

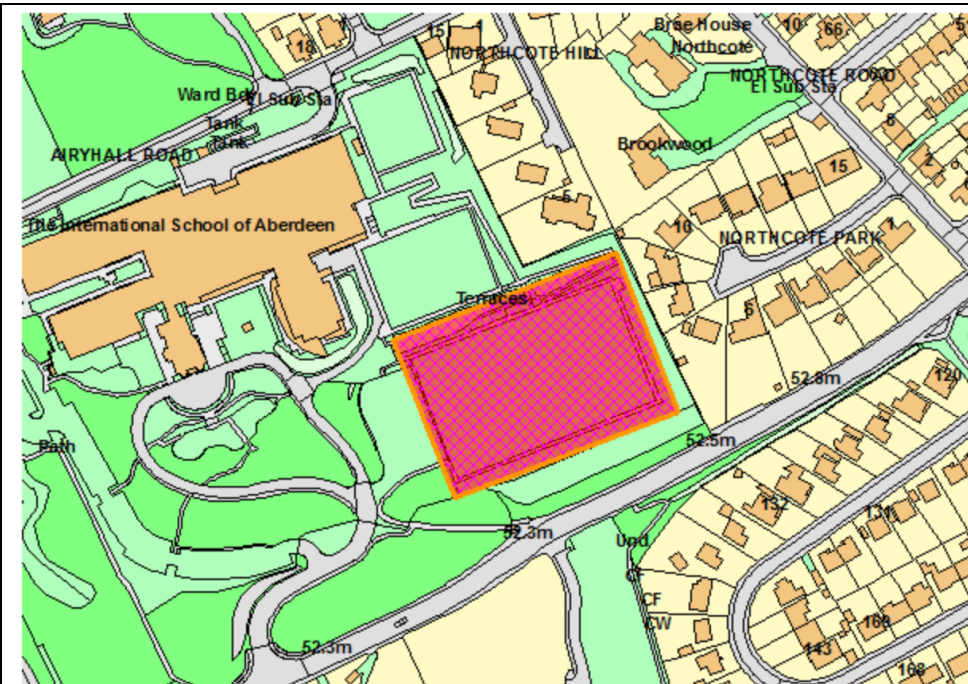


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 29 June 2023

Site Address:	Football Pitch, International School Of Aberdeen, North Deeside Road, Cults Aberdeen AB15 9PN
Application Description:	Installation of floodlighting to the existing 3G pitch (part retrospective)
Application Ref:	230405/DPP
Application Type	Detailed Planning Permission
Application Date:	5 April 2023
Applicant:	International School Aberdeen
Ward:	Lower Deeside
Community Council:	Braeside And Mannofield
Case Officer:	Dineke Brasier



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application site comprises an existing artificial sports pitch set in the south east corner of the

wider curtilage of the International School of Aberdeen (ISA). The pitch bounds North Deeside Road to the south; the rear gardens of properties on Northcote Park to the east; a property on Northcote Hill and a further sports pitch serving the school to the north; and a car park associated to the school to the west. The site measures c.100m east-west and c.77m north-south resulting in a total area of c.7700m² or 0.77ha. There is a distinct change in levels between North Deeside Road to the south and the application site and the houses on Northcote Park, in that they occupy an elevated position, and the sports pitch is screened from this main road by a tree belt along the southern boundary.

Relevant Planning History

070907 - Formation of new school including change of use from agricultural and horticultural land, demolition of existing school annexe buildings and horticultural nursery, alteration to existing school building, erection of new school buildings including swimming pools and gymnasium, formation of sports pitches and new access points, diversion of claimed right of way, vehicular parking and all associated landscaping and engineering works – Approved on 17th December 2007. This permission was subsequently implemented and resulted in the ISA facilities now existing.

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought for the installation of a total of 8 floodlights located along the north and south sides of the existing artificial pitch located in the south east corner of the wider curtilage of the International School of Aberdeen.

