

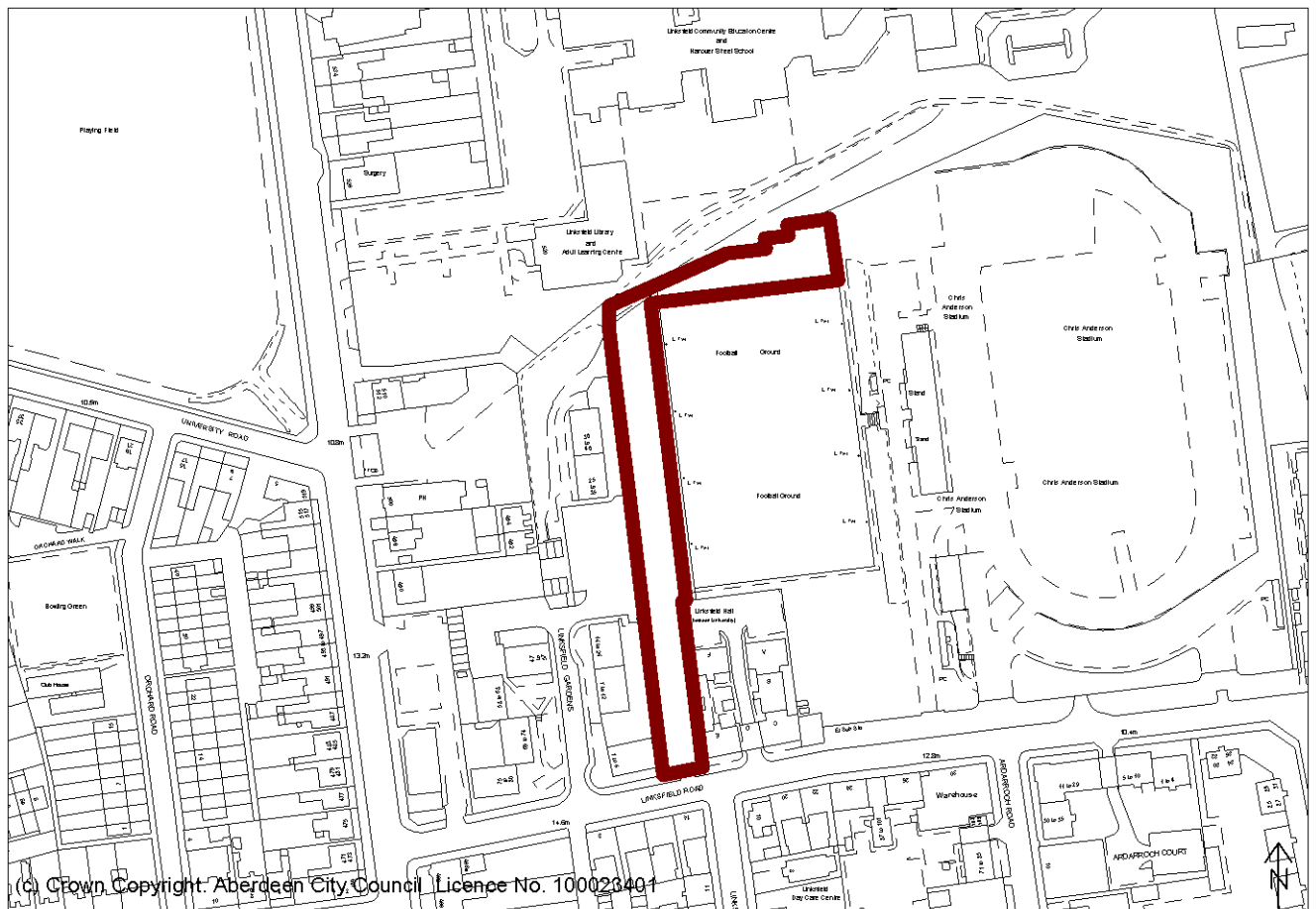
## LINKSFIELD ROAD, ABERDEEN

THE ERECTION OF A BUILDING CONTAINING 3 MULTI-PURPOSE STUDIOS AND ASSOCIATED CHANGING ROOMS AT THE NORTH END OF THE EXISTING FOOTBALL HALL. ADDITIONAL PARKING SPACES TO BE PROVIDED IN EXISTING CAR PARK TO WEST SIDE OF THE EXISTING FOOTBALL HALL.

For: ABERDEEN SPORTS VILLAGE

Application Ref. : P121045  
Application Date : 26/07/2012  
Officer : Robert Forbes  
Ward: Tillydrone/Seaton/Old Aberdeen (J Noble/R Milne/R Grant)

Advert : Section 34 -Proj. Pub.  
Concern  
Advertised on : 15/08/2012  
Committee Date : 27 September 2012  
Community Council : No response received



**RECOMMENDATION: Approve subject to conditions**

## **DESCRIPTION**

This site comprises part of Aberdeen Sports Village, a recently developed regional sports centre. It contains a large indoor sports hall and outdoor pitches, running track and athletics facility, together with associated parking facilities and incidental open space. The western part of the site is occupied by surface car parking and incidental landscaped open space associated with the sports village. The car parking is accessed from Linksfield Road. Other car parking and coach parking is provided on the eastern part of the sports village site.

