered to be the club's recognition of the responsible management and use of the external balcony area and its intended use. Notwithstanding, noise nuisance, should it occur, is a matter for the Council's Environmental Health Service or Police Scotland.

Furthermore, it is considered that the alterations and extension retain a sufficient separation distance from the closest residential properties sited in Broun Drive and Rigwoodie Place which sit to the northeast and south east of the site. The closest residential property is 5 Broun Drive which is sited approximately 41m from the closest part of the upper floor balcony on the rear elevation of the building. It has also been agreed by the applicant's agent, that the depth of the rear upper floor balcony will not project beyond the furthest most rear elevation of the building. This ensures that the existing building largely absorbs and mitigates potential for overlooking of neighbouring properties private garden grounds. Notwithstanding, the separation distances from the rear boundaries of the neighbouring properties in Broun Drive, coupled with the reduced depth of the proposed balcony, will ensure that the properties are not adversely impacted in terms of overlooking. This element of the proposal can be attached as a condition to the planning permission and ensures that the precise details of the depth of the proposed upper floor balcony is agreed by the Planning Service prior to commencement of development on site. Notwithstanding, it is recognised that the clubhouse has an existing and enclosed upper floor viewing area sited on its rear elevation which is closer to the rear boundaries on the neighbouring properties along Broun Drive. Therefore, it is not considered that the upper floor balcony area will exacerbate any further overlooking to properties.

Furthermore, the proposed upper floor balcony to the principal elevation of the building is sited approximately 40m (at its closest point) from the side boundary of the closest neighbouring property's side boundary at 5 Broun Drive; and shall be located over 58m from the rear boundaries of the adjacent neighbouring properties sited to the southeast of the site within Rigwoodie Place. It is also noted that an intervening landscape strip of mature planting sits between the rear boundaries of the properties on Rigwoodie Place which back onto Broun Drive.

- *Concerns with parking provision/ road safety/ congestion/ emergency vehicle access/ inconsiderate parking on Broun Drive and surrounding area;*

It is recognised that the main access to the sportsclub shares its access with the adjacent residential estate (Broun Drive, Rigwoodie Place and Pattle Place) where there is one road to facilitate access and exit. The application submission proposes to increase parking provision by creating an additional 20 parking spaces within the curtilage of the sportclub and creating a 'one way' traffic management system for vehicles utilising the clubhouse. A new vehicular access is proposed to facilitate this. The ARA has been formally consulted on the proposals and has offered no objections to the proposals subject to conditions and advisory notes, as set out elsewhere within the report. Therefore, the proposals are not considered to have an adverse impact on the local road network. It is recognised that inconsiderate parking within the local area is not solely from the sportsclub, however, this is not a material planning consideration which can be considered as part of this planning application assessment. This is a matter that the ARA can investigate separate to the planning process in order to establish what steps may be possible to help mitigate the issue.

- *Concerns with potential light pollution from additional lighting proposed;*

As set out above, EH has offered no objections to the proposals. Their recommended advisory note indicates that flood lighting requires to comply with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light to ensure neighbouring properties are appropriately safeguarded. However, the applicant's agent has advised that they no longer wish to install additional lighting for the carpark area, as it is no longer considered necessary. It is therefore recommended that this element of the proposal is 'conditioned out' of the permission (see section 9 below);

- *The proposed fence to the boundary along Broun Drive would be detrimental to the open space/ visual amenity of the area;*



It is indicated on the plans that a fence measuring 1.5 m in height is proposed alongside the eastern boundary with Broun Drive. It is considered that this would have a detrimental visual impact on the open plan character and attractiveness of the entrance to the sports club and the area. Therefore, a condition is recommended to 'condition out' the proposed fence (see section 9 below). The applicant has also confirmed that, notwithstanding the proposal, they now agree that it is not necessary to enclose the carpark at the facility.

- *The proposed extension is not in keeping with the area; and the Club has outgrown its site and has a detrimental impact on the historic character of the area;*

The sports club is not a listed building and the application site is not sited within a conservation area. However, it is recognised that the site is in close proximity to tourist attractions associated with Robert Burns (Burns Museum, Burns Cottage, Alloway Old Kirk, the Brig o'Doon, Poet's Path). However, the sports club is a relatively modern building sited within an area of associated open space. The design, siting, scale and finishing materials are not considered to adversely impact the setting, character or appearance of the locale. The impact of the development proposals on the surrounding locality is considered further within the report.

- *The existing club could facilitate alterations without extending;*

The Council is obliged to consider the application proposal as submitted.

- *Concerns with further anti-social behaviour and litter from patrons of the Club;*

Antisocial behaviour/ behaviour of patrons of the club is not a material planning consideration which can be considered as part of this planning application assessment. It is for the operators of the club to manage it responsibly. Should matters such as antisocial behaviour arise, this would be a matter for the operators and the police.

