

**South Ayrshire Council**

**Report by Depute Chief Executive and Director - People  
to Leadership Panel  
of 12 February 2019**

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**Subject: All-Weather Sports Pitch At Girvan**

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**1. Purpose**

- 1.1 The purpose of this report is to update Leadership Panel on the outcome of the consultation on developing an all-weather sports pitch in Girvan and invite agreement to officers taking the next steps in relation to a preferred site within Victory Park.

**2. Recommendation**

**2.1 It is recommended that the Panel:**

- 2.1.1 notes the outcome of the consultation on the development of an all-weather pitch in Girvan; and**
- 2.1.2 agrees that officers should proceed to undertake the necessary work in relation to ground condition surveys of the proposed site and planning permission and a petition to the Sheriff Court.**

**3. Background**

- 3.1 A sum of £850,000 was approved through the Capital Investment Programme for 2019/20 for the creation of a new all-weather pitch in Girvan. A public consultation was held in Girvan Academy on the 1<sup>st</sup> November, 2018 to hear views on the need for a pitch, possible locations for a pitch and the best use to which a pitch could be put.

- 3.2 Seven locations within the town were included as part of the consultation and these are set out below and shown on the map in [Appendix 1](#):

- Hamilton Park
- Stair Park;
- Victory Park
- Linden Avenue;
- Ainsley Park;
- Girvan Primary School; and
- Girvan Academy.

#### 4. Proposals

4.1 There were 249 consultation responses. 208 were in favour of the proposal for a new all-weather pitch in Girvan and 39 were against with 8 of the responses opposing the site comprising a duplicate pro-forma, 2 responses did not indicate support for or against the development. Therefore the outcome of the public consultation indicates significant support for the proposed development of an all-weather pitch in Girvan.

<b>For</b>	<b>208</b>	<b>83.5%</b>
<b>Against</b>	<b>39</b>	<b>15.7%</b>
<b>Not Applicable</b>	<b>2</b>	<b>0.8%</b>

4.2 Feedback on each of the sites considered is set out in [Appendix 2](#). In relation to the preferred location for the pitch, the highest return was for Victory Park.

<b>Victory Park</b>	<b>114</b>	<b>45.8%</b>
<b>Not Stated</b>	<b>59</b>	<b>23.7%</b>
<b>Other</b>	<b>44</b>	<b>17.7%</b>
<b>None</b>	<b>24</b>	<b>9.6%</b>
<b>Hamilton Park</b>	<b>6</b>	<b>2.4%</b>
<b>Not Applicable</b>	<b>2</b>	<b>0.8%</b>

4.3 There was strong support for the pitch to be located in Victory Park. This reflects its central location, its proximity to Girvan Academy and Girvan Primary and the fact that changing facilities are also available on the site.

4.4 However, there was strong opposition to the development of a pitch at the top end of Victory Park (next to the changing pavilion) from local residents who live in neighbouring properties. There was also concern at the impact of that proposed location on the annual Lowland Gathering.

4.5 A large number of consultation respondees suggested that the pitch would be better located in a more westerly position in the park, i.e. closer to the rose gardens. This location is further away from residential properties and would also be better screened by mature trees within the park. There are historic ground water issues at this location which prevent the use of the existing grass pitches. This position therefore provides an additional amenity.

4.6 Given the feedback secured through the consultation it is proposed to site the all-weather pitch in Victory Park but at the westerly position suggested by the local community and as shown in the map in [Appendix 3](#).

4.7 Developing the all-weather pitch at the proposed location is subject to ground condition surveys, planning permission and a petition to the Sheriff Court. Officers will now progress these steps and provide updates to the Portfolio Holder.

## **5. Legal and Procurement Implications**

5.1 As well as planning permission, it is intended to petition the Sheriff Court since the proposed location for the all-weather pitch in Girvan is on Common Good land.

5.2 There are no procurement implications immediately arising from this report.

## **6. Financial Implications**

6.1 There is £850,000 within the Capital Programme for 2019/2020 for the development of an all-weather pitch in Girvan. Subject to ground condition surveys this is anticipated to be sufficient to progress the development of an all-weather pitch.

## **7. Human Resources Implications**

7.1 Not applicable.

## **8. Risk**

### ***8.1 Risk Implications of Adopting the Recommendations***

8.1.1 There is a risk that the ground condition surveys or the planning process or the petition to the Sheriff Court crystallise issues which are not yet apparent. The Portfolio Holder will be kept apprised of progress.

### ***8.2 Risk Implications of Rejecting the Recommendations***

8.2.1 There is a risk that rejecting the recommendations will mean that Girvan does not benefit from an all-weather pitch.

## **9. Equalities**

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as [Appendix 4](#).

## **10. Sustainable Development Implications**

10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

## **11. Options Appraisal**

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

## **12. Link to Council Plan**

12.1 The matters referred to in this report contribute to the Council strategic objective enhancing the environment through social, cultural and economic activities and

within that to the outcome “We will provide high quality, attractive and accessible open spaces that meet the needs of communities.”

