

ANGUS COUNCIL

EDUCATION COMMITTEE – 20 JANUARY 2011

NEIGHBOURHOOD SERVICES COMMITTEE - 24 FEBRUARY 2011

SEATON PARK ARBROATH

JOINT REPORT BY THE DIRECTOR OF EDUCATION AND THE DIRECTOR OF NEIGHBOURHOOD SERVICES

**ABSTRACT**

This report outlines a proposal to declare Seaton Park surplus to educational requirements, and proposals to identify alternative locations for Arbroath Sporting Club.

**1 RECOMMENDATIONS**

- 1.1 It is recommended that the Education Committee
- (i) declare Seaton Park surplus to requirements.
  - (ii) note that an extended lease up to a maximum of one year ending May 2012 will be negotiated
- 1.2 It is recommended that the Neighbourhood Services Committee:
- (i) note the Director of Neighbourhood Services, working with colleagues in Corporate Services, will liaise with Arbroath Sporting Club to identify options for relocation.
  - (ii) instruct officers to bring forward a further report on possible redevelopment of the site

**2 REFERENCES**

- 2.1 At its meeting of 5<sup>th</sup> March 2009 the Education Committee considered report 207/09 which outlined a preliminary strategy aimed at improving the primary school estate in Arbroath and its hinterland. In particular the report sets out proposals to undertake a comprehensive consultation exercise which, it was expected, would be in three stages. The first stage was to provide an overview of the current situation and a general range of options. Feedback from this round of consultation, together with information on available resources, would inform a further consultation exercise taking place later in 2009 on a narrower range of options.
- 2.2 At its meeting of 21 October 2009 the Education Committee considered report 747/09 which sets out options to improve the primary school estate in Arbroath and its hinterland. The report set out in broad outline, a preferred option subject to further consultation.
- 2.3 Reference is also made to report 802/09 which was approved by Angus Council on 5 November 2009. The report outlines funding available for Brechin High School and the possibility of external funding for the Arbroath Schools Project.
- 2.4 Reference is made to report 528/10 which was considered by the Development Standards Committee at its meeting of 10 August 2010. The Committee agreed to the revised configuration of the layout for car boot sales and revised planning conditions for car boot sales at Seaton Park Arbroath.

### **3 BACKGROUND**

- 3.1 Seaton Park is located in the North East of Arbroath and is an area of approximately 1.8 hectares. It is relatively close to both St Thomas and Hayshead Primary Schools. It is currently leased to Arbroath Sporting Club for the period May 1986 to May 2011 (a twenty five year period) for sporting activities. The lease enables the club to use the pitches for football matches and training. It also allows for the facilities to be used by local schools and the wider community. More recently the lease was amended to enable the club to hold car boot sales on Sunday (albeit the period of lease did not change).
- 3.2 The club had organised car boot sales on an ad-hoc basis in the late 1990s. This arrangement was formalised when in 2000 planning permission was provided to hold car boot sales on Sundays between April and November.

### **4 CURRENT POSITION**

- 4.1 The car boot sales at Seaton Park have steadily risen in popularity over the years. As a result of this the club have increased the number of cars using the pitch and surrounding open space within the park (for sales) and also amended arrangements for parking. This was in breach of the original planning conditions, but has helped to assuage concerns associated with congestion in