It is understood that there are existing waste collection arrangements in place for the club.

The supporting comments as set out in section 6 of this report are noted.

(iv) Impact on the Locality

Whilst the proposed alterations and extension to the clubhouse is undoubtedly a contrast to the original building in terms of its modern use of materials and design, any alterations or extension do not necessarily need to replicate its surroundings, with the challenge being to ensure that all new development respects, enhances and has a positive impact on an area. The proposals are considered to be subsidiary in scale and massing to the existing building and offer a design solution which does not compete with the original building and shall be visually absorbed against the backdrop/massing of the original building. The proposals are considered to have a positive impact on the character, appearance and setting of the area at this locale. The use of high quality modern materials (metal standing seam roof, zinc and timber effect clad walls and grey polyester powder coated aluminium windows and doors) breaks up of the main elevation of the building by introducing different materials and varying fenestration heights and adds interest to the streetscape whilst ensuring that the design integrates well with surrounding development. On this basis, it is considered that the proposed alterations and extension can be successfully integrated without an adverse impact on the setting, character or appearance of the area.

It is also proposed to erect a groundworkers compound which is to be sited to the north-western boundary of the bowling green area which comprises an area of approximately 132.25 sqm (11.5m in length by 11.5m in width) and proposes a 1.8m high close boarded timber fencing and double gates. This aspect of the proposal is considered acceptable in terms of its siting and design and shall not be visually prominent. The siting of the groundworkers compound ensures that there is no adverse impact on amenity or locality of the area.

In regard to the proposed fence and additional lighting within the carpark, no details of the fence or lighting were submitted with the application. Notwithstanding, it has been confirmed by the applicant's agent, that the Club no longer wish to erect a boundary fence or additional lighting at the site. Therefore, this aspect of the development can be 'conditioned out' of the permission, so as to define the terms of the permission granted.

In respect of amenity impact, it is recognised that the area of open space is within a predominately residential area. The closest residential properties being sited within Broun Drive, Rigwoodie Place, and Pattle Place. Therefore, it is important to consider any potential impact on residential amenity of adjacent neighbouring properties. This is set out and considered elsewhere in the report. On this basis, it is concluded that the development proposals will not adversely impact the residential amenity of the nearest residential properties which would be so injurious to merit a refusal of planning permission in this instance. Furthermore, the use of the site does not change in land use planning terms (i.e., the application site has and will continue to function as a sports club) and the modest nature and scale of the development proposals will not attract significant crowds to that currently experienced or which would adversely impact or change the character of the area. In addition, the development proposals are considered to improve and ensure the continued use of an existing recreational and leisure facility, which will benefit the wider community. It is not considered that the proposals will adversely impact on the amenity of the surrounding locale or have a detrimental impact on its setting.

Furthermore, it is acknowledged that provision is made for 20 additional parking within the curtilage of the Club. The proposals increase the off-road parking spaces from 52 to 72 spaces. It is also recognised that the club has made provision for bicycle racks and is sited within in close proximity of cycle paths and accessible by walking, wheeling and public transport. The Ayrshire Roads Alliance has offered no objections to the proposals subject to conditions and advisory notes, as set out elsewhere within this report. It is also considered that the proposed alterations to the layout of the carpark will not detract from the character, appearance or setting of the locality or adversely impact residential amenity of adjacent neighbouring properties. Therefore, on this basis, it is considered that the applicant recognises their responsibility to positively address the matter off road parking and have made provision within the proposals to alleviate the congestion experienced at the locale.

Given the nature, scale and location of the proposed works at the locale, it is regarded that the development proposals will enhance the existing facilities at the location for the continued use and benefit of the wider community. Overall, it is considered that the application proposals are not so injurious to the residential amenity of the neighbouring properties which would merit refusal of the application in this instance.

The proposed development complies with the development plan for the reasons as outlined above. The proposal is considered to have an acceptable relationship to surrounding land and buildings, and an acceptable impact on the locality. The consultation responses do not raise any issues of over-riding concern that cannot be addressed by suitable conditions. Equally, the points raised in the objections have been fully considered, but do not raise any issues that would merit a recommendation of refusal of the application.

## **8. Conclusion:**

The application has been assessed against the various material planning considerations which include the provisions of the development plan, consultations, representations received and the impact of the proposed development on the locality. The assessment concludes that the proposed development complies with the development plan. The consultation responses do not raise any issues of over-riding concern that cannot be addressed by condition. Equally, the points raised in the letters of objection have been fully considered, but do not raise any issues that would merit a recommendation of refusal of the application. Overall, there are no policy objections and following the above assessment, it is considered that the proposals will not have a significant adverse impact on the locality.

Given the above assessment of the proposal and having balanced the applicant's rights against the general interest, it is recommended that the application be approved subject to conditions.