### 13. Results of Consultation

- 13.1 Consultation has taken place with Councillor Brian McGinley, Portfolio Holder for Economy and Culture, and the contents of this report reflect any feedback provided.
- 13.2 Consultation has taken place with local Members and the contents of this report reflect any feedback provided.

### 14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Depute Chief Executive and Director – People will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the ‘Council and Leadership Panel Decision Log’ at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Coordinate with officers from Professional Design Services and Legal and Licensing to progress a ground conditions survey, planning permission and a petition to the Sheriff Court	28 June 2019	Service Lead – Community Services and Facilities

**Background Papers**    **None**

**Person to Contact**    **Claire Monaghan, Service Lead – Community Services and Facilities**  
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**Date:**    **5 February 2019**



## **Appendix 2: Consultation on Specific Sites**

A summary of the feedback on each of the sites within the scope of the consultation is as follows:

### *Hamilton Park*

This is the home ground of Girvan Junior Football Club and is not owned by South Ayrshire Council. There was discussion around shared use between the community and the football team but it was also pointed out that this location is fairly remote from the three schools in the town which may limit use during the school day.

### *Stair Park*

There was little support for this option for the following reasons: there are sand dunes in the position where the pitch would be located, there is a war memorial in the middle of the park and there is also a Victorian bandstand. It was also noted that this location would be very exposed to the elements on the shorefront.

### *Victory Park*

There was strong opposition to the development of a pitch at the top end of the park (next to the changing pavilion) from local residents who live in neighbouring properties. Other attendees at the consultation were in favour of this location due to the proximity to Girvan Academy and Girvan Primary. There was discussion around loss of amenity for dog walkers and loss of the existing grass pitch.

A large number of residents suggested that the pitch would be better located in a more westerly position in the park, i.e. closer to the rose gardens. This location is further away from residential properties and would also be better screened by mature trees within the park. There are historic ground water issues at this location which prevent the use of the existing grass pitches. This position therefore provides an additional amenity.

A further matter raised in relation to Victory Park is an annual event called the Lowland Gathering. Development of the upper part of the site would prevent this going ahead in future years.

A number of people raised the point that there is an existing changing building within Victory Park that could be utilised by users of the new pitch.

Concerns included the fencing around the pitch and the lighting. Parking was also mooted as a problem with surrounding streets being used. There are car parks close to Victory Park at Girvan Academy, Invergarven School and Girvan Primary School which are available for use out-with school hours.

It was also raised that the park is a Common Good Asset. A change of use is not proposed, i.e. an existing grass pitch to be replaced by an all-weather pitch. No buildings are proposed as part of these works.

### *Linden Avenue*

The land available at Linden Avenue is too small to accommodate a full size pitch. The site is also sloping which is not ideal for a pitch.

### *Ainsley Park*

There is also insufficient space at Ainsley Park for a pitch. This site is also on the seafront and is very exposed. It is on the edge of the town and fairly remote from the three schools.

*Girvan Primary School Site*

There is insufficient space in the grounds of Girvan Primary School to accommodate a full size pitch.

*Girvan Academy*

There is insufficient space in the grounds of Girvan Academy to accommodate a full size pitch. A suggestion at the consultation event was to remove the existing tennis courts at the school and build the pitch at the rear of the school. This would result in loss of an existing asset that the school are keen to retain.

### Appendix 3: Proposed site for an all-weather pitch in Girvan



## South Ayrshire Council Equalities Scoping Template

## 1. Policy details

Policy Title <b>All-Weather Sports Pitch At Girvan</b>	Lead Officer <b>Claire Monaghan</b>
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2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community, Groups of People or Themes	Negative Impacts	Positive impacts
The whole community of South Ayrshire		x
People from different racial groups, ethnic or national origin.		
Women and/or men (boys and girls)		
People with disabilities		
People from particular age groups for example Older people, children and young people		x
Lesbian, gay, bisexual and heterosexual people		
People who are proposing to undergo, are undergoing or have undergone a process to change sex		
Pregnant women and new mothers		
People who are married or in a civil partnership		
People who share a particular religion or belief		
Thematic Groups: Health, Human Rights, Rurality and Deprivation.		x

3. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes	Level of Negative and/or Positive Impact (high, medium or low)
Eliminate discrimination and harassment faced by particular communities or groups	
Promote equality of opportunity between particular communities or groups	Low positive
Foster good relations between particular communities or groups	
Promote positive attitudes towards different communities or groups	
Increase participation of particular communities or groups in public life	
Improve the health and wellbeing of particular communities or groups	Low positive
Promote the human rights of particular communities or groups	
Tackle deprivation faced by particular communities or groups	

## 4. Summary Assessment

Is a full Equality Impact Assessment required? (A full EIA must be carried out on all high and medium impact policies)		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<b>Rationale for decision:</b> <b>This development will provide a new facility for the whole community regardless of any protected characteristics. It will promote positive health and bring Girvan into line with the other towns in South Ayrshire</b>			
Signed : <b>Douglas Hutchison</b>		Director	
Date: <b>24 January 2019</b>		Copy to <a href="mailto:equalities@south-ayrshire.gov.uk">equalities@south-ayrshire.gov.uk</a>	