

Perth and Kinross Council  
Development Control Committee – 27 August 2008  
Recommendation by Development Quality Manager

**Formation of new sports ground (Reserved Matters)  
Land at junction of B8062 and Pittenzie Road, Crieff**

Ref. No: 07/01997/REM  
Ward No: 6– Strathearn

**Summary**

This report recommends approval of the application for reserved matters for the formation of a sports ground as the details are considered to meet the terms of the outline permission and therefore be acceptable.

**Background and Description**

1. The application site comprises an area of grassed field to the south-east of Crieff and extends to some 3.65 ha in total. The site is bounded to the west by Pittenzie Road, to the south by the public road B8062, to the north by the former Perth to Lochearnhead railway line, and to the east by the remainder of the field with further agricultural land beyond. To the north of the site lies a residential development parts of which are currently under construction. The area closest to the application site has been completed for some time and the houses are occupied. Immediately across the road and to the west of Pittenzie Road lies the identified site for the new community school for the town which is under construction.
2. The application site is open and flat and is bounded on the public road sides by a dry stone dyke.
3. The scheme which was originally submitted in September 2007 was superseded by a amended scheme lodged in May 2008. The amended scheme shows two sports pitches being formed along with the grandstand/pavilion buildings and associated parking.
4. The vehicular access into the site is in a similar position to that approved at the outline planning application stage.

**National Policy and Guidance**

5. This was principally relevant at the outline stage and is therefore not relevant in this instance as the principle of development of the sports ground on this site has been approved and this application is for Reserved Matters.

**Development Plan**

**Perth and Kinross Structure Plan 2003**

6. The relevant policies are directed at the principle of development and therefore are not relevant in this instance as the principle of development of a sports ground on this site has been approved and this application is for Reserved Matters.

### **Strathearn Area Local Plan 2001**

7. The application site is located within the landward area of the Strathearn Area Local Plan. The principal relevant policies with regard to this Reserved Matters application are:
8. Policy 2: Development Criteria requires all developments to meet a number of siting, layout and design criteria.
9. Policy 4: Landscape requires details to be submitted for consideration and to show that satisfactory arrangements will be made for the future maintenance of such areas.
10. Policy 5: Design requires high standards of design for all developments.

### **Other Key Policies**

11. None is relevant as the principle of development of a supermarket and retail development on this site has been approved and this application is for Reserved Matters.

### **Site History**

12. An outline planning application was refused by this Committee, a decision which was appealed against and subsequently sustained (reference 04/00689/OUT). Outline planning permission was granted by the Scottish Government in October 2006 subject to a number of conditions which remain applicable to the current Reserved Matters application under consideration (a copy of the appeal decision is available for inspection in the Members Lounge).
13. There is an associated planning application (reference 07/01998/REM) for the development of a supermarket and a non-food retail unit at Market Park along Broich Road, also included in this Committee agenda. Again, the outline application was refused by Development Control Committee but subsequently granted on appeal (reference 04/00678/OUT).

### **Consultations**

14. Perth and Kinross Heritage Trust Archaeologist notes that the site lies in an archaeologically sensitive area with a scheduled cursus monument (SAM 9135) and in close proximity to other important recorded prehistoric monuments. Aerial survey has revealed cropmarks of pits that may be archaeological in nature in the field to be developed. It is recommended that a condition requesting an archaeological evaluation be attached to permission, if granted.

15. SportScotland has not responded.
16. Crieff Community Council did not raise any objections.

### **Representations**

17. Three letters of representation have been received from local residents in respect of this Reserved Matters application. Some issues raised relate to the principle of the development which cannot be considered at this time under this application and are therefore not valid.
18. The relevant issues raised which relate to the matters reserved for consideration now are:
  - The erection of a permanent fence around the park will prohibit public access.
  - Concerns regarding possible contamination of the site.
19. These issues are addressed in the Appraisal section of this report.

### **Appraisal**

#### **Policy**

20. The relevant parts of the policies in this case require regard to be given to the scale, form, colour and density of the existing development within the area. High quality materials are encouraged as is innovative modern design.

#### **Traffic**

21. My Roads colleagues have raised no concerns regarding the details submitted and recommend standard conditions relating to visibility splays, access, gradient and standards.