At present the sports pitch is served by eight floodlighting masts varying in height between 8 and 12m, which were installed without planning permission in 2020 and have been used during winter months since. It is proposed to retain the 4no. 8m high masts along the north side of the pitch, with the masts on the south side of the pitch to be replaced with a total of 4no. new 12m high masts. All existing light fittings atop the masts will be removed and replaced with new light fittings that will be designed in accordance with the Lighting Strategy by Halliday Lighting as submitted as part of this application.

As such, the planning application is part retrospective with the only element remaining of the current set up being the four masts (without their light fittings) along the south side of the sports pitch.

Amendments

None.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RSCCHYBZI5I00>

- External sports area at The International School Aberdeen, by The International School Aberdeen
- Lighting Impact Study by Halliday Lighting, dated 30th May 2023
- Noise Impact Assessment by Mae'r Davis, dated May 2023

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because the application is recommended for approval and the Braeside and Mannofield Community Council lodged an objection, and a total of six timeous letters of objection were received.

CONSULTATIONS

ACC - Environmental Health – No objection subject to conditions.

Artificial lighting control:

The lighting assessment by Halliday Lighting complies with relevant guidance. The lighting as detailed in the assessment and location plan RefHLS5540 (25/05/2023) must be installed to prevent significant impact at the nearest light sensitive receptors and as a condition to planning permission being granted. A further planning condition is required to restrict the hours of the floodlit sports pitch external training Monday to Friday 1500-2030 hours, with lights switched off by 2100 hours; and no floodlights to be used on Saturdays and Sundays. The floodlights will only be used during the hours of darkness.

Noise

The proposed development is located within a residential area with the pitch c.18m from the nearest dwellings. The proposed lighting installation will permit the extended use of the sports pitches in to the evening during the time of year with darker evenings. The proposal will therefore extend noise from play to the area which may impact on the amenity of existing sensitive receptors.

The Noise Impact Assessment (NIA) by Mae'r Davis in May 2023 has been reviewed. The outcome of the NIA was that the noise from the artificial grass pitch slightly exceeded the 50dB LAeq 1 hr noise threshold specified within the relevant guidance. The noise was measured at 51dB LAeq for 1 hour and therefore noise mitigation measures as detailed in the NIA will require to be implemented as a condition to planning permission. These consist of:

- Mobile catch ball netting to stop balls hitting the rebound fence during shooting training; and
- Rubber stoppers placed on the rebound fence to dampen the noise caused by balls hitting the fence along with regular inspections of the rebound fence and goals to ensure bolts are secure.

This is in addition to the previous recommended condition in relation to hours of use of the floodlights.

Additionally, a number of management-controlled noise mitigation measures were detailed in the report and these measures should be considered by the International School for implementation.

Braeside And Mannofield Community Council – Objection based on the following matters:

1. Miscommunication between the International School of Aberdeen and surrounding residents;
2. The original 2007 application for the construction of the International School considered the impact of the outdoor sports facilities along the eastern boundary on surrounding residential properties, and carried a condition 12, which stated:
'That no external lighting shall be erected on the site unless in full accordance with a further detailed scheme of lighting (including assessment of lux levels and light spread where appropriate) which has been submitted to and approved in writing by the Planning Authority – in the interest of residential amenity'.

It is questioned what has changed between 2007 and 2023 that this level of scrutiny and concern about residential and environmental impact is no longer an issue? This retrospective application does not have a 'scheme of lighting' included.

3. Use of school playing fields has an adverse impact on residential amenity of neighbouring residents and wildlife, due to excessive light and noise;

4. Since installation of the floodlights there has been a significant level of non-authorised use of the sportsgrounds, causing further disturbance to residents.
5. The application form sets out that the works has not been started or completed. This is not true as the works were completed and have been for three years. In addition, the application is a further application and a statement as such should have been provided;

REPRESENTATIONS

A total of six timeous letters of objection and four timeous letters of support were received, raising the following matters:

