

Perth and Kinross Council
Development Management Committee – 9 December 2015
Report of Handling by Development Quality Manager

Formation of 2 all weather pitches, access and carpark, erection of fencing, floodlighting and associated works at Dallerie Sports Pitches, Dallerie, Crieff PH7 4LJ

Ref. No: 15/01036/FLL
Ward No: N6 - Strathearn

Summary

This report recommends approval of a detailed planning application for the formation of two all-weather pitches, associated perimeter fencing, floodlighting and new car parking at the Dallerie Sports Pitches in Crieff as the proposal is considered to comply with the relevant provisions of the Development Plan.

BACKGROUND AND DESCRIPTION

- 1 This planning application seeks to obtain detailed planning permission for the formation of two floodlit all-weather sports pitches, new perimeter fencing surrounding the pitches and new car parking at the northern end of the Dallerie Sports pitches in Crieff. The existing pitches are located on the western side of Crieff, just outside the town centre and also outside the town's Conservation Area. The existing pitches are presently natural grass and are used for various outdoor sports primarily by Morrison Academy. The local community also has informal usage of the area.
- 2 The proposal involves the creation of 60 car parking spaces to the north of the site on an area of ground adjacent to Turretbank Road and the creation of two full size sports pitches on the site of one of the existing grassed pitches. The remaining pitches on the southern area of Dallerie would continue to be used as grassed pitches. Both the new pitches are proposed to be floodlit by lighting columns of 15m in height and would be enclosed by perimeter fencing ranging in height from approx. 3m to 5m. To facilitate the new car parking at the north of the site, two new vehicular access points are proposed which will involve the removal of a section of hedging and stone walling. Surface water run-off from the car park, other hard surfaces and the pitches themselves is to be directed to the River Turret which runs adjacent to the western boundary of the sport pitches.

- 3 The proposed use of the new pitches would remain as it currently is, with the principal user being Morrison's Academy. The school has indicated that they intend to let out the new pitches to the wider community when they are not in use by the school, subject to an approved code of practice/noise management plan being approved by the Council, which in turn would then be adopted and implemented by the school itself. The school has indicated that the new pitches are part of a three stage development plan which comprises the new pitches, a swimming pool and a sports centre - which includes the possibility for outdoor tennis facilities. They have also indicated to the Council that new pitches are their key priority; with a swimming pool its 2nd priority and the multi-use sport centre its 3rd. A planning application for the erection of a new sports centre and swimming (in principle) is still under consideration by the Council and remains undetermined.
- 4 Members of the Committee will be aware of a planning application in principle for the creation of new sports pitches, perimeter fencing, flooding lighting and car parking on the site subject of this detailed application which was approved at Development Management Committee on 18 March 2015. The reason why this current application has not been submitted as an application for approval of matters specified in the planning in principle consent is that the site boundaries have been amended to include proposed run-off areas which are located outwith the site which gained consent for planning in principle.

NATIONAL POLICY AND GUIDANCE

- 5 The Scottish Government expresses its planning policies through the National Planning Frameworks, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars. Of specific relevance to this planning application are,

The Scottish Planning Policy 2014

- 6 The Scottish Planning Policy (SPP) was published in June 2014 and sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
 - the preparation of development plans;
 - the design of development, from initial concept through to delivery; and
 - the determination of planning applications and appeals.
- 7 Of specific relevance to this planning application is the text contained within paragraph 226. This paragraph states that when an existing outdoor sports facility would be lost it should *'be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area'*. In addition to this, Paragraphs 254 – 268 are also relevant and relate specifically to Managing Flood Risk & Drainage
- 8 The following Planning Advice Notes (PAN's) are also applicable to the proposal,

- 9 PAN 1/2011 - Planning and Noise
- 10 PAN 69 - Flooding

DEVELOPMENT PLAN

- 11 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012

- 12 Whilst there are no specific strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*
- 13 In terms of specific policies, **Policy 3 Managing TAYPlan’s Assets** seeks to protect our cultural heritage assets from inappropriate developments.

