

**NORTH LANARKSHIRE COUNCIL**

**REPORT**

To: <b>PLANNING AND ENVIRONMENT COMMITTEE</b>		Subject: Formation of Community Park including All Weather Court at 28-46 Willow Drive, Craigneuk, Airdrie  Town & Country Planning (Development by Planning Authorities) (Scotland) Regulations 1981, as amended
From: <b>HEAD OF PLANNING AND DEVELOPMENT</b>		
Date: 18 <sup>th</sup> April 2007	Ref: C/06/02082/NID	

**1. Purpose of Report**

- 1.1 The purpose of this report is to advise the Committee that the Council's proposal to form a Community Park including an all weather court on land at 28-46 Willow Drive, Airdrie was advertised in the local press and objections were received following the statutory neighbour notification procedure. The proposed development will therefore require to be notified to the Scottish Ministers under the relevant legislation.

**2. Background**

- 2.1 Housing and Property Services, intend carrying out the above development in accordance with planning application reference C/06/02082/NID which was registered on the 21<sup>st</sup> December 2006. A location plan is attached.
- 2.2 The relevant planning application has been processed in accordance with the requirements of the Town and Country Planning (Development by Planning Authorities) (Scotland) Regulations 1981, as amended. Representations to the proposal have been received against the proposal following the local newspaper advertisement and from notified neighbours. The Council must now give notice of its intention to carry out the development to the Scottish Ministers to afford them the opportunity to consider whether or not they wish to call in the application for their determination. If the Ministers do not call in the application, then planning permission will have been deemed to have been granted. If the Ministers do call in the application, then they may hold a public local inquiry before reaching their decision.
- 2.3 The formal Notice of Intention to Develop was sent to the Scottish Ministers on the 28<sup>th</sup> March 2007 along with my comments on the representations received, which are contained in Appendix 1.

**3. Sustainability Implications**

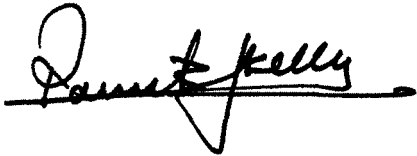
- 3.1 The proposal represents the improvement of an existing area of open space for the benefit of existing and future residents.

#### **4. Corporate Considerations**

4.1 The proposal represents an investment in the local community for the improvement of the environment

#### **5. Recommendation**

5.1 It is requested that the Committee note the contents of this report.

A handwritten signature in black ink, appearing to read 'Patrick Kelly', with a horizontal line underneath it.

**Patrick Kelly**  
**HEAD OF PLANNING AND DEVELOPMENT**  
(3/04/07)

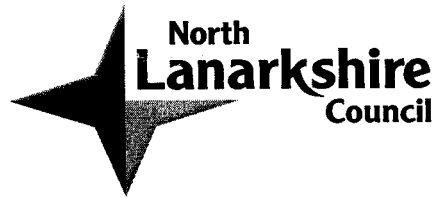
Local Government Access to Information Act: for further information about this report, please contact Ian Johnston, on 01236 812382

#### **Background Papers :**

Appendix 1 : NLC Comments on Representations Received

Application form and plans.

The Notice of Intention to Develop and its relevant Schedule.



**APPENDIX 1**

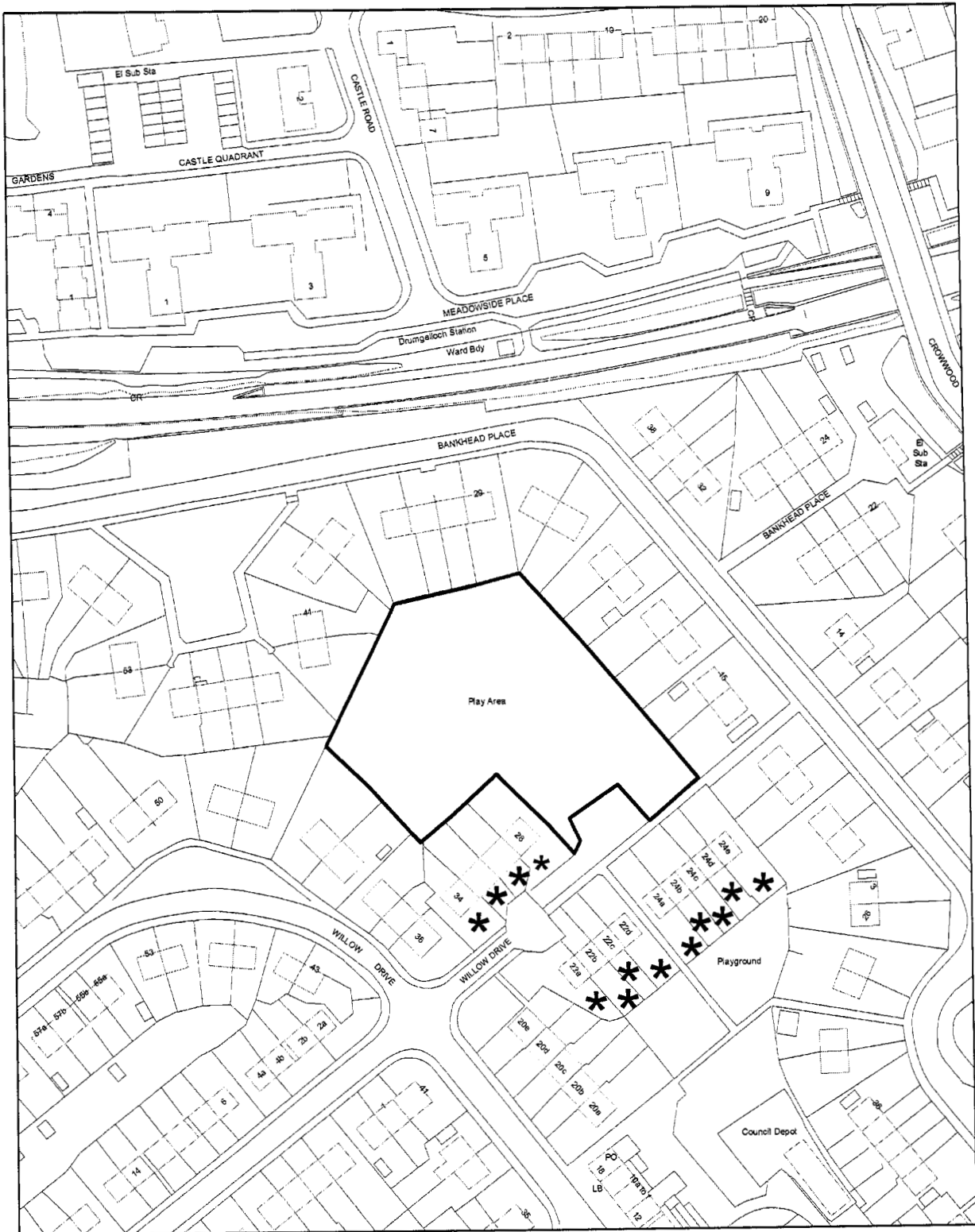
**Town and Country Planning (Development by Planning Authorities) (Scotland)  
Regulations 1981, as amended.**