Letters of objection

1. Adverse impact on the residential amenity of neighbouring properties due to extreme light pollution;
2. Adverse impact on the residential amenity of neighbouring properties due to noise arising from continuous use of pitches, including kicking of balls against perimeter fence. Before the floodlights were installed the noise would stop at 8pm, now as the use of the pitches has been extended this goes on until 11pm and later;
3. Consistent background noise of children playing football every weekday night and during the day on weekends all year round. Noise nuisance increases in summer when windows and doors are open or when sitting in the garden, including noise from shouting;
4. Granting permission would be in direct contravention of the Council's commitment to protecting the environment it is responsible for by allowing an industrial level of lighting adjacent to a Conservation Area;
5. Reduction in wildlife in rear gardens due to light pollution;
6. Clause in ISA tenancy that there should be no activities that would reduce residential amenity of surrounding properties;
7. When the school was planned in 2007 full assurances were given that floodlighting would not be installed on the pitches in response to concerns raised about the impact on people's lives and impact on the environment in a sensitive and protected area. Condition in original planning permission for construction of school setting out that no external lights shall be installed without prior submitted details;
8. Granting retrospective planning permission would send out the wrong message. If it was not appropriate to have floodlighting installed in a fairly densely populated area in 2007 it should not be appropriate in 2023;
9. Poor communication with ISA in relation to impact of continued use of sports pitches on residential amenity of neighbouring properties;
10. Lights are a distraction to drivers travelling along North Deeside Road;
11. Number of lights fitted to each column should be clarified. Currently five lights are attached to each column with three mentioned in the supporting information. Could it be clarified how many lights will be fitted to each column. These should be suitably angled and fitted with shades to prevent light from shining/ being visible beyond the boundaries of the 3G pitch;
12. If approved, use of the pitch should be conditional on installation of additional ball-catching netting to help alleviate the noise of balls hitting the mesh fencing behind the goals;
13. Increased unauthorised use of the pitches after hours, including playing of loud music from music players. If approved, it should be conditional on securing the 3G pitch with a fence all round and a locked pitched side gate when the 3G pitch is not in authorised use;

Letters of support

14. Culter Youth Football Club was formed in 1983, currently has a membership of just over 500 children and has a catchment area ranging from Airyhall to Drumoak. The club is run by parents and has an ethos to bring the local community together. The summer of 2021 was a key moment in the club's history when a lease was agreed with the ISA for use of its 'all weather pitch'. Prior to that training facilities were limited to public parks in the summer months and Cults Academy at winter time, with times and space at Cults Academy limited due to other sporting clubs using the facility and the surface of the pitch posing a safety risk to older children. The move to the ISA allowed extra training sessions per week for the children and additional members to join the club. However, the past winter was challenging as only 3 floodlights could be used, impacting on the number of children being allowed to train at any one time and the quality of training;
15. Upon receipt of complaints from neighbouring properties, steps were taken to mitigate noise issues, including:
 - a. Shooting practice at the top of the pitch to cease;
 - b. Coaches and children advised to keep shouting to a minimum at all times; and ensuring that youngest age group uses top half of the pitch;
 - c. 50-foot net will be purchased to stop balls that accidentally end up being deflected over the 1st fence;
 - d. Hire time finished 30 minutes earlier at 20:30 rather than 21:00;
16. Quality training facilities are in short supply in Aberdeen and the loss of this facility would be a huge blow not only to Culter Youth Football Club but also to other sporting clubs as this would increase competition for existing available facilities available mid-week through the winter, e.g. Cults Academy, Portlethen Academy and Northfield Academy. There are no other 'all-weather pitches' with floodlights that can accommodate up to 500 children per week in the local area. Teams from other areas, from as far as Westhill and Bridge of Don, have taken up slots at Milltimber Primary and Cults Academy;
17. Considered that ISA are only trying to help the community. Culter Youth FC has an exclusive lease despite the ISA having been approached by other football clubs as well, and charge significantly less than other business's charge for grassroots clubs;
18. The facilities at the ISA are essential to accommodate the ever-growing girl's section within the Culter Youth Football Club which has grown from 9 players in 2020 to nearly 50. The aim is to get as many girls playing football for as long as possible and the facilities at the ISA are needed to further grow the girls' game.
19. Balanced consideration is requested to the users of the ISA 3G pitch facility. The 2015 year group squad size at Culter Youth Football Club currently numbers 50 children and has a waiting list. At present, this squad can play on a half-sized pitch but as they develop further, a full-sized pitch facility complete with flood lighting for the winter months will be required. The availability of playing facilities, such as those at ISA are critical to the sustainability of children's sport – like what Culter Youth Football Club provides for the local children;
20. Clubs like Culter Youth Football Club exist to serve the community and are volunteer led. The catchment area for the 2015 year group – as an example – ranges from Mannofield out to and beyond Peterculter. The benefits of sport (and particularly team sport) in young people are well reported and documented;
21. Any decision on this application needs to consider the United Nations Convention on Rights of Children (UNCRC) requirements especially 4 (Participation) and 7 (Life, Survival and