PERTH AND KINROSS LOCAL DEVELOPMENT PLAN 2014

- 14 The Local Development Plan (LDP) was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance. The site is located within the settlement boundary of Crieff within an area identified as being an existing sports pitch. In addition to this, the surrounding areas are identified as being residential with compatible uses. To this end, the following LDP policies are directly applicable to this proposal,

Policy CF1A - Space Retention and Provision

- 15 Development proposals resulting in the loss of Sports Pitches, Parks and Open Space which are of recreational or amenity value will not be permitted, except in circumstances where one or more of the criteria set out apply. Policy CF1A also states that the facility which would be lost must be replaced by a new facility of comparable or greater benefit to the local area and in a location which is convenient for its users, or by the upgrading of the existing provision to provide a better quality facility either within the same site, or at another location which is also convenient for its users.

Policy RD1 - Residential Areas

- 16 Residential amenity will be protected and where possible, improved.

Policy PM1A - Placemaking

- 17 Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

Policy EP2 - New Development and Flooding

- 18 There is a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a significant probability of flooding from any source, or where the proposal would increase the probability of flooding elsewhere.

Policy EP5- Nuisance from Artificial Light and Light Pollution

- 19 The Council's priority will be to prevent a statutory nuisance from occurring first and foremost. Consent will not be granted for proposals where the lighting would result in obtrusive and/or intrusive effects. Proposed lighting equipment should comply with current standards, including approved design standards. The Council may secure the regulation of lighting installations and their maintenance through the use of conditions attached to the granting of planning permission.

Policy EP8 - Noise Pollution

- 20 There is a presumption against the siting of proposals which would generate high levels of noise in the locality of noise sensitive uses, and the location of noise sensitive uses near to sources of noise generation.

Policy HE2/3 – Listed Buildings / Conservation Areas

- 21 Seeks to ensure that the character and appearance of both listed buildings and Conservation Areas are protected from inappropriate developments.

OTHER COUNCIL POLICIES

- 22 None specifically relevant to this proposal.

SITE HISTORY

- 23 A detailed planning application for the creation of an all-weather pitch and associated floodlighting was approved under delegated powers in 2007 (07/00374/FUL). However that consent was never implemented and expired prior to any works commencing. Unlike this application (which is at the northern end of the existing Dallerie pitches), the location of that proposal was at the southern end of the sports pitches.
- 24 Earlier this year, a planning in principle application (13/02365/IPL) for the creation of two all-weather pitches, associated perimeter fencing, floodlighting and new parking was approved at the Development Management Committee on 18 March 2015.

- 25 In addition to these planning applications, a planning in principle application for a new sport centre to the north of this site is still under consideration by the Council and remains undetermined.

CONSULTATION

External

- 26 **SEPA** – No objection to the proposal.
- 27 **SportScotland** – No objections to the proposal.
- 28 **Scottish Water** – No response received.
- 29 **Crieff Community Council** – Welcome the proposals, however they raise issues regarding the proposed access, lights and also the colour of the lighting columns.

Internal

- 30 **Transport Planning** - No objection to proposal in terms of the proposed accesses and level of parking proposed.
- 31 **Local Flood Prevention Authority** - No objection in terms of flooding matters.
- 32 **Environmental Health** - Subject to appropriate conditions, they have no objection in terms of noise nuisance and light pollution

REPRESENTATIONS

- 33 Eighteen letters of representations have been received, all objecting to the proposal, the majority of which are from local residents. In addition to this, a separate representation has been received from Crieff Community Council.
- 34 The main issues raised within the representations are,
- Contrary to the Local Development Plan 2014
 - Impact on residential amenity
 - Impact on visual amenity
 - Loss of open space
 - Flooding implications
 - Drainage Issues
 - Impact on Trees
 - Increased Traffic on local roads
 - Inadequate parking provision
 - Impact on the Conservation Area / Listed Buildings

These issues are addressed in the Appraisal section of this report.

ADDITIONAL STATEMENTS

35

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required. No impact on a SAC.
Design Statement / Design and Access Statement	Submitted
Report on Impact or Potential Impact	Background information on flooding/noise submitted.

APPRAISAL

- 36 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) requires the determination of the application to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 37 The Development Plan for the area comprises the approved Tay Plan 2012 and the adopted Perth and Kinross Local Development Plan 2014 (LDP). In terms of other material considerations, the extant planning in principle consent is a significant material consideration.

