

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 18 NOVEMBER 2014

CARNOUSTIE – BALMACHIE ROAD PITCH DEVELOPMENT PROPOSAL

BACKGROUND

In terms of Planning Application (03/00668/FUL) for the erection of 158 Villas, Roads, Footpaths and associated works at Newton Farm, it was agreed that Angus Council would have the option to purchase an area of Land at Newton Farm, Carnoustie for one pound (£1.00) Sterling.

A condition of the option was that it was required to be exercised by 4th August 2014. Colleagues from Legal and Democratic Services carried out the necessary works to ensure that this deadline was met and the land has now been acquired by Angus Council.

The area of land extending two hectares and nine decimal or one tenth parts of a hectare or thereby at Newton Farm, Carnoustie had to be used for the development for recreational purposes and such other ancillary uses.

A further condition required that the option area would be developed for the purposes above within two years of the date of the option being exercised. Report No 305/13 indicates how the land could be developed over 2 phases, with phase 1 covering basic development and Phase 2 indicating what could optionally be considered in the future should funding be available.

As part of the public consultation on the proposed pitches west of Balmachie Road a public open meeting took place on Wednesday, 8 October 2014, at 7pm in the Carnoustie Leisure Centre. The panel was chaired by Iain Stevens, Leisure Services Support Manager, who started with a short introduction of the project, which was followed by a presentation of the proposal plan by the designer Mike Loftus and afterwards a question and answer session was held with Iain, Mike and Jutta Scharnberger, Landscape Services Manager, answering queries from members of the public.

Approximately 20 individuals attended, many of whom were members of various local football clubs, a member of the Carnoustie Rugby Club, a member of the Carnoustie Community Council and the three local Elected Members. (Provost, Councillor Helen Oswald, Councillors Bill Bowles and Brian Boyd)

The public meeting was quite informative and productive. Some of the questions were on the parking of busses of visiting teams, which was answered by the football clubs themselves who stated that most teams would arrive in individual cars or minibuses and would park in the provided car park. Others asked about the size of the carpark and its make up in whindust and officers responded that the car park would mostly be used outwith school hours and on weekends only, when more parking was available in the surrounding area. The query on the possible use of the school car park was noted for review by council officers.

One query on the apparently starkly reduced size of the original pitches proposals could not be answered by the officers in attendance.

Councillor Bill Bowles asked whether the perceived high cost for pitch drainage and for high safety fencing was required. Officers responded that the drainage scheme had been added to the project to make it applicable for a funding application to **sportscotland** and the fencing towards the roads for safety reasons. He inquired if parts of the project could be carried out by members of the public and the resulting savings used for other improvements in Carnoustie. The responses from sports clubs members to this was that they would rather see a high quality project carried out to the standard that the possible grant provider **sportscotland** would be satisfied with.

A representative of the Rugby Club then stated that they would not require a rugby pitch as part of the new project as they were content with using the pitches on the Carnoustie High School ground. It was agreed that Leisure Services would arrange a meeting with the Rugby Club to discuss other issues

and concerns the club has at a later date. The members of the football club indicated their approval of a development of two eleven-a-side football pitches at Balmachie Road as a result.

Finally, a member of the public enquired if changing facilities with toilets and shower facilities were to be supplied. Most of the audience members agreed that to provide local facilities young children will use it would be a definite must to provide changing facilities with toilets.

At the end of the meeting the panel explained that the consultation period was still open for comments until Monday 27th October 2014 and referred to comment sheets available at the meeting.

NEXT STAGE

Following the conclusion of the consultation period the final proposed design, considering comments where possible, will be developed to allow the planning application to be submitted. The final design will also form the basis of the stage 2 bid to the sports lottery fund to maximise what can be delivered through the project.

The major planning application is likely to take a further 3 months to conclude and during this time the lottery application will be progressed along with tender documentation in order that the project can progress as soon as possible into the new financial year as possible.

The funding which is contained within the Financial Plan for 2015 is £200k and is insufficient to fund the full design as planned at the present. This figure will however fund the development of grass pitches without the addition of the fencing and car parking.

A future report will be presented to the Communities Committee to advise them on the final design, the total budget available and the programme for the development of the pitches

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