Development). Given the facility is used by some 488 children within Culter Youth Football Club, the right to thrive and participate in their local community requires to be robustly considered in any deliberation of this application;

22. Supporting this application would also assist with the strategic aims of the Health and Social Care Partnership and ACC such as the Local Outcomes Improvement Plan (LOIP) through reducing health inequalities such as childhood obesity and child and adolescent mental health. Participation and physical activity can build confidence, well-being and physical development in the children who engage with and benefit from this facility within the community.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the Development Plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Development Plan

National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan. The relevant provisions of NPF4 that require consideration in terms of this application are –

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 8 (Green Belts)
- Policy 14 (Design, Quality and Place)
- Policy 21 (Play, Recreation and Sport)
- Policy 23 (Health and Safety)

Aberdeen Local Development Plan 2023

The following policies are relevant –

- Policy NE1 (Green Belt)
- Policy NE3 (Our Natural Heritage)
- Policy WB3 (Noise)
- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)
- Policy D6 (Historic Environment)

Interim Aberdeen Planning Guidance

The draft Aberdeen Planning Guidance and draft Supplementary Guidance are Interim Planning Guidance. The documents hold limited weight until they are adopted by Council. The weight to be given to the Interim Planning Guidance prior to its adoption is a matter for the decision maker.

- Noise

EVALUATION

Principle of Development

Even though located within a residential area, the site subject of this application is part of the Green Belt as shown on the Proposals Map, and Policy 8 (Green Belts) of NPF4 and policy NE1 (Green Belt) of the 2023 Aberdeen Local Development Plan (2023 ALDP) apply.

Policy 8 (Green Belts) of NPF4 aims to ensure that development is directed to the right location, and that the character, landscape, natural setting and identity of settlements is protected and enhanced. It provides a list of types of development proposals that could be supported in a green belt location. Of particular relevance in the assessment of this application are:

- Outdoor recreation, play and sport; and
- Intensification of established uses.

It continues with setting out various criteria that development proposals in the green belt need to meet to ensure their impact on the function, character and appearance of the green belt are minimised.

In this case, the proposal is related to an existing sports facility within the green belt, and would provide an intensification of its use. However, apart from the installation of the lighting columns, no additional development is proposed, and the proposal would not constitute encroachment into the green belt, and would thus not harm the function, character and appearance of the green belt in this location, thereby meeting the aims and intention of Policy 8 (Green Belt) of NPF4.

NE1 (Green Belt) of the 2023 ALDP is a restrictive policy, setting out exceptions to a general presumption against development in the green belt. In this case, exception NE1(d) is relevant, and reads as follows:

(d) is associated with existing activities in the Green Belt and is within the boundary of that activity, is small-scale, does not significantly increase the intensity of the activity and the proposed built construction is subordinate to what already exists.

The installation of the floodlights is directly related to the existing use of the wider site as a school site and sports facilities; would be firmly established within this existing boundary; and their construction would be subordinate to the level of development currently on the site.