Policy Issues

- 38 In terms of land use policy issues, the key land use policies are contained within the LDP. Within that plan, the site lies within the settlement boundary of Crieff within an area which has been identified as an existing sports pitch where *Policy CF1A* is directly applicable. This policy states that existing sports pitches have a high value to the local community for recreational and amenity purposes and that new development proposals which would result in the loss of these areas will not be permitted, except in certain circumstances. In the case of proposals involving the loss of a recreational facility, *Policy CF1A* states that the facility which would be lost must be replaced by a new facility of comparable or greater benefit to the local area and in a location which is convenient for its users, or by the upgrading of the existing provision to provide a better quality facility either within the same site, or at another location which is also convenient for its users.
- 39 The land surrounding the site has been identified as being residential with compatible uses where *Policies RD1* and *Policy PM1A* of the LDP both seek to ensure that all new developments do not have an adverse impact on the existing environment, which includes the impact on existing residential and visual amenity.

- 40 In addition to this *Policies EP5 and EP8* of the LDP seek to ensure that new developments which may generate noise and light pollution do not adversely affect sensitive, adjacent land uses whilst *Policy EP2* of the LDP seeks to ensure that new developments are not undertaken on areas of land which are liable to flood or would create flooding elsewhere.
- 41 For reasons stated below, and subject to restrictive conditions being imposed on any consent, I consider this detailed proposal to be consistent with all the aforementioned policies.

Land Use

- 42 In terms of land use issues, the principle of the new sports pitches with associated floodlighting / fencing and new parking facilities has to some degree been established by the granting of the planning in principle consent earlier this year for a similar development. However, as this planning application is not specifically for the approval of matters specified (in the planning in principle consent), I consider it reasonable to look at the acceptability of the land use proposed, based on the detailed plans which have now been brought forward.
- 43 To this end, there are two key considerations as to whether or not this detailed proposal is acceptable or not. The first is whether or not proposal is acceptable in terms of the requirements of *Policy CF1A* of the LDP and secondly, whether or not the proposal is compatible with the adjacent residential use.
- 44 As outlined in the report presented to this Committee in March this year, in relation to the 2013 planning in principle application, this proposal is essentially for the replacement and upgrade of an existing recreational facility with the objective of providing a better quality facility within the same site. To this end, I consider the proposal to align itself positively with the requirements and aspirations of *Policy CF1A* of the LDP. I do note that within the representations a number of concerns have again been raised regarding the potential for this new facility to result in an increase in usage and intensity however, bearing in mind what is proposed, it would be extremely disappointing if the proposal did not result in an increased usage of the pitches to some degree. The main purpose of this proposal is to create a quality, performance playing surface which would allow for outdoor activities to occur for 12 months of the year, which is simply not possible with the existing natural grass surface which is often prone to waterlogging, rutting after being played on during wet weather and also deep penetrating frost during the winter– all of which could make the existing pitches unplayable for a number of weeks, if not months.
- 45 However, it is important to remember that the usage of the existing pitches has not been restricted by the terms of any historic planning permission, and whilst pitch conditions and the lack of existing floodlighting does (in reality) have a significant, material influence on the probable level of usage in reality, there is not any formal restriction on the level of activity or use that can occur on the pitches at present - other than the operation time limits which were imposed on the 2013 in principle permission.
- 46 Within the representations, concerns have been raised that the loss of open space for car parking is contrary to the aims of the LDP which seeks the retention of areas

of open space/existing pitches. The area of ground which the proposed car parking is located on is a small section of land which is currently used for informal activities by the school. It is accepted that this area would be permanently lost as open space, however the area which would be lost to the new parking is a very small section of the overall space associated with the Dallerie sports field. It also needs to be taken into account that the proposed parking provision would be directly linked to an improved recreational facility which is part of a wider improvement to the existing recreational facilities on the site and is not simply a new, stand-alone parking area. The National Agency for sport, *SportScotland* have commented on this detailed application in their remit as a statutory consultee, and have raised no objection to proposal. To this end, I consider the proposal, in its detailed form, to be consistent with the aims and objectives of *Policy CF1A* of the LDP.