**Application Number :** C/06/02082/NID  
**Proposed Development :** Formation of Community Park Including All Weather Court  
**Location :** 28-46 Willow Drive, Craigneuk, Airdrie

**REPRESENTATIONS AGAINST THE PROPOSED DEVELOPMENT AND NORTH  
LANARKSHIRE COUNCIL'S OBSERVATIONS THEREON :**

No	Name & Address	Nature of the Representations	NLC Observations
1	George & Angela Eadie	<p>1. The initiation of the neighbour notification procedures over the Festive period did not allow any interested parties full opportunity to view and comment on the proposals.</p> <p>2. Drainage on the site is poor and resultant flooding currently occurs within the adjacent car park. Assurances are required that appropriate measures will be taken to prevent run-off from the site affecting the surrounding properties.</p>	<p>1. The neighbour notification procedures provided each and every relevant neighbour with sufficient details to allow them to comment on the proposals without prior inspection of the planning application submission. Taken that the proposal was also the subject of a public advertisement on 7<sup>th</sup> March 2007 and that the opportunity exists for representations to be made up until the matter is referred to the Scottish Ministers then the rights of the public have not been undermined by the timing of submission of the planning application.</p> <p>2. The proposal includes a comprehensive and properly designed drainage system. A connection to the mains drainage has been conditionally approved by Scottish Water subject to provision of on-site storage due to existing local capacity problems in the sewers. A tank will be built below ground and integrated into the all-weather court foundations. It is expected that neighbouring property will derive benefit from improvements in drainage of the site."</p>

		<p>3. The proposals do not include additional lighting around the proposed facility and whereas high intensity lighting would add to the security of the area such strong lighting would affect the privacy of the surrounding residences.</p> <p>4. The proposed access to the site via a shared pedestrian/motor vehicle route which would be unsuitable for children taken the added attendance numbers attracted to the play facility.</p> <p>5. The positioning of the ball sports area adjacent to the car park could potentially lead to vehicles being damaged by balls coming over the fence.</p> <p>6. The facility could potentially be used by undesirables for anti-social purposes both during the day and especially in the evenings. No security measures have been identified to prevent such mis-use as previously resulted in the closure of a nearby park south of Willow Drive.</p> <p>7. It is doubted that a sufficient level of maintenance can be provided by the Authority to maintain the facility in a clean, managed and safe condition.</p>	<p>3. Following consideration the provision of lighting was rejected as it would encourage the use of the facility, and any associated noise, after dark and the stray light might affect neighbours.</p> <p>4. The initial submission to access the site via a shared surface arrangement has been amended to segregate pedestrian access away from the car park area to provide greater safety for children moving into and exiting the facility.</p> <p>5. The inclusion of 3 metre high fencing behind the goals near the car park should prevent balls exiting the ball court and damaging vehicles. The court itself is also set a short distance away from the nearest boundary of the car park.</p> <p>6. Issues such as anti-social behaviour are outwith the remit of the planning authority and are best dealt with by the police. This site differs from the closed site south of Willow Drive in that it is located some distance from the nearest off license and is less enclosed, thus allowing for better supervision by residents.</p> <p>7. North Lanarkshire Council's Department of Community Services will maintain the facility and this will include normal inspection and routine maintenance.</p>
2.	Ricky Getchell	As above	As above
3.	Elaine Higgins	As above	As above
4.	Mr & Mrs John Kelly	As above	As above
5.	Mr & Mrs Malone	As above	As above
6.	Mrs L Murray	As above	As above
7.	Miss Tracey Mc Callum & Mr William Booth	As above	As above
8.	Alison McGinness	As above	As above
9.	A McIntyre	As above	As above
10.	G McLachlan	As above	As above
11.	Jean & John Robertson	As above	As above
12.	W Walker	As above	As above
13.	Occupier	As above	As above



Planning Application No C/06/02082/NID

Formation of Community Park

28-46 Willow Drive, Craignek, Airdrie

\* Representations

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