Their installation has resulted in an increase in users of the pitch through allowing the pitches to be used more efficiently through an extension of usable hours into the evening, especially during the shorter days in late Autumn, Winter and early Spring when daylight hours are shorter. However, when considered with the wider use of the site as a school, and this increase in users, in terms of its impact on the green belt, is considered acceptable and would not have a detrimental impact on the function and appearance of the green belt. The proposal is therefore considered to generally comply with policy NE1 of the 2023 ALDP.

Impact on character and appearance of the surrounding area

The site is located within the Pitfodels Conservation Area, the ISA development being based around the original Pitfodels House and grounds. This part of the school buildings is Category C listed. Policy 7 (Historic Assets and Places) of NPF4 aims to ensure that the historic environment is protected. In Policy 7(d) it further sets out that development proposals in conservation areas will

only be supported where the character and appearance of the conservation area and its setting are preserved or enhanced. Policy D6 (Historic Environment) of 2023 ALDP aims to protect, preserve and enhance Aberdeen's historic environment.

The International School of Aberdeen is located just within the Pitfodels Conservation Area, adjacent to its eastern boundary. It forms part of the transition between the more traditional suburban form of development in Mannofield and Braeside consisting of predominantly detached and semi-detached one and a half storey dwellings and the more wooded, larger plots, curtilages and dwellings characterising the Pitfodels Conservation Area further to the west. The application site is set at a significantly higher level than North Deeside Road to the south, which would be its main public vantage point, and set c.20m north of this main road. There is a steep landscaped bank between, which includes a granite retaining wall and numerous trees. Due to the extensive landscaping, the change in levels and the separating distance between the site and North Deeside Road, the site is well screened and, when not in use, the lighting columns would not be prominently visible within the streetscape. In addition, upon approach from the west, they would be clearly seen in the context of and as part of, the wider school buildings and grounds. Their prominence would be greater when in use but again, due to their position away from North Deeside Road with the light aimed at the sports pitch it serves, would not be considered to have a significant adverse impact on the character and appearance of the Pitfodels Conservation Area in this location.

Impact on residential amenity

No development should result in a situation where the amenity of any neighbouring properties would be significantly adversely affected. Policy D2 (Amenity) is aimed at ensuring that all development will result in acceptable levels of residential amenity for occupiers and neighbouring properties. The main impact of the introduction of floodlights for this existing sports pitch are in relation to noise and light pollution. Each will be discussed in turn below.

Noise

Policy 23 (Health and safety) of NPF4 sets out in (e) that development proposals that are likely to raise unacceptable noise issues will not be supported. Policy WB3 (Noise) of the 2023 ALDP requires submission of a Noise Impact Assessment for development that could trigger concerns in relation to the generation of noise. It includes a presumption in relation to noise generating development located close to sensitive receptors, i.e. residential properties. These requirements are further set out in 'Interim Aberdeen Planning Guidance: Noise'.

Matters raised in letters of objection included the impact of noise resulting from the use of the pitch into the evening, during the weekend and after hours on neighbouring residential properties. The nearest residential properties are located on Northcote Park to the east, with their rear boundary sitting at a distance of c.12m from the edge of the pitch and their rear elevation at a distance of c.20m. The application is supported by a Noise Impact Assessment (NIA) by Mae'r Davis, dated May 2023. This NIA sets out that the maximum noise level during practice as measured at 51dB LAeq was just above the 50dB LAeq as generally accepted in relevant guidance. The NIA therefore proposed a number of mitigation measures to address noise concerns, including:

1. A restriction on the hours of use of the floodlights, limiting training hours to 20:30pm with lights out no later than 21:00pm;
2. Installation of mobile catch ball netting to stop balls hitting the rebound fence during shooting training;
3. Installation of rubber stoppers placed on the rebound fence to dampen the noise caused by balls hitting the fence along with regular inspection of the rebound fence and goals to ensure bolts are securely tightened; and
4. Management measures in relation to only using the pitches for structured training and no competitive measures; ensuring the Football Club are mindful neighbours; ensuring residents have correct contact details to raise and resolve issues quickly; and additional

security/evening patrols to ensure trespassers are moved on.