- 47 In terms of the compatibility with existing uses, the proposed use of the land is not changing. Whilst the usage of the area may increase due to the better quality of playing surface and also the introduction of floodlighting, at the present time there is no restriction on the level of recreational activity which can occur on the area. It has been raised within the representations that increased noise levels, longer hours of operation and the introduction of light pollution would collectively have an adverse impact on the residential amenity enjoyed by adjacent residential properties, and this is a significant material consideration for the Council to consider. However, as part of this detailed application the exact location of lighting columns have been provided as well as some technical information relating to their lux levels – all of which are considered to be acceptable to my colleagues in Environment Health. Whilst the applicant has confirmed that the hours of operation of new pitches are between 9am and 9pm and not earlier (as was originally suggested by the applicant), it would still be the intention of the Council to condition these times and seek the submission of a noise management plan for the site to ensure that the pitches are operated in a manner which is appropriate adjacent to residential properties.
- 48 To this end, I consider this proposal and any additional level of activity which it may bring, to be compatible with the existing (surrounding) land uses.

Flooding

- 49 In terms of flooding issues, the site is relatively low lying and can be liable to flood during bad weather. Whilst flooding may still occur with the introduction of the all-weather pitches, their usage would not necessarily be restricted during times of bad weather which is part of the reasoning behind the proposal. SEPA and the Council's Flooding Team have commented on the detailed plans, levels and drainage details and have raised no objection to what is proposed. It is noted that within SEPA's consultation response, they have raised the issue of sewer flooding. At the present time, issues associated with the aftermath of sewer flooding events are ultimately health and safety issues for the school to address and to satisfy themselves that the pitches surface, are suitable for use after a sewer flood. However, as the proposed new pitches would be used by members of the public, the Council does have a duty of care to ensure that members of the public are protected from potential contaminants associated with the aftermath of a sewer flood. The applicants have however indicated that they currently liaising with Scottish Water to re-route / upgrade the existing sewer to ensure that the pitches are not affected by future spills. As this issue is a technical issue which can be resolved through an engineering

solution, I consider it appropriate to condition the submission of the re-routing / upgrade details prior to any works commencing to ensure that the proposed works will ensure that the new pitches are not liable to be affected by future sewer flood/spills.

Surface Water Drainage

- 50 It was raised within the letters of representation that the proposed drainage infrastructure route to the watercourse to the west was across land not within the applicants control. The land owner of the area in question has indicated that they are unlikely to agree to works over their land. The applicant has been made aware of this, and has confirmed that they can drain the site of surface water within land within their control. However, for completeness and in light of the change in drainage arrangements I propose to condition the submission of the detailed surface water drainage information for further approval.

Noise Impact

- 51 Within the representations, the majority of the concerns raised by local residents are focused on noise issues and the impact that noise nuisance may have on their existing residential amenity. As stated previously, the area is already in use as an active sports field for both Morrison's Academy and the wider public so restricting the usage of a use which is essentially already established is not considered a reasonable position for the Council to take and this position was accepted by the Committee as part of the consideration of the 2013 planning in principle consent. However, whilst the planning system cannot tackle any existing noise issues associated with this site and its existing use, it can control future noise via the terms of this permission by limiting operation hours and approving (and enforcing) a suitable noise management plan for the running of the pitches - which would be applicable to all users of the facility. Whilst it would have been beneficial if the applicant had lodged a noise management plan with the submission of this application, as these issues relate to the operation of the facility I consider it reasonable for issues over noise control to be covered by restrictive conditions - which must be satisfied prior to any works commencing. Subject to this, my colleagues in Environmental Health have no objection to the detailed proposals in terms of noise issues and I have no reason to offer a different view.

Light Pollution

- 52 In terms of light pollution, the proposed floodlighting, subject to appropriate conditions conform to the Council's standards in terms of light spillages, brightest and operation times. I do accept that the introduction of artificial light would inevitably change the appearance of the site during some evenings when the facility is in use, however my colleagues in Environmental Health are content that the proposed floodlights have been positioned and designed so that the residential amenity of adjacent, existing residential properties would not be compromised to an unacceptable degree and I have no reason to offer a different view. In addition, a condition would be attached to any consent to control light spillage.

