

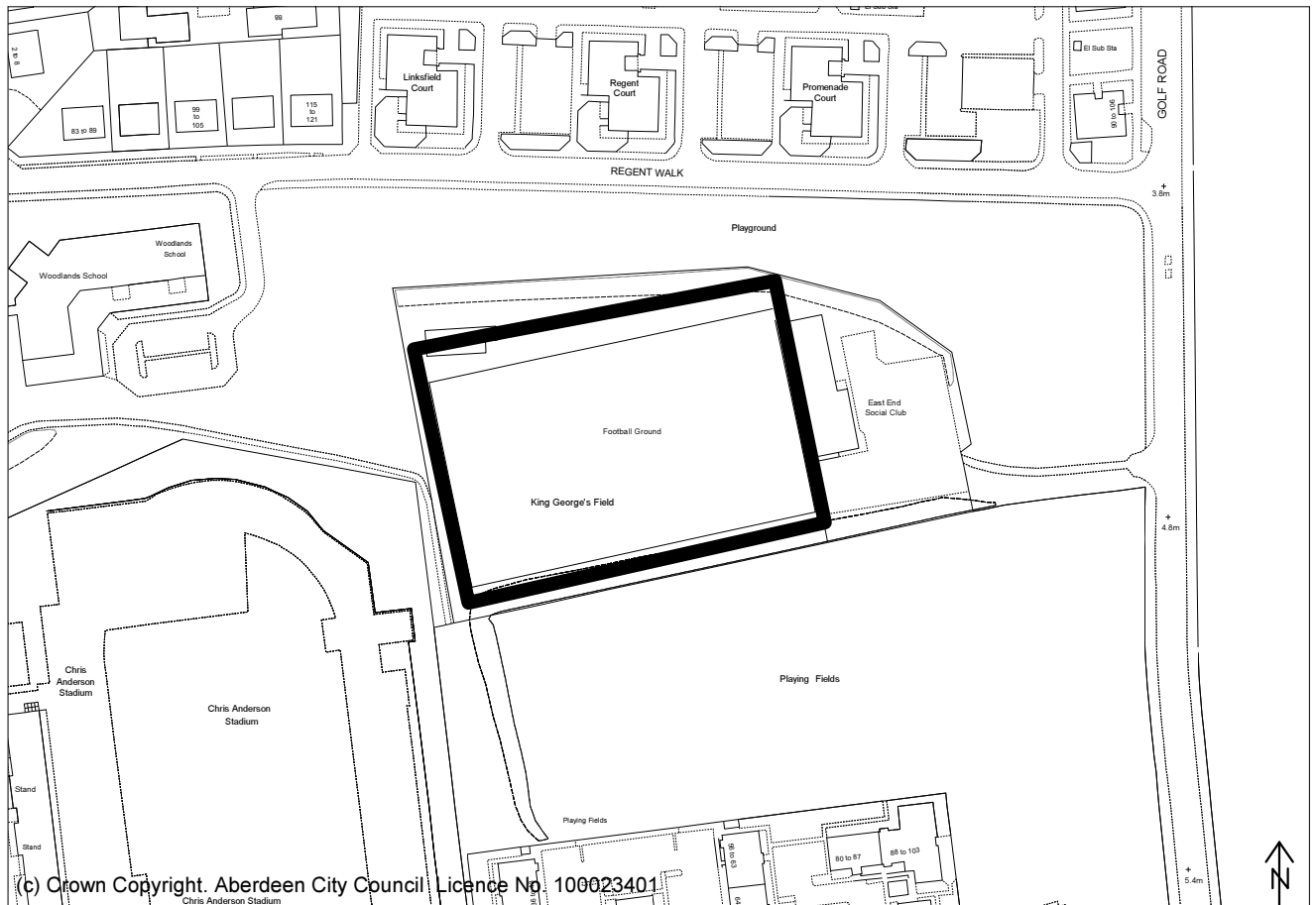
EAST END FC SOCIAL CLUB, GOLF ROAD

UPGRADING OF EXISTING GRASS FOOTBALL PITCH TO FLOOD LIT 3G SYNTHETIC GRASS PITCH AND ALL ASSOCIATED FENCING AND LIGHTING

For: Aberdeen Sports Village (Mr David
Beattie)

Application Ref. : P120442
Application Date : 03/04/2012
Officer : Matthew Easton
Ward: Tillydrone/Seaton/Old Aberdeen (J
Noble/R Milne/R Grant)

Advert : Section 34 -Proj. Pub.
Concern
Advertised on : 11/04/2012
Committee Date : 14 June 2012
Community Council : No response



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The site is a football pitch located to the south of Regent Walk and west of Golf Road in the Linksfeld / Seaton area of the city.

The pitch is 106m long and 62m wide and is comprised of grass. It is enclosed by a steel fence with concrete pillars approximately 1.5m in height. There is a single storey changing room building at the eastern end of the site which is served by a car park accessed from Golf Road.