Circular 4/1998 'the Use of Planning Conditions in Planning Permissions' sets out the six tests that conditions need to meet to ensure they are competent. A condition should be: necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects.

Consideration of the suggested measures listed above, and their potential to be recommended as a condition, should take account of the nature of this current application. This application is only for the installation of floodlights and therefore only conditions directly related to the installation of these floodlights and their use can be considered 'relevant to the development permitted' and 'reasonable' in respect of this current application.

Following on from this, it is not possible for the Planning Service to add any conditions that would restrict the use of the sports pitches per se, as they have been installed following implementation of P070907, which did not include any restrictions on, for example, the hours of use of this sports pitch. As such, any adverse impact caused by noise resultant of the use of the pitch by either the school or the football club when the floodlights are not in use (i.e. earlier in the day or during months with longer daylight hours) cannot be considered under the remit of this current application and only the additional impact caused by the additional hours of use during the months where the floodlights are in use can be taken into account. It is noted that some letters of objection specifically mention issues in relation to the lease of the pitch to the Culter Youth Football Club which has resulted in the pitch being used into the evening in general, with noise being even more pronounced during the warmer months especially when sitting in the garden or with windows and doors open. These matters cannot be addressed or considered through this current planning application and will need to be referred to the Council's Environmental Health Service through the Environment Protection Act 1990 legislation.

As such, it is considered that it would not be competent to condition the general measures listed, such as installation of catch ball netting and rubber stoppers, as these would not specifically address the additional impact arising from the development proposed. However, a restriction on the hours of use of the floodlights, with a requirement for these to be turned off at 21:00pm would be considered reasonable and relevant to the proposed development. As such, of the measures proposed, it is only recommended to include a suitably worded condition restricting hours of use of the floodlighting as proposed.

However, all other measures listed above can be added as an informative to any permission if Councillors were minded to approve the application advising the applicant of their value to reduce any noise impact arising from the use of the football pitches.

Similarly, it is considered that the unauthorised use of the football pitches after hours, and associated nuisance complaints, is not a planning matter, and would be a civil matter for the International School to resolve.

On that basis, it is considered that the proposed development, which constitutes the installation of the floodlights, in themselves would not have a significant additional adverse impact on the residential amenity of the neighbouring properties caused by noise, and the proposal, subject to a condition restricting their hours of use would suitably comply with policy 23(e) (Health and safety) of NPF4, and policies D2 (Amenity) and WB3 (Noise) of 2023 ALDP.

Light

Matters raised in letters of objection include light pollution and the impact on residential amenity of light spillage caused by the existing floodlights when they were in use. The International School has

acknowledged these concerns, and are proposing to replace four of the existing masts and all light fittings to reduce impact of the floodlights on neighbouring properties.

As part of the application, a Lighting Assessment by Halliday Lighting, dated 30th May 2023 was submitted, undertaken in line with relevant guidance. This document categorises the environment into five different zones according to the degree of urbanisation and background illumination. The environmental zones range from '*Protected*' which would include 'dark sky parks' through to '*Urban*' which would include town and city centres. Within this range, the site and the immediate surrounding area was considered to fall in the category '*Suburban*' where medium district brightness applies. The report sets out that, if installed correctly, most light spill will be cut off at the site boundary, and that there would be no upward light spill. The system proposed, if installed correctly, would meet criteria for environmental zone '*Natural*', which includes areas such as national parks and thus carries significantly tighter restrictions on lighting than a suburban environment. As such, it is considered that the proposed new lighting system would be appropriate in this regard, and would not result in an unacceptable adverse impact on residential amenity subject to a condition, as set out above, restricting their hours of use.

Impact on wildlife

The lighting system has been designed to minimise any impacts on local wildlife. Upward light spill has been calculated at 0% with the individual light fittings having the ability to be angled exactly where the light is needed, i.e. onto the sports pitch. All trees and hedges surrounding the site are to be retained with cabling positions taking account of existing tree roots and adjacent vegetation. In addition, the floodlights will generally be used during the winter months when some species would be in hibernation. Finally, the lights will be fitted with UV-filters to minimise the omission of UV light and reduce their attraction for insects, minimising their impact on insect feeding grounds.