Hours of Operation

- 53 As stated previously, the site is presently a sports field and there is an existing historical interaction between the use of the area (for sports) and the adjacent residential properties which is largely limited to the hours of daylight – the extent of which would obviously vary throughout the year. This interaction is also linked to some degree to the playability of the existing surface, which could be significantly restricted during the winter. The proposed floodlighting and the improved pitch surfaces would result in an increase in usage which the Council has a duty to control. Nevertheless, whilst the Council is supportive of new proposals which promote health and physical activities, the Council retains a responsibility to ensure that any new or additional sports provision does not occur to the detriment of existing neighbouring residents. In order to address some of the concerns of the local residents the applicant has suggested daily hours of operation of between 9am-9pm, with no activities beyond 9pm or before 9am on any day of the week which is the same as the times approved under the 2013 planning in principle consent. I have no objection to these proposed times, and my colleagues in Environmental Health are also content that they would be suitable for this area.

Roads and Access Issues

- 54 Within the letters of representations concerns have been raised that proposed level of off street parking (60) is insufficient and that the parking need associated with the new facility would overspill onto neighbouring streets. As part of the wider proposal (including the new sports centre) the applicants carried out a Transport Assessment which addressed parking provision and considered the impact that this improved facility (in combination with the proposed sports centre) may have on the local road and pedestrian network. That Transport Assessment was comprehensive in its content, and my Transport Planning colleagues have raised no objection to the level of parking provision now proposed at this detailed stage. In relation to the accesses to and from the parking area, these accord with the Council standards and raise no concerns.

Visual Impact

- 55 Within the letters of representation concerns have been raised that the proposal, in particular the perimeter fencing and floodlighting columns, would have a negative impact on the visual amenity of the area. Comments have also been raised that the height of the fencing of up to 5m is 0.5m higher than was suggested in the 2013 planning in principle application. The site at present is extremely open and the introduction of new fencing and lighting columns would change the appearance of the area to some degree. However, in this location (and bearing in mind what the fencing and lighting columns are for) I do not consider the introduction of fencing between 3-5m and lighting columns to have a negative impact on the visual amenity of the area.

Impact on existing Trees Hedges

- 56 To facilitate both the proposed parking provision and also the new pitches, sections of the existing hedge along the northern boundary are to be removed, whilst some trees would also have to be removed at the south-east and south western corners of the site. Although I have no objection to these removals, I am however concerned that a detailed landscaping plan has not been submitted with this detailed application which clearly provides details of the proposed replanting and the full extent of hedge / tree removals and measures to protect hedges/trees which are to be retained. However, as the proposed removals are not substantial, I consider it reasonable to condition that a detailed landscaping scheme is submitted for further approval by the Council prior to any works commencing on site that that the approved details are implemented in full within the agreed timescales. It would be the expectation of the Council that any detailed landscaping plan would include details of the root protection areas for existing trees and hedges.

Impact on the Conservation Area / Listed Buildings

- 57 The site is located outwith the Conservation Area of Crieff and would have little negative impact on its character or appearance. In terms of the impact on the setting of neighbouring listed buildings, the proposal is not likely to have an adverse impact on the setting of these historic buildings due to the distances involved, subject to existing landscaping being retained and appropriate new landscaping being approved and then implemented. The Council's Conservation Officer has no objection on these grounds.

Contamination of the Pitches

- 58 Within the letters of the representations some concerns have been raised regarding health and safety issues relating to the over spilling of foul water from local drains onto the pitches. This is an issue for the applicant to satisfy themselves that the surface of the pitches is at all times fit for use.
- 59 In terms of other potential ground contamination, it is noted that there was a former sawmill in close proximity of the playing fields and to this end, a suitability worded condition should be attached to any consent to ensure that if any land contamination is found during the construction phase the Council is notified immediately.

Impact on Special Area of Conservation

- 60 Within the letters of representation it has been mentioned that the proposed disposal of surface water to the River Turret would adversely impact a special area of conservation (SAC). The River Turret is not a designated SAC and the River Earn which it feeds into is not one either. Whilst consents to discharge into the water course would be necessary from SEPA, in terms of the impact on any SAC I have no concerns.

Temporary Equipment Store

- 61 On the submitted plans, the applicant had shown a temporary equipment store to be sited adjacent to the proposed pitches. The applicant has informed the Council that there will be no requirement for this structure as they intend to use the existing buildings on site.

