

Addendum II

LA01/2019/0755/O

1.0 Update

- 1.1 The application was presented at committee on 22nd January 2020 but was deferred by Committee to facilitate a site visit and to allow for the submission and consideration of new information raised during the agent's presentation at the Committee Meeting. A letter was subsequently submitted from Drummond Cricket Club (Received 3rd February 2020), the content of, which was assessed under the first addendum to the Planning Committee Report.
- 1.2 Further additional information was submitted 17th August 2020. The documents submitted outline the current financial situation of the club and that the sale of the site is proposed in order to generate funds to re-pay a current debt. The submission argues that the proposal meets with the exceptions outlined in Policy OS1 of PPS8 in that the loss of open space falls within the 10% band and the benefits of the disposal of the application site will outweigh the loss of open space. The submission also outlines that the application site meets with the requirements of Policies CTY13 and CTY14 in respect of integration and rural character, as the existing buildings and hedgerow adjacent the site help to enclose the site, with additional planting/landscaping proposed to further aid integration.

2.0 Assessment

- 2.1 Paragraphs 8.16 and 8.17 of the committee report outline the details of Policy OS1 of PPS8 and when an exception to the protection of open space will be permitted.
- 2.2 Firstly the applicant has failed to demonstrate that the redevelopment of the open space will bring substantial community

benefits that decisively outweigh the loss of open space. The applicant has outlined that the club has a loan to re-pay, although there is a discrepancy as to who the loan is to be re-paid to as one document outlines that the debt is to two members, and another states the debt is to a bank. Additional money is required to carry out drainage works to the new cricket pitch to allow it to be used for football during the winter months. The submission outlines that the current COVID-19 Pandemic has hindered the Club's ability to generate funds to assist in paying back the debt. While the current climate may see clubs currently struggle to operate and generate funds through normal means, there may still be other alternative means of generating income which can be explored, and the disposal of existing open space is not the only available course of action, and is not considered reason enough to permit the loss of open space.

- 2.3 The submission outlines that the club provides a diverse range of activities across a range of age, gender and community backgrounds, including a local church Bowling Club, Irish Dancing Club and Line Dancing Club. The submission outlines that the club contributes to the health and wellbeing of local people and the retention of such facilities in the environment created by the COVID-19 Pandemic is important. The submission reiterates that the pitch on which the application site is proposed is unsuitable for senior cricket. However the existing pitch could be utilised for other means of recreational activities, which, given the current pandemic would assist with providing additional outdoor recreational facilities, which would provide health and wellbeing benefits to the local community.
- 2.4 Policy OS1 outlines that alternative provision of open space of an equivalent size, usefulness, attractiveness, safety and quality shall be provided to compensate for the loss of open space. The applicant has not provided details of how or where the compensatory open space is to be provided. The provision of the Cricket pitch during the 1990s cannot be considered as compensatory open space as it was not constructed as part of a development scheme which involved the loss of existing open space, rather it was a standalone project for the provision of new/additional facilities.

- 2.5 The submission also argues that the loss of open space will account for less than 10% of the overall site area and therefore meets with the exception outlined within OS1 of PPS8. However the 10% rules only applies to the playing fields and sports facilities within settlements. As the application site is located within the rural area this exception is not applicable to this application.
- 2.6 The above exception is only available where the loss of open space will have no significant detrimental impact on amenity, character and biodiversity. The applicant has failed to demonstrate the above and the Planning Department is of the opinion that the loss of open space for the proposed development would adversely impact on the character of the area by reason of ribbon development and impact on rural character, as outlined within paragraphs 8.15 and 8.18 of the Planning Committee Report. The proposal remains contrary to Paragraphs 6.201 and 6.205 of the SPPS and Policy OS1 of PPS8.
- 2.7 While there are buildings to the south and east of the application site, the site remains open and exposed to critical views when passing along the Drumsurn Rd in the vicinity of the site. These buildings alone are not enough to suitably enclose the site and offer the degree of integration necessary to allow a dwelling to appear inconspicuous within the landscape, and would be reliant on significant landscaping to overcome this issue. While additional landscaping is recognised by the applicant, the amount of landscaping required and the time it would take to become satisfactorily established will be significant and would not suitable integrate a dwelling in the short term. The proposal fails to meet the requirements of Paragraph 6.70 of the SPPS and Policy CTY13 of PPS21.
- 2.8 The proposal will result in an additional dwelling at this location which when read with the existing dwellings along the roadside and pavilion will add to the built up nature of the immediate vicinity. There is an existing ribbon of development along the roadside at present and a dwelling on the application site will further add to it and increase the visual relationship between the dwellings and pavilion adding to the sense of a suburban type of build up within the rural area, resulting in a detrimental impact on rural character.

The proposal fails to meet the requirements of Paragraph 6.70 of the SPPS and Policy CTY14 of PPS21.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to **REFUSE** the planning application as set out in Section 9.0 and 10.0 of the Planning Committee Report.