

**NORTH LANARKSHIRE COUNCIL  
REPORT**

**AGENDA ITEM No. 3**

To: PLANNING AND ENVIRONMENT COMMITTEE		Subject: Notice of Intention to Develop. Construction of New Pavilion and Gym Store, Formation of New Synthetic Sports Pitch with 6 No. Floodlights and Bus Parking Bay at Braidhurst High School, Dalriada Crescent, Motherwell.
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 12 <sup>th</sup> October 2005	Ref: S/05/00897/NID	

**1. Purpose of Report**

- 1.1 The purpose of the report is to advise the Committee that the Council's project to provide a new pavilion and gym store, formation of new synthetic sports pitch with 6 No. floodlights and bus parking bay at Braidhurst High School, Dalriada Crescent, Motherwell has been advertised and no objections have been received.

**2. Background**

- 2.1 North Lanarkshire Council through Education propose to construct a new pavilion and gym store, form a new synthetic sports pitch with 6 No. floodlights and bus parking bay. The planning application site comprises the existing Braidhurst High School Campus which includes two grass football pitches that lie to the south west of the existing school buildings. The application proposes the construction of a floodlit synthetic sports pitch measuring approximately 106 metres x 66 metres on the site of the grass pitch at the south west of the site and the erection of a new changing pavilion and a gym store. A new mini-bus parking area would be created north of the new pavilion. Temporary protective fencing will be erected alongside the row of mature trees next to Dalriada Crescent during works associated with the upgrading of the pitch and installation of floodlights.
- 2.2 Because the development is to be carried out by the Council itself, the relevant planning procedure is contained in the Town and Country Planning (Development by Planning Authorities (Scotland) Regulations 1981 as amended by the Town and Country Planning (Development by Planning Authorities) (Scotland) Amendment Regulations 1984 which requires that neighbour notification and consultation on the proposal be carried out in a similar way as it would for a planning application by a private individual. A notice must then be published in a local newspaper, stating that the authority intend to carry out the development and that representations must be made within 21 days.
- 2.3 If no representations are received within the prescribed period, planning permission is deemed to have been granted by the Scottish Ministers on the date of expiry of the period. If representations are received, the Council must give notice of its intention to carry out the development to the Scottish Ministers to allow them the opportunity to consider whether they wish to call for a formal application by the Council. If the Scottish Ministers do not call for a formal application planning permission will be deemed to have been granted by operation of law. If the Scottish Ministers do call for a formal application for them to determine, they may require a public local inquiry before reaching their decision.

### 3. Sustainability Implications

- 3.1 The proposal will provide a safer facility for school children and provide facilities for open space and recreational use.

### 4. Considerations

- 4.1 Neighbour notification and consultation has been carried out in accordance with the above requirements. Because the proposal includes new floodlighting it was advertised under Article 12(5)(b) Bad Neighbour. No objections were received.
- 4.2 No objections have been received from the consultees. Community Services commented on the protection of the existing mature trees and it has been agreed that temporary protective fencing will be erected during construction work. SportsScotland had concerns about the location of the proposed floodlighting columns, however the plans have been amended and the floodlighting columns will now be relocated outwith the run-off area.
- 4.3 In terms of the development plan, the site is unzoned within the Burgh of Motherwell and Wishaw Part Development Plan. Due to the date of this plan, more relevance should be attached to the emerging Local Plan which is the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004), which is a material consideration. Within this Plan the site is covered by policy CS 2 Established Community Facilities which seeks to protect established Community Facilities by improving the quality of Council operated facilities through a programme of upgrading and refurbishment, where appropriate. Also by introducing shared use arrangements in schools and other Council operated facilities and encouraging the dual use of other Community Buildings.
- 4.4 It is considered that the proposal satisfactorily meets the terms of the local plan policy, and is acceptable subject to the following conditions -
1. That the development hereby permitted shall be started within five years of the date of this permission.  
**Reason :** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
  2. That before development hereby permitted starts, full details of all external materials to be used in construction, including walls, roofs, windows, doors, gutters and downpipes, shall be submitted to, and approved in writing by the Planning Authority.  
**Reason :** To enable the Planning Authority to consider these aspects in detail.
  3. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by the Planning Authority.  
**Reason :** To ensure the provision of adequate parking facilities within the site.
  4. That before the development hereby permitted starts, temporary protective fencing shall be erected alongside the strip of mature Poplar trees, which bound Dalriada Crescent.  
**Reason :** To protect the existing trees from damage during construction and to maintain the existing biodiversity on the site.

4.5 In accordance with the procedure outline in paragraphs 2.2 and 2.3 above the proposal was again advertised and as no objections have been received, planning permission is deemed to have been granted.

## 5. Recommendation

It is recommended that the Committee notes

1. That no objections were received as a result of the advertisements and
2. That planning permission is deemed to have been granted.



**David M. Porch**  
**DIRECTOR OF PLANNING AND ENVIRONMENT**

Local Government Access to Information Act: for further information about this report, please contact Marlaine Lavery on 01698 302099

### **Background Papers:**

Application form and plans received 25<sup>th</sup> May 2005  
Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)  
Memo from NLC Transportation Section received 25<sup>th</sup> July 2005  
Memo from NLC Community Services received 23<sup>rd</sup> June 2005  
Letter from Sport Scotland received 25<sup>th</sup> July 2005