Land Ownership

- 62 Within the letters of representations, a concern was raised that the applicant had not served the correct land ownership certificate on all the interested parties. The applicant accepted that an error had been made, and has now served all the relevant interested parties with the correct notification.

ECONOMIC IMPACT

- 63 Whilst the Morrison's Academy may benefit from a small financial return if the facility was to be let out for public use, this income is unlikely to be significant and would not have a significant impact on the local economy – either positively or negative. The principal impact that this facility would bring is improved recreational facilities for both the school and the wider community, which is not necessarily linked to the local economy.

LEGAL AGREEMENTS

- 64 None required.

DIRECTION BY SCOTTISH MINISTERS

- 65 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 32 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 66 The proposal is in accordance with the relevant land use policies contained in the Local Development Plan 2014. Whilst I note the proposal has attracted a number of representations objecting to the proposal, this proposal is ultimately for the upgrade and improvement of an existing recreational facility to a standard which would offer a modern, fit for purpose outdoor facility, principally for Morrison's Academy but also for the wider local community of Crieff. The key issues which have been raised within the representations relate to amenity issues centred on noise, hours of operation and light pollution which are all matters which I am confident suitably controlled and enforced by the Council.

RECOMMENDATION

A Approve the application subject to the following conditions:

- 1 The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning permission.

Reason - To ensure that the development is carried out in accordance with the plans approved.

- 2 The hours of operation of the pitches and floodlights shall be limited to 09:00 hours to 21:00 hours Monday to Sunday, to the satisfaction of the Council as Planning Authority.

Reason – In order to protect the existing residential amenity of the adjacent residential properties.

- 3 All external lighting must be installed, sufficiently screened and aligned so there is no direct illumination of neighbouring land and that light spillage beyond the boundaries of the site is minimised, all to the satisfaction of the Council as Planning Authority

Reason – In the interest of protecting existing residential amenity

- 4 A suitable noise management plan must be prepared and submitted for the approval in writing by the Council as Planning Authority prior to the use of the development. The approved plan shall be implemented in full, to the satisfaction of the Council as Planning Authority.

Reason – In the interest of protecting existing residential amenity

- 5 The Council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council as Planning Authority

Reason – In order to ensure that any land contamination is adequately dealt with.

- 6 With the exception of the hedge / tree removals shown in red on plan 15/01036/7, all existing trees / hedges along the sites boundaries and those immediately outwith the sites boundaries but within the control of the applicant to the east of the site, shall be retained and protected during the course of construction. Prior to the commencement of any works on site, a detailed landscaping scheme (including timescales for implementation) shall be submitted for the approval in writing by the Council as Planning Authority. That plan must include full details of the root protection areas (to British Standards) for all the existing trees and hedges, and shall be implemented in full prior within the agreed timescales, all to the satisfaction of the Council as Planning Authority.

Reason – In order to protect the existing landscaping setting, and to ensure that suitable new landscaping is introduced.

7 For the avoidance of doubt, the temporary equipment store is not approved.

Reason – In the interest of protecting existing visual amenity of the area.

8 Prior to the commencement of any works on site, details of the colour of the proposed floodlighting columns and the perimeter fencing shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full, all to the satisfaction of the Council as Planning Authority.

Reason – In the interest of protecting existing visual amenity.

9 Prior to the commencement of any works on site, precise details of the proposed re-routing / upgrade of the existing public sewer pipe which affected the site shall be submitted for the approval in writing by the Council as Planning Authority, in consultation with SEPA and Scottish Water. The approved measures shall be implemented, prior to the operation of the new pitches commencing.

Reason – In order to address the potential risk of sewer flooding affecting the new pitches.

10 Prior to the commencement of any works on site, precise details of the means of surface water disposal shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full as the development progresses, to the satisfaction of the Council as Planning Authority

Reason – In order to ensure that the surface water is adequately disposed of.

B JUSTIFICATION

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure there from.

C PROCEDURAL NOTES

Not applicable.

D INFORMATIVES

1 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. *(See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).*

2 Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.