#### **Design and Layout**

22. The layout shows two full-sized grass sports pitches being formed, along with grassed embankments on two sides of one pitch, a grandstand building and associated access and parking. The two-storey grandstand building incorporates raked seating, Chieftan's box, changing facilities, function room with bar and catering kitchen and stores. The drawings indicate that the flat roofs over the store and the changing facilities would be used as terraces with tents on Games days, etc.
23. The main pitch (arena) is shown as being enclosed by a 1m high fence which is to be augmented by flagpoles for events. The applicant's agent states in their letter of 16 April 2008 "it is the intent that the arena fence would not be a permanent feature but (would be) a temporary fence erected during the Games weekend only". Locations for floodlighting and speaker systems are shown. The northern and eastern boundaries are to be defined by a permanent 2m high

fence. A hedgerow of mixed native species is to be planted within the proposed fence. The existing stone dykes to the western and southern site boundaries are to be retained and repaired where necessary. The new vehicular access on Broich Road is to be defined by a new stone dyke to match existing, as is the pedestrian access to Pittenzie Road.

24. The main vehicular access into the site is via Broich Road, as was shown at the Outline stage. A new pedestrian access point into the site is shown at the north-western corner of the site.
25. Areas of planting are proposed around the grandstand, groups of trees are proposed close to the eastern boundary and a row of individual trees is proposed for the southern and western boundaries.

### **Residential Amenity**

26. The proposed development is not expected to have any significant effect on the level of amenity of nearby residential properties with the majority being some 30m from the site boundary and to the north of the disused railway embankment.

### **Built heritage**

27. The area is of interest in archaeology terms. As noted above a condition requiring a scheme of investigation to be carried out prior to any development taking place is recommended.
28. The works to the boundary wall are sympathetic and would help retain some of the character of the area.

### **Contaminated Land**

29. A condition requiring a contaminated ground investigation was attached to the outline planning permission and is recommended again should permission be forthcoming. Should any contamination be found measures to resolve any problems will be required to be put in place.

### **Representations**

30. The majority of the issues raised in the representations have been addressed in the appraisal section.
31. However, the 2m high boundary fence would not enclose the entire park and would not restrict public access to the proposed pitches. The applicant's agent has confirmed that the intent is that the site would remain open to pedestrian access at all times whereas the vehicular access would be locked at 10pm each evening.

## **Conclusion**

32. As mentioned previously, the principle of developing a sports ground and grandstand on this site has been established by the Outline Planning Permission being granted at appeal. The current application therefore deals with the reserved matters including layout, design, access and landscaping. I consider the design of the proposed building and the layout to be acceptable for this site.
33. A condition is recommended which will require full details of the future landscape management measures and maintenance for, and management of the facilities on the application site. This will ensure there is an acceptable level of public access to this site given that it is a replacement for the current facilities at Market Park. This is not expected to be an issue as the agents have stated that there is to be no restriction to pedestrian public access.
34. The proposed scheme more than replaces the existing facilities at Market Park and provides Crieff with a greater scope for hosting events of all natures, should this scheme go ahead.

## **Recommendation**

### **A Approve the application subject to the following conditions:**

1. The development shall be begun no later than two years from the date of this consent or five years from the date of the outline consent, whichever is the later.
2. Surface water shall be disposed of by means of a suitable Sustainable Urban Drainage System to meet the requirements of best management practices.
3. No development shall take place until a contaminated ground investigation has been carried out by a suitably qualified consultant and a scheme to deal with any contamination on site has been submitted and approved in writing by the Council as Planning Authority. The scheme shall contain details of proposals to deal with contamination to include:
  - (i) the nature, extent and type(s) of contamination on the site including any source, pathways, receptor links.
  - (ii) measures to treat/remove contamination to ensure the site is fit for the use proposed;
  - (iii) measures to deal with contamination during construction works; and
  - (iv) the condition of the site on completion of remediation measures.

Before any unit is occupied the measures to remediate the site shall be fully implemented as approved in writing by the Planning Authority.