There are flatted residential properties to the west of the site and to south, across Linksfield Road. The land to the north is currently under development.

## **HISTORY**

Conditional planning permission for redevelopment of the wider site to form Aberdeen Sports Village, together with associated car and coach parking, was granted in 2006 (ref A5/1524) and has been implemented. Planning permission for creation of the aquatics centre (ref 101213), with associated car parking and footpath links was granted in 2010 and is under construction.

## **PROPOSAL**

This is a detailed application to extend the existing sports hall building on the site to the north. It would have a floorspace of 595 square metres and would be accessed directly from the pedestrian bridge link which is to be constructed between the existing sports hall and the swimming centre under construction to the north. It would be single storey and would contain 3 separate fitness studios / gyms and associated changing facilities / equipment stores. The building would have a maximum height of 13m, comparable to the eaves height of the sports hall. It would be finished with metal cladding and glazing to match the existing sports hall building. The closest residential properties are over 70m from the proposed building.

A total of 18 additional surface car parking spaces are proposed at the western edge of the site on existing landscaped open space adjacent to existing flats accessed from Linksfield Place. These spaces would be accessed from the existing car park entrance.

## **REASON FOR REFERRAL TO SUB-COMMITTEE**

The proposal required to be advertised as a project of public concern and the Council has a financial interest in the site.

## **CONSULTATIONS**

**ROADS SECTION** – Request submission of a travel plan and car parking management plan for the existing site, together with provision of cycle parking and drainage proposals for the development in order to properly assess the development impact;

**ENVIRONMENTAL HEALTH** – No objection;

**COMMUNITY COUNCIL** – No response received

## **REPRESENTATIONS**

A letter of objection has been received from a nearby resident who acts as a representative for 25-35 Linksfild Gardens. His concerns relate to loss of daylight, loss of privacy and devaluation of property.

## **PLANNING POLICY**

The site lies within an area allocated as existing community facilities in the adopted local plan. It also lies within an opportunity site for development in this plan. Policy CF1 states that proposals for new or extended community uses on these sites will be supported in principle.

Local plan policies D1 (Architecture), D3 (Sustainable Travel), T2 (Managing Transport Impact), D6 (Landscape), NE3 (Urban Green Space) and NE5 (Trees) policy NE6 (Flooding and Drainage) are of relevance.

## **EVALUATION**

This application requires to be determined in accordance with the Development Plan, unless outweighed by other material considerations. The Development Plan consists of the Approved Structure Plan and the Adopted Local Plan. Other material considerations include Scottish Government Planning Policy. In this case the structure plan is not considered to be of particular direct relevance

The principle of extension of this leisure facility accords with the designation of the wider site as an opportunity area for development in the Adopted Local Plan and with policy CF1. As the building extension would be of similar design quality to the existing sports hall building, it is considered that it complies with local plan policy D1. Subject to provision of further information / imposition of conditions, the proposals would accord with local plan policies D6 (Landscape), NE3 (Urban Green Space) and NE5 (Trees) policy NE6 (Flooding and Drainage).

Given that the extension relates to the wider sports facility and would be operated in conjunction with it, it is considered appropriate to assess the traffic impact of the development in that context. It is unclear if provision of additional car parking would be compatible with sustainable transport objectives as expressed in SPP and local plan policies D3 (Sustainable Travel) and T2 (Managing Transport Impact). This is due to the existence of car parking on the wider site, the absence of a car parking survey, the possible availability of capacity there and the absence of any restrictions regarding on site car parking during the day. Given the above factors, it is considered that there is a requirement for imposition of on site car parking control measures for the sports village in order to discourage use of the car parking other than by patrons of the leisure facility as an alternative to increased car parking provision there. It is therefore considered appropriate to impose conditions to ensure that any additional car parking generation is minimised, to ensure that a green travel plan is developed for the site and that appropriate cycle parking is provided in the interests of local plan policies D3 and T2.

It is considered that the proposed building extension would be sufficiently distant from existing housing that their amenity and privacy would not be adversely impacted upon. Due to the scale and position of the existing sports hall, the

proposed extension would have no impact on the daylight or privacy of 25-35 Linksfield Gardens. The effect of development on property value is not a material planning consideration.

Although the Council has an interest in this site, due to partnership / funding involvements with the applicant, there is no requirement for the application to be referred to the Scottish Government for scrutiny in this instance as the application is not significantly contrary to the development plan and the proposal would not prejudice the use of, or result in the loss of, an outdoor sports facility.

## **RECOMMENDATION**

**Approve subject to conditions**

### **REASONS FOR RECOMMENDATION**

The principle of extension of this leisure facility accords in principle with the designation of the wider site as an opportunity area for development in the Adopted Local Plan. Subject to provision of further information / imposition of conditions, the proposals would accord with wider planning policies.

**it is recommended that approval is granted with the following conditions:-**

(1) That the development hereby granted planning permission shall not be occupied unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme - in the interests of encouraging more sustainable modes of travel.

(2) That no development shall take place unless there has been submitted to and approved in writing a detailed Green Transport Plan for the wider site which outlines sustainable measures to deter the use of the private car, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets - in order to encourage more sustainable forms of travel to the development.

(3) 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 occupied 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.

(4) that no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme

shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.

(5) that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.