- 3 As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.
- 4 The applicant must comply fully with the requirements of Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) in relation to the discharge into an existing water course.
- 5 This development will require the 'Display of notice while development is carried out', under Section 27C(1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. In accordance with Regulation 41 the notice must be:
 - Displayed in a prominent place at or in the vicinity of the site of the development
 - Readily visible to the public
 - Printed on durable material.

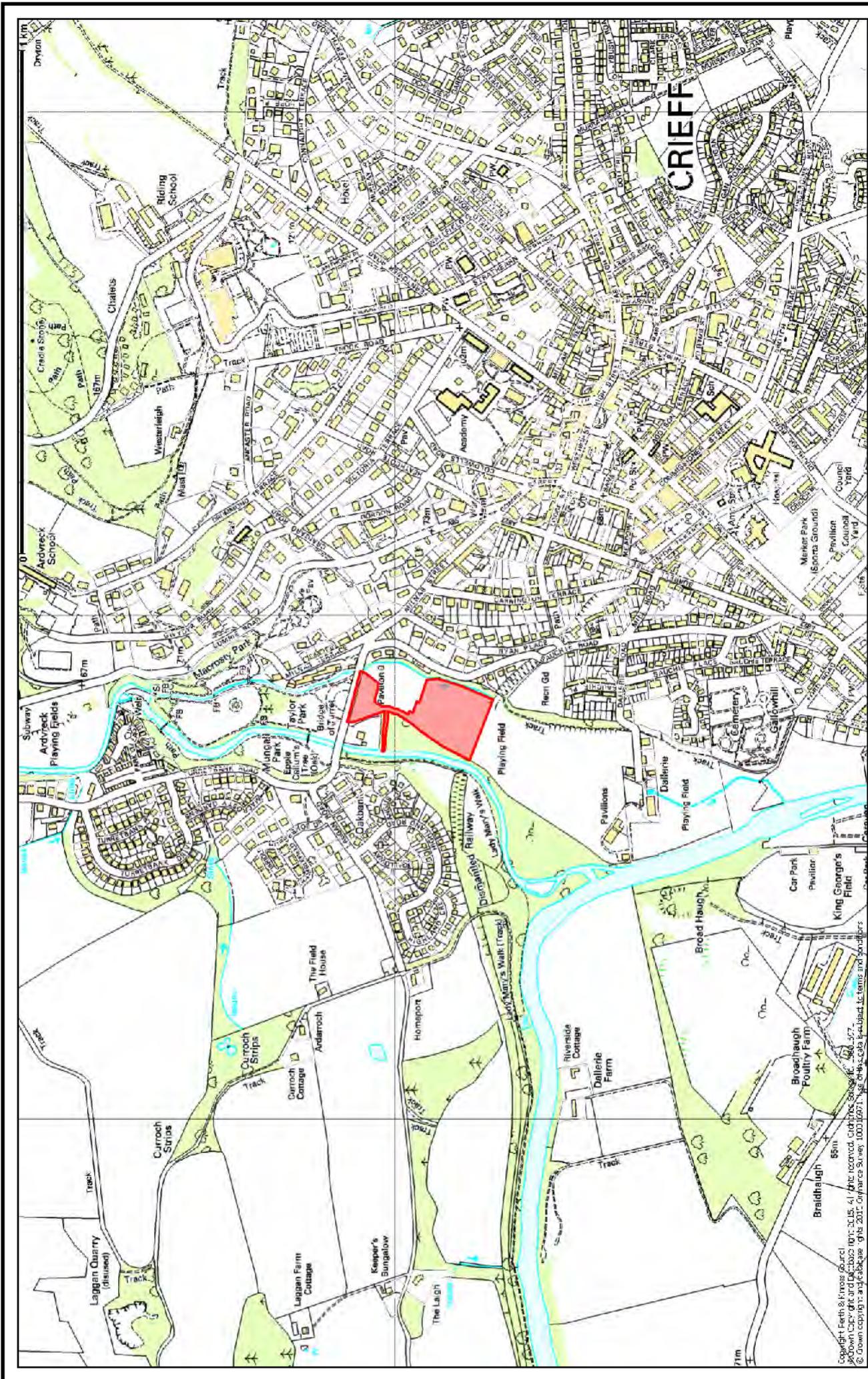
Background Papers: 18 letters of representations
Contact Officer: Andy Baxter – Ext 5339
Date: 23 November 2015