4. No development shall take place within the development site until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by Perth and Kinross Heritage Trust and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the site is undertaken to the satisfaction of the Planning Authority in agreement with Perth and Kinross Heritage Trust.
5. Details and samples where appropriate, of the specification and colour of all the proposed external finishing materials to be used shall be submitted for the approval of the Planning Authority prior to the commencement of the development. The scheme as approved shall be implemented prior to the occupation and/or use of the development.
6. The future landscape management measures and maintenance for, and management of the facilities on the application site shall be discussed and agreed in writing with the Council as Planning Authority prior to the development commencing. The measures as agreed shall be implemented as part of the ongoing development programme.
7. All matters regarding access, car parking, road layout, design and specification, including the disposal of surface water, shall be in accordance with the standards required by the Council as Roads Authority and to the satisfaction of the Planning Authority.
8. Prior to the bringing into use of the development hereby approved and unless otherwise agreed in writing by the planning authority, The vehicular accesses shall be formed in accordance with the Council's Roads Development Guide Type E Figure 5.8 access detail to the satisfaction of the Council as Planning Authority.
9. Prior to the bringing into use of the development hereby approved and unless otherwise agreed in writing by the planning authority, the gradient of the access shall not exceed 3% for the first 10.00 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public highway.
10. Prior to the bringing into use of the development hereby approved and unless otherwise agreed in writing by the planning authority, a visibility splay of 4.50m x 160.00m measured from the centre line of the Pittenzie Road junction shall be provided along the nearside channel of the site frontage prior to the completion or bringing into use of the development and thereafter maintained free from any obstruction of a height exceeding 1.05 metres above the adjacent road channel level.
11. Prior to the bringing into use of the development hereby approved and unless otherwise agreed in writing by the planning authority, visibility splays

of 4.50m x 160.00m measured from the centre line of the new access to Broich Road shall be provided in both directions along the nearside channel of the B8062 Broich Road prior to the completion or bringing into use of the development and thereafter maintained free from any obstruction of a height exceeding 1.05 metres above the adjacent road channel level.

12. Prior to the bringing into use of the development hereby approved and unless otherwise agreed in writing by the planning authority, visibility splays of 4.50m x 90.00m measured from the centre line of the new access to Pittenzie Road shall be provided in both directions along the nearside channel of Pittenzie Road prior to the completion or bringing into use of the development and thereafter maintained free from any obstruction of a height exceeding 1.05 metres above the adjacent road channel level.
13. Prior to the bringing into use of the development hereby approved and unless otherwise agreed in writing by the planning authority, a secure waterproof cycle parking facility for a minimum of 20 cycles shall be provided within the site adjacent to the access to the building to the satisfaction of the planning authority. -
14. All fixed plant or equipment to be installed or operated in connection with the granting of this permission shall be so enclosed, attenuated and/or maintained such that noise therefrom shall not exceed International Standards Organisation (ISO) Noise Rating 30 between 0700 and 2300 hours, or Noise Rating 25 between 2300 and 0700 hours, within any neighbouring residential premises, with windows slightly open when measured and/or calculated and plotted on an ISO rating curve chart.
15. Full details for any external lighting shall be submitted for the further prior approval of the Council as planning authority. The scheme which is subsequently agreed shall be implemented to the satisfaction of the Council. External floodlighting or other lighting within the site shall be sufficiently screened and aligned to ensure that there is no light spillage beyond the boundaries of the site to the satisfaction of the Planning Authority.

#### Reasons

1. In accordance with the terms of Section 59 of the Town and Country Planning (Scotland) Act 1997.
2. To ensure the proper disposal of surface water from the site, to avoid flooding.
3. To ensure that the development takes place on uncontaminated land, in the interests of public health.
4. To ensure that any potential archaeological remains are properly identified and treated, in the interests of the knowledge of the history of the site.

5. In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
6. To ensure that the landscaping is properly maintained.
7. In the interests of road safety; to ensure an acceptable standard of construction within the highway boundary.
8. In the interests of road safety; to ensure that adequate service facilities are provided.
9. In the interests of road safety; to ensure an acceptable standard of construction within the highway boundary.
10. In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
11. In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
12. In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
13. To ensure the development is adequately serviced.
14. In order to safeguard the amenity of neighbouring properties.
15. In order to safeguard the amenity of neighbouring properties.

## **B Informatives**

- 1 The developer is advised to contact Mr David Strachan, Archaeologist to discuss terms of reference for work required Tel 01738 477080.
- 2 The applicant is advised that in terms of Sections 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.