Impact on road safety

Due to the distance and the change in levels between the floodlights and North Deeside Road to the south, the floodlights would not have an adverse impact on road safety, and there was no requirement to consult with colleagues in Roads Development Management.

Provision of sports facilities

Letters of support set out that there are very few alternative locations available that would be able to accommodate the football club that currently leases the pitch from ISA at certain times – The Culter Youth Football Club. The Culter Youth Football Club currently has around 500 members, boys and girls, and accommodates a wide range of ages. To allow all teams sufficient access to training facilities all year round, an artificial floodlit full-size pitch needs to be available, preferably within their general catchment area which ranges from Drumoak in the west all the way through to Airyhall and Mannofield in the east. These facilities are in short supply, with the only other full-size artificial floodlit pitch available in this general Deeside area being at Cults Academy, with a smaller 7-a-side floodlit artificial pitch available at Milltimber Primary School. As such, the sports pitches at the International School and their use by the community club would fill a gap in a lack of sports facilities in this general area that would assist children achieve a healthier, active lifestyle.

Other material considerations

The proposal would result in an extension to the hours of use of the existing artificial sports pitch at the International School of Aberdeen, especially during the late Autumn, Winter and early Spring when daylight hours are limited. This would allow an increased group of children to participate in organised team sports, which is likely to result in a positive impact on their physical and mental well-being.

In recent times, there has been an increased emphasis in the importance of creating healthy places and improving facilities to support physical and mental health through planning. Policy 23 (Health

and Safety) in NPF4 is wide ranging and one of its aims is to encourage, promote and facilitate health and wellbeing. One of the means this can be achieved is through the creation of healthier places including creating opportunities for exercise and healthier lifestyles. More specifically, Policy 23(a) sets out that development proposals that will have positive effects on health will be supported, which include creating opportunities for exercise. In addition, Policy 21 (Play, Recreation and Sport) of NPF4 intends to encourage, promote and facilitate spaces and opportunities for play, recreation and sport. This policy similarly makes reference to the positive impact physical exercise can bring to physical and mental health. Policy WB1 (Healthy Developments) of 2023 ALDP aims to ensure developments provide healthy environments and facilitate physical activity and promote physical and mental wellbeing. It is considered that this current proposal to increase the useability of the existing artificial sports pitch, especially when daylight hours are shorter, through the introduction of floodlights, would therefore generally comply with these policies as set out above.

In addition, the proposed development would contribute to the overall vision and aims of the Council's Local Outcome Improvement Plan (LOIP) through the further enhancement of an existing sports facility that will be used to provide opportunities for young people living in the city, thereby increasing general participation in organised physical activity and the benefits this brings to physical and mental health of participants.

Matters raised by the Community Council

- Matters raised in relation to the impact of the proposal on the residential amenity of surrounding properties have been discussed in the evaluation above;
- The Planning Service is aware of the part retrospective nature of the application, and the application has been described as such;
- This current application seeks detailed planning permission for the installation of flood lights. The information submitted to support this application are aimed to address the details sought in condition 12 attached to the original 2007 consent for the construction of the school, to ensure that an acceptable level of residential amenity will be maintained. The condition did not prevent the installation and use of floodlights at the school; and
- Matters in relation to the level of communication between the school and surrounding residents and the unauthorised use of facilities outside school hours and regulated outside lets are civil matters and not relevant in the assessment of this application.