The site is generally surrounded by open space, a play area and playing fields. Beyond Regents Walk between 50m-70m to the north are the residential tower blocks at Linksfeld Court, Regent Court and Promenade Court. To the east is open space beyond which is the Kings Links Golf Course.

To the south is a hockey pitch which has eight floodlighting columns approximately 15m high and beyond this are four storey flats at Links View. To the west is the Chris Anderson stadium and Aberdeen Sports Village building.

PROPOSAL

It is proposed to replace the existing grass pitch with a 3G synthetic grass football pitch. The pitch would be 100m x 62m with 3m wide runoffs surrounding it. The pitch would be enclosed by 5m high wire mesh ballstop fences.

Eight 15m high steel columns would accommodate floodlights in order to illuminate the pitch. Four columns would be positioned on either side of the pitch with the corner masts featuring three low glare flat glass luminaries and the intermediate masts featuring six luminaries.

The pitch would be drained to an existing soak away adjacent to the site.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has been submitted to the sub-committee as it falls outwith the Scheme of Delegation by virtue of the fact the floodlights have the potential to affect residential property due to the artificial light which they would generate (schedule 3 development).

CONSULTATIONS

ROADS SECTION – The proposal would have no effect on car parking and the applicant should submit additional information that shows that the soakaway can accommodate the surface water discharge.

ENVIRONMENTAL HEALTH – No response received.

COMMUNITY COUNCIL – No response received.

REPRESENTATIONS

None received.

PLANNING POLICY

Aberdeen Local Development Plan (2012)

Policy CF2 (New Community Facilities) – Proposals for new community facilities shall be supported in principle, provided they are in locations convenient to the community they serve and are readily accessible, particularly to public transport, pedestrians and cyclists.

Policy D6 (Landscape) – Development will not be acceptable unless it avoids (1) significantly adversely affecting landscape character and elements which contribute to, or provide, a distinct ‘sense of place’ which point to being either in or around Aberdeen and (2) obstructing important views of the City’s townscape, landmarks and features when seen from busy and important publicly accessible vantage points such as roads, railways, recreation areas and pathways and particularly from the main city approaches.

Policy NE6 (Flooding and Drainage) – Surface water drainage associated with development must (1) be the most appropriate available in terms of SUDS and (2) avoid flooding and pollution both during and after construction.

Opportunity Site 109 (Linksfield Academy) – Identified as potential site for the proposed 50m swimming pool. Former Academy site may have potential for housing

EVALUATION

- The site is within an area zoned for new community facilities (Policy CF2), primarily to allow the completed Aberdeen Sports Village and the under construction 50m pool to progress. The site is also within OP109 which is identified as a site for the 50m pool. Planning permission has been granted for the 50m pool and construction is currently underway. The football pitch is an existing facility within this zoning and does not affect the 50m pool site, which extends up to the western boundary of the football pitch. Therefore given that the football pitch is an existing use within the zoning it is considered acceptable in principle for the pitch to be upgraded and the proposal complies with Policy CF2.
- The resurfacing of the grass pitch with a 3G synthetic pitch which would look very similar to the existing surface would have no impact upon the visual amenity of the area.
- The floodlight columns would be 15m in height which is similar to the existing columns at the hockey pitch to the south. Although they would be a relatively prominent feature in the immediate area they would be seen in the context of the taller tower blocks to the north and the existing floodlights at the hockey

pitch. Given the wider context of the Aberdeen Sports Village and its associated facilities it is considered that floodlight columns of this height and the proposed fencing would not look out of context and are the types of structure which would be expected to be found as an integral part of such a facility. There would be no adverse impact upon the landscape setting of the area and the proposal complies with Policy D6.

- The structures associated with the pitch would be set back within the developed part of the beach area and as such would not affect the open landscape setting of the golf course or the coastal area to the east.
- Details of the lighting scheme for the development have been submitted. The scheme shows that there would be a degree of light spillage outwith the area of the pitch. A degree of light spillage will always be experienced, but in this instance the light spillage contours show that there would be minimal spillage and that it would be insignificant beyond a largely 30m buffer around the site. Residential properties would be well outside this area and remain unaffected.
- A soakaway into which it is proposed to discharge drainage from the pitch was installed during the construction of the Aberdeen Sports Village and adjacent hockey pitch. In accordance with Policy NE6 a condition has been attached requiring details to demonstrate that the soakaway would be capable of accommodating discharge from the football pitch as well.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The site is already used as a football pitch and therefore in principle the development is acceptable. The new playing surface and associated structures would have no adverse impact upon the visual amenity of the area. There would be no adverse impact upon residents in the area and light spillage from the floodlights would be kept to a minimum. Drainage would be discharged to an existing soakaway and a condition attached requiring further details of the soakaway.

it is recommended that approval is granted with the following condition(s):

(1) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority and thereafter no part of the development shall be used unless the drainage has been installed in complete accordance with the said scheme - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

Dr Margaret Bochel

Head of Planning and Sustainable Development.