NICK BRIAN  
DEVELOPMENT QUALITY MANAGER

Background Papers: Three letters of objection  
Contact Officer: Christine Brien – Ext 75359  
Date: 13 August 2008

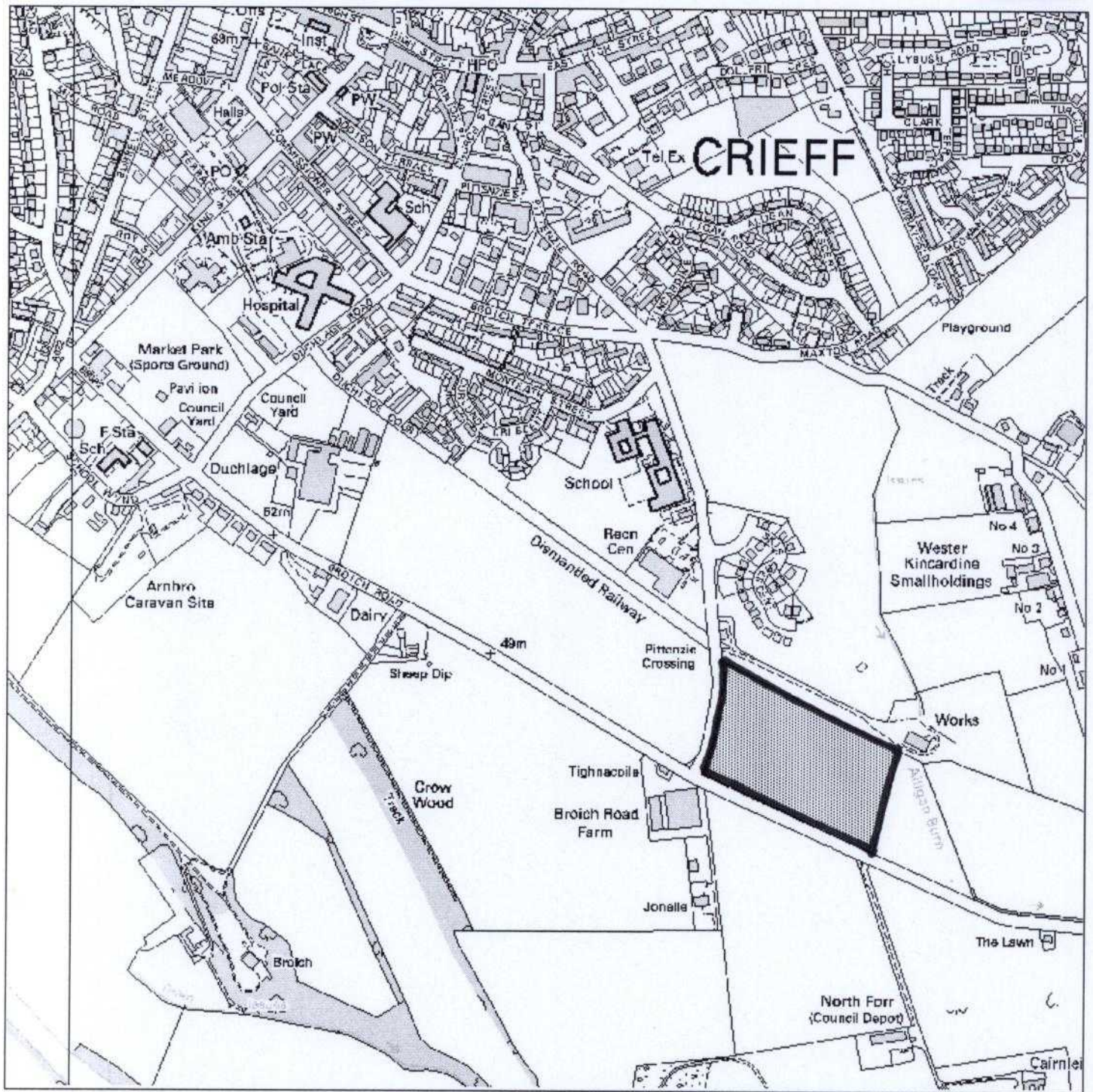


07/01997/REM

Formation of Sports Ground, Broich Road, Crieff



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<b>Organisation</b>	Perth and Kinross Council
<b>Department</b>	Development Management
<b>Comments</b>	Location Plan
<b>Date</b>	06 August 2008
<b>SLA Number</b>	100013289