Matters raised in letters of objection

1. Matters raised in relation to the impact on residential amenity (noise, light) have been discussed in the evaluation above;
2. Matters raised in relation to the impact of the floodlights on the Pittfodels Conservation Area have been discussed in the evaluation above;
3. Matters raised in relation to the impact on wildlife have been discussed above;
4. This current application seeks detailed planning permission for the installation of flood lights. The information submitted to support this application are aimed to address the details sought in the condition 12 attached to the original 2007 consent for the construction of the school, to ensure that an acceptable level of residential amenity will be maintained. The condition did not prevent the installation and use of floodlights at the school;
5. Matters in relation to road safety have been discussed in the evaluation above;
6. Planning legislation does not prevent applications being submitted on a retrospective basis;
7. As discussed above, it is not considered competent in respect of this current application, which is for the installation of floodlights only, to include a condition in relation to the installation of a ball catch net;
8. Matters in relation to the wording of the ISA tenancy; communication between the ISA and neighbouring properties; and unauthorised use of the facilities are not a material planning

consideration but a civil matter and do not form part of the assessment of this application.

Matters raised in letters of support

1. Matters in relation to the set up and history of the Culter Youth Football Club; exclusive lease and rates at ISA for Culter Youth Football Club; and growth of specific year/ target groups are not a material planning consideration;
2. Restrictions on hours of use of the floodlights can be covered through a suitably worded condition. Other mitigation measures listed (installation of a ball catching net, location of shooting practice; and reduction in shouting) are considered to be of such a nature that they cannot be enforced or would be directly relevant to the development permitted and would thus not meet the six tests attached to the use of conditions as set out in Planning Circular 4/1998 (necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise, reasonable in all other respects) and would not be considered competent;
3. As set out above, it is acknowledged that the only other known floodlit full-size artificial pitch within the catchment of the Culter Youth Football Club would be at Cults Academy;
4. The impact of the development and sport in general on physical and mental wellbeing of participating children has been discussed above;
5. Correlation between the development and other Council strategies and documents has been discussed in the evaluation above.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The proposed floodlights are considered not to result in a significant adverse impact on residential amenity of surrounding properties caused by noise and light. Suitable consideration has been given to the unrestricted use of the playing pitches during daylight hours, with the only consideration through this application being the additional impact on residential amenity caused by the floodlights, with this additional impact not being sufficient to warrant refusal of the application subject to suitably worded conditions restricting hours of use and ensuring installation in accordance with submitted details.

Consideration has been given to the positive impact of the proposal by increasing the useability of the existing pitch on encouraging healthy lifestyles and the positive impact this can have on the mental and physical well-being of participating children.

The proposed installation of floodlights would not have an adverse impact on the character and function of the green belt in this location, the Pitfodels Conservation area, road safety or wildlife.

The proposal is considered to generally comply with policies 1 (Tackling the Climate and Nature Crises); Policy 2 (Climate Mitigation and Adaptation); Policy 8 (Green Belts); Policy 14 (Design, Quality and Place); Policy 21 (Play, Recreation and Sport) and Policy 23 (Health and Safety) of NPF4; and policies NE1 (Green Belt); WB3 (Noise); D1 (Quality Placemaking); D2 (Amenity); D6 (Historic Environment) and NE3 (Our Natural Heritage) of the 2023 Aberdeen Local Development Plan.

There are no other material considerations that would warrant refusal of the application.

CONDITIONS

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) RESTRICTION ON HOURS

That the floodlights hereby approved shall only be in use between 15:00 and 21:00 hours Monday to Friday and shall not be used on Saturdays and Sundays. The floodlights shall only be used during hours of low light or darkness.

Reason – in the interest of residential amenity

(03) INSTALLATION IN ACCORDANCE WITH DETAILS

That the development hereby approved shall be installed in accordance with the details as set out in the 'International School Aberdeen Proposed Floodlighting Lighting Impact Study' by Halliday Lighting, dated 30th May 2023; and associated drawing HLS5540 forming part of this application, and shall be retained as such.

Reason – in the interest of residential amenity

ADVISORY NOTES FOR APPLICANT

The applicant is advised that it is recommended to install the following measures:

- Mobile catch ball netting to stop balls hitting the rebound fence during shooting training;
- Rubber stoppers placed on the rebound fence to dampen the noise caused by balls hitting the fence along with regular inspections of the rebound fence and goals to ensure bolts are secure;