

MORNINGSIDE ROAD, MANNOFIELD

ERECTION OF REPLACEMENT CRICKET  
SCORE BOARD IN EXISTING CRICKET  
GROUND

For: The Trustees of Aberdeenshire Cricket Club

Application Type : Detailed Planning Permission  
Application Ref. : P130473  
Application Date: 04/04/2013  
Officer: Gavin Clark  
Ward : Airyhall/Broomhill/Garthdee (I Yuill/A  
Taylor/G Townson)

Advert :  
Advertised on:  
Committee Date: 13 June 2013  
Community Council : No Community  
Council



**RECOMMENDATION: Approved Unconditionally**

## **DESCRIPTION**

The application relates to land in the ownership of Aberdeenshire Cricket Club, located on Morningside Road, within the Mannofield area of Aberdeen. The site presently incorporates an international cricket pitch with associated clubhouse, groundkeeper's dwelling/ store (which is presently under construction – close to completion) and various other outbuildings and equipment.

## **RELEVANT HISTORY**

- Detailed Planning Permission (Ref: 111670) was approved by Planning Committee in April 2012 for the construction of a new cricket store within the cricket grounds with 2 No. self-contained apartments above, one designated as a groundsmans dwelling.
- Detailed Planning Permission (Ref: 091456) was approved under Delegated Powers in November 2009 for the erection of a replacement dwellinghouse.
- Outline Planning Permission (Ref: 071772) was approved by Planning Committee in Decemver 2007 for the existing office accommodation to be converted into 2 No. flats, ground floor offices converted into workshop and changing accommodation for cricket club use and a new building for 3 No. indoor nets, new link area and new 3 storey office block.

## **PROPOSAL**

The application seeks retrospective detailed planning permission for the erection of a cricket score board within the grounds of Aberdeenshire Cricket Club.

The scoreboard will measure 6m x 3m, and will be located 3.5m above ground level. The score board is to be of a black finish with white lettering and automated score panels. The scoreboard is to be located on a concrete base, which is flush with the existing ground floor level. The concrete base has been designed in such a way as to prevent overturning during high winds.

## **Supporting Documents**

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at - <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?130473>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

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

The application has been referred to the Sub-committee because as more than 6 letters of representation have been submitted. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

## CONSULTATIONS

**Roads Project Team** – response received, no objection.

**Environmental Health** – response received, no objection.

**Enterprise, Planning & Infrastructure (Flooding)** – response received, no objection.

**Community Council** – there is presently no Community Council for the Braeside and Mannofield area.

## REPRESENTATIONS

Fourteen letters of representation have been received. This includes a letter from an adjacent Community Council (Queen's Cross and Harlaw Community Council). A number of these objections were received from neighbours in the immediate vicinity, however some came from other areas of Aberdeen and others were received from outwith the council boundary. The objections raised relate to the following matters –

- Concern in relation to the proximity of the scoreboard to the mutual boundaries of the properties on Hutchison Terrace;
- Concern in relation to the size of the scoreboard;
- Concern that the proposal fails to accord with the Aberdeen Local Development Plan;
- Concern in relation to the over dominance, overbearance, loss of privacy, loss of view, visual amenity, daylighting and precedent for future development of a similar nature;
- Concern that the development would encourage the possibility of crime;
- Concern about the siting of an electronic scoreboard in close proximity to dwellinghouses (in terms of the Electronic Fields Emitted by Electronic Equipment: Council of Europe Document 12608 of 6<sup>th</sup> May 2011).
- Concern that the scoreboard has already been erected;
- Request that if planning permission was approved, planting should be provided along the boundary of Hutchison Terrace to partially shield the structure from neighbouring properties;
- Concerns in relation to the description of the application, in that the application title is erroneous and misleading;
- Concerns that the scoreboard has been erected in the wrong location;
- Concern that the scorebaord would only be used for a small period of time during the year;
- Concern in relation to an increase in noise nuisance;
- Concerns relating to the potential impact on the adjacent Conservation Area;
- Concern that the scoreboard may be illuminated;
- Concern that dampness would affect the metal structure of the score board, leading to corrosion and the possibility of undermining and subsequent collapse due to poor drainage.;
- Concerns about potential impact on road users and pedestrians;
- Concern that the rear of the hoarding would be used for advertisements;

In addition, a late letter of representation was received from Ashley Broomhill Community Council, an adjacent Community Council. This objection was not taken into consideration, but all of the issues raised have been previously been highlighted, and assessed, in the submitted letters of representation.

## **PLANNING POLICY**

### ***Scottish Planning Policy***

Open Space & Physical Activity: Planning authorities should support, protect and enhance open space and opportunities for sport and recreation.