**9. Recommendation:**

It is recommended that the application is approval with conditions;

- (1) That the development hereby permitted must be begun within three years of the date of this permission.
- (2) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission, or a non-material variation has been agreed in writing by the Planning Authority.
- (3) Travel Plan: That before occupation of the development a Travel Plan shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall identify the measures and initiatives to be implemented in order to encourage modes of travel to and from the development other than by single occupancy private car trips. The Travel Plan shall clearly define the system of management, monitoring, review, reporting and the duration of the plan. Thereafter the Travel Plan shall be implemented in accordance with the details approved under the terms of this condition.
- (4) Event Management Plan: The applicant/ developer shall, prior to the completion of the works, submit an Event Traffic Management Plan for the written approval of the Council as Roads Authority. The plan shall describe the arrangements for the management of trip generation associated with events to the development of varying sizes and frequencies, including any proposed traffic management measures, parking management, coach pick-up and drop-off arrangements, etc. Thereafter, the Event Management Plan shall be implemented as approved.
- (5) Access Construction: That the proposed access shall be constructed in accordance with the specifications in the Council's National Roads Development Guide. The access shall be constructed, as approved, prior to completion of the development.
- (6) Private Access Surfacing: That the private access shall be surfaced for a minimum of 5 metres as measured from the rear of the public roadway, prior to operation. Precise detail and specifications of the required surfacing shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.
- (7) Discharge of Water: That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site and shall thereafter be implemented as approved.
- (8) That notwithstanding the plans hereby approved, precise details of the proposed depth of the upper floor balcony area to be sited on the rear (northern) elevation of the existing building shall be submitted for the prior written approval of the Planning Authority prior to the commencement of work on site. Thereafter, the agreed details of the balcony area shall be implemented to the satisfaction of the Planning Authority.
- (9) That notwithstanding the plans hereby approved, no permission is granted for a fence to be erected along the south and eastern boundary of the application site.
- (10) That notwithstanding the plans hereby approved, no permission is granted for additional lighting within the car park of the application site.

**Reasons:**

- (1) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- (2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (3) To encourage sustainable means of travel.
- (4) In the interest of road safety.
- (5) In the interest of road safety and to ensure an acceptable standard of construction.
- (6) In the interest of road safety and to ensure an acceptable standard of construction.
- (7) In the interest of road safety and to avoid the discharge of water onto the public road.
- (8) In the interests of residential amenity.
- (9) In the interests of visual amenity and as per the agreement of the applicant's agent in correspondence with South Ayrshire Council Planning Service dated 16<sup>th</sup> November 2022.
- (10) In the interests of residential amenity and as per the agreement of the applicant's agent in correspondence with South Ayrshire's Planning Service dated 16<sup>th</sup> November 2022.

**Advisory Notes:**

Road Opening Permit: That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.

Roads (Scotland) Act: The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.

New Roads and Street Works Act 1991: In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads' authority and the relevant utility companies.

Costs of Street Furniture: The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.

Costs of TROs: The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant – including any relevant road signs and markings. In this instance the ARA will require that the applicant meets the costs for the promotion of no waiting, no loading at any time “junction clearance” restrictions at both the existing and proposed site access and egress junctions.

Signage to TSRGD 2016: The Council as Roads Authority advises that only signs complying with the requirements of ‘The Traffic Signs Regulations and General Directions 2016’ are permitted within public road limits.

**List of Determined Plans:**

Drawing - Reference No (or Description): (00)000  
Drawing - Reference No (or Description): (01)006  
Drawing - Reference No (or Description): 2337\_00\_002 P3  
Drawing - Reference No (or Description): 2337\_00\_004 P5  
Drawing - Reference No (or Description): 2337\_01\_001  
Drawing - Reference No (or Description): 2337\_01\_002  
Drawing - Reference No (or Description): 82337\_01\_003  
Drawing - Reference No (or Description): 2337\_01\_004 P4  
Drawing - Reference No (or Description): 2337\_01\_005 P4  
Drawing - Reference No (or Description): 2337\_02\_001  
Drawing - Reference No (or Description): 2337\_02\_002 P3  
Drawing - Reference No (or Description): 2337\_03\_001  
Drawing - Reference No (or Description): 2337\_03\_002  
Drawing - Reference No (or Description): 2337\_04\_001 P1  
Drawing - Reference No (or Description): (90) 001  
Other - Reference No (or Description): Design and Access Statement

**Regulatory Panel (Planning): 14 December 2022**

Report by Housing, Operations and Development Directorate (Ref: 22/00820/APP)

**Background Papers:**

1. Application form, plans and submitted documentation
2. Representations
3. Adopted Local Development Plan 2 (LDP2)
4. Scottish Planning Policy (SPP)
5. South Ayrshire Open Space Strategy 2012
6. Planning Advice Note 65

**Equalities Impact Assessment:**

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

**Person to Contact:**

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