Nick Brian
Development Quality Manager

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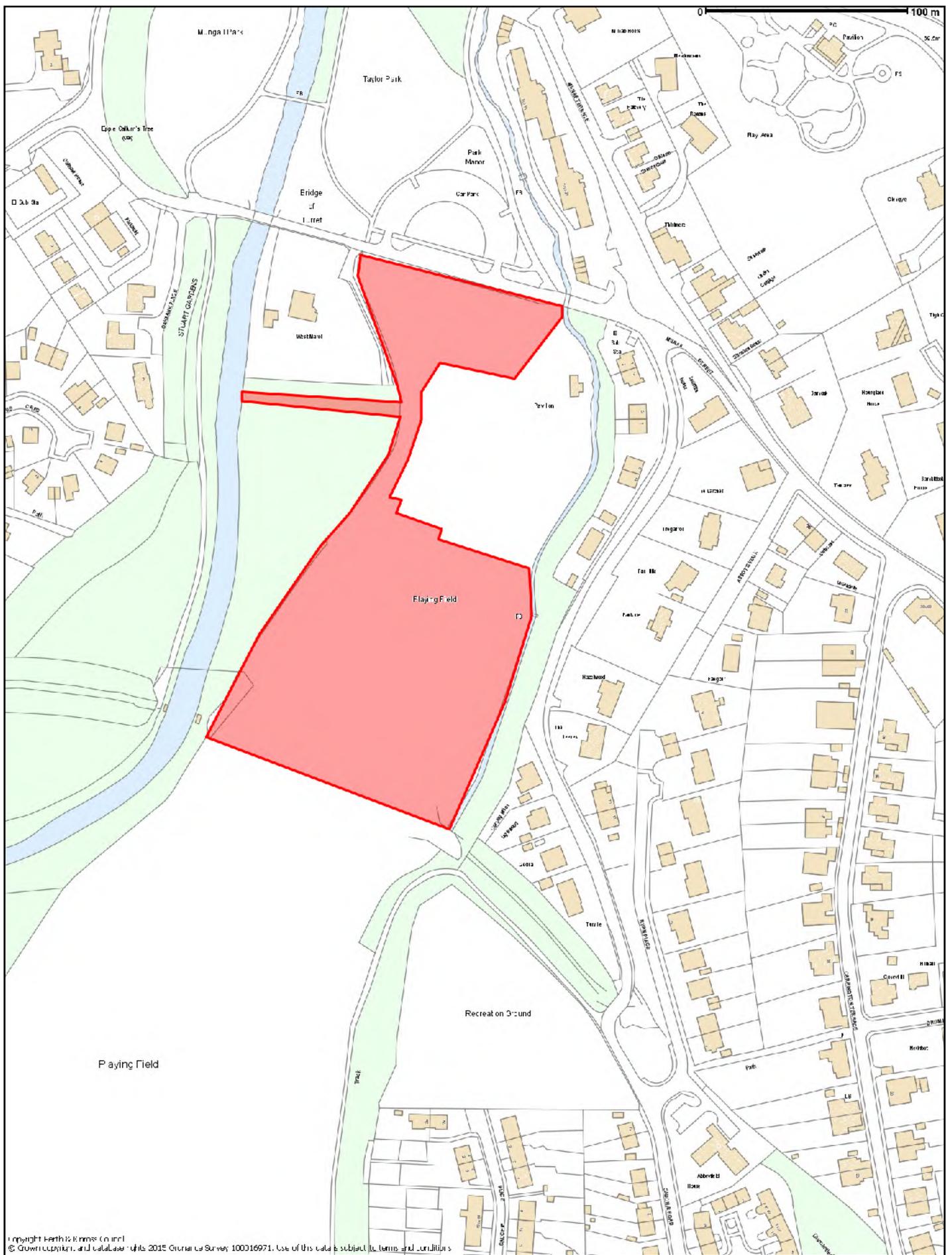
Formation of 2 all-weather pitches, access and carpark, erection of fencing, floodlighting and associated works at Dallerie Sports Pitches, Dallerie, Crieff



Development Management Committee

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