### ***Aberdeen Local Development Plan***

Policy NE1: Green Space Network: states that the City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network. Proposals for development that is likely to destroy or erode the character or function of the Green Space Network will not be permitted.

Policy NE3: Urban Green Space: states that permission will not be granted to use or develop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space for any use other than recreation or sport. In all cases, development will only be acceptable provided that:

1. There is no significant loss to the landscape character and amenity of the site and adjoining areas;
2. Public access is either maintained or enhanced;
3. The site is of no significant wildlife or heritage value;
4. There is no loss of established or mature trees;
5. Replacement green space of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved benefits to the replaced area and is as accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads;
6. They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development; and
7. Proposals to develop playing fields or sports pitches should be consistent with the terms of Scottish Planning Policy.

Policy D1: Architecture and Placemaking: states that to ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportion of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

## EVALUATION

### Analysis:

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

In this instance an assessment is required to determine if the principle of development is acceptable, and if so, whether the proposal is acceptable under policy in relation to its design, location, and impact on public amenity. Following a detailed assessment of the site and the submitted plans, the subsequent conclusions have been reached.

### Local Development Plan Policies:

In terms of Policy NE1 “*Green Space Network*”, the proposal involves the erection of a score board on a small area of land associated with a cricket club. The proposal is minor in nature, and involves an acceptable development associated with the existing use. The application subsequently accords with this section of policy.

In terms of Policy NE3 “*Urban Green Space*”, the proposal involves the erection of score board on an area of land in the south-west corner of the cricket pitch. The site of the scoreboard lies between 3 and 5 metres (depending on angles) to neighbouring properties on Hutchison Terrace (specifically No. 24 and No. 26), however, any impact that the cricket score board would have on amenity of these neighbouring sites would be minimal, this impact will be discussed in greater detail later in this report. In addition, the proposal does not impinge on public access, impact on wildlife, result in the loss of mature trees, ponds, lochs, watercourses or wetlands and is consistent with the terms of Scottish Planning Policy, which states that Planning Authorities should support, protect and enhance open space and opportunities for sport and recreation. Subsequently, the proposal accords with the aforementioned local plan policy.

In terms of Policy D1 “*Architecture and Placemaking*”, the development relates to a development associated with the current cricket ground. The siting of the score board lies approximately 10m from the site of the previous score board, which was demolished to make way for the groundskeepers’ cottage/ flatted property and storage building. In addition, the proposal, in terms of colour, massing, materials, orientation, details and proportions is also considered to be acceptable.

### Supporting Information:

The score board is located in close proximity to the previous, as it was in a good line of sight from the existing facilities and from areas commonly used by spectators. It was also decided to keep it in this location as it would be in close proximity to the groundsman’s flat, which would allow him to keep an eye on this expensive piece of equipment.

The groundsman and the committee did consider alternative locations however they were disregarded for the following reasons. They considered locating the score board at the opposite end of Hutchinson Terrace at the Junction with Cranford Road; however during the winter months children do tend to use this sporadically for kick about football, there was concern that the board may by default end up becoming an unofficial goal post and would have the potential for damage.

They also considered placing it centrally on the Cranford Road boundary, but this was disregarded due to its distance from the Groundsman flat and that the long term plan for the Cricket Club, which is to improve the Cricket Pavilion which will require it being re-sited within the Grounds, the new location is such that it allows the current pavilion and the proposed pavilion to have good line of sight.

No part of the mutual boundary has any apparatus or control boxes for the Cricket Score board. The board has a mains electric service from the new building adjacent and is radio linked to the control unit currently located in the store adjacent to the Adventure building.

#### Letters of Representation:

A number of concerns were raised during the neighbour notification process, these can be summarised and addressed as follows:

- *Concern in relation to the proximity of the score board to the mutual boundaries of the properties on Hutchison Terrace.*

The existing boundary wall is stone built, and is approximately 1m high on the cricket ground site. The proposed score board measures 6m x 3m, with a maximum overall height of 3.5m (including steel support). The score board is between 3m and 5m away from the mutual boundaries of the properties on Hutchison Terrace, in addition, the scoreboard is more than 20m from the rear elevations of the properties on Hutchison Terrace. It is considered that the score board is sited far enough away and would therefore have a negligible impact on neighbouring properties.

- *Concern in relation to over dominance, overbearance, loss of privacy, loss of view, visual amenity, daylighting and precedent for future development of a similar nature.*

The development has a maximum height of 3.5m and width of 6m, and be located approximately 20m from the rear elevations of the properties on Hutchison Terrace. Whilst there is a difference in ground levels of approximately 0.5m the proposal will not detrimentally overdominate, have an overbearing impact, or impact on visual amenity towards any of these properties. In addition there will be no loss of privacy associated with this non-habitable structure. The loss of view is not a material planning consideration. Due to the location of the structure and movement of the sun and loss of daylighting is minimal, and no greater than already occurs from the current boundary treatments. Any future

applications would be considered on their own merits, and it is not considered that an undesirable precedent would be set by granting planning permission in this instance.

- *Concern in relation to the size of the score board.*

The score board measures 6m x 3m, and is located 3.5m above ground level, the score board is of a typical size associated with cricket score boards. Whilst the structure may be of a similar size to the existing rear ground floor elevations of the properties on Hutchison Terrace, it is considered to be of an acceptable size for a score board.

- *Concern that the proposal fails to accord with the Aberdeen Local Development Plan;*

The proposal has been assessed in the “*Local Development Plan Policies*” section of this report as being in accordance with the Aberdeen Local Development Plan.

- *Concern that the score board would lead to an increase in crime.*

The score board is located in the southern corner of the site, close to the groundkeeper’s cottage. The exact location of the score board was chosen due its closeness to the groundkeeper’s cottage, and as a result it considered to be in acceptable location in terms of potential crime/ anti-social behaviour.

- *Concern about the siting of an electronic scoreboard in close proximity to dwellinghouses (in terms of the Electronic Fields Emitted by Electronic Equipment: Council of Europe Document 12608 of the 6<sup>th</sup> May 2011.*

This is not a material planning consideration, and is dealt with by other legislation.

- *Concern that the structure has already been erected.*

This is not material to the proper determination of the application. If planning permission is refused then the Council would be in a position to recommend that enforcement action be initiated, if considered expedient to do so.

- *Concerns in relation to the application description, in that the title is erroneous and misleading.*

The application is described as “Erection of Replacement Cricket Score Board in Existing Cricket Grounds”. The new location remains within the same red boundary, and the description is considered sufficient.

- *Request that if permission were to be approved, planting should be provided along the boundary of Hutchison Terrace to partially shield the structure*

The proposed structure is considered to have a minimal visual impact on the properties on Hutchison Terrace. A condition requiring the submission of a landscaping plan is therefore not required.

- *Concern that the cricket score board has been erected in the wrong location.*

The submitted plans did show an incorrect location (albeit marginal). Amended plans were submitted showing the correct location (the score board is 3m from the nearest mutual boundary). In this instance, it was considered that re-notification of neighbours was not required.

- *Concern in relation to possible noise pollution and illumination*

The applicant's agent has confirmed that there are no facilities for audible announcement from the score board. In addition, the applicant confirmed that the score board is non-illuminated.

- *Concern about the impact on the adjacent Conservation Area*

The planning application site bounds Conservation Area No. 7 to the north, west and south-west. The closest point would be located in the south-east corner of the site. The proposal is shielded from this boundary by the new build groundkeeper's cottage and would therefore have no impact on the setting of the Conservation Area.

- Concern that dampness would affect the metal structure of the score board, leading to corrosion and the possibility of undermining and subsequent collapse due to poor drainage;

The applicants have advised that the structure will be maintained. In addition, should there be any future issues with the score board, the Planning Service has no control should any damage be done to boundary walls etc, this would be a civil matter between two parties.

- Concerns about potential impact on road users and pedestrians;

The Council's Roads Project Team have not objected to the planning application. In addition, due to its location within the cricket ground, the score board will have no impact on either road users or pedestrians.

- Concern that the rear of the hoarding would be used for advertisements;

Due to its location, it is unlikely that any forms of advertisement would be placed on the rear elevation of the score board, in any event, advertisement consent would be required if the advertisements are visible from outwith the cricket ground.



### Other Issues:

One letter of representation makes reference to policies D2, D5 and D6 of the Aberdeen Local Development Plan. These are not considered to be relevant to the determination of this application, as Policy D2 makes reference to new residential developments, Policy D5 to listed buildings and conservation areas and Policy D6 towards landscaping.

### Conclusion:

In conclusion, the proposal is considered to accord with Scottish Planning Policy and the Aberdeen Local Development Plan, there are no material planning considerations, in this instance, which would warrant refusal of planning permission.

## **RECOMMENDATION**

**Approved Unconditionally**

## **REASONS FOR RECOMMENDATION**

The proposal, which involves the erection of a cricket score board within the grounds of Aberdeenshire Cricket Club is considered acceptable. The proposal is minor in nature and has no significant impact on the amenity afforded to properties in the surrounding area. The proposal is therefore considered to accord with Scottish Planning Policy (SPP) and Policies NE1 “Green Space Network”, NE3 “Urban Greenspace” and D1 “Architecture and Placemaking” of the Aberdeen Local Development Plan. There are no material planning considerations which would warrant refusal of planning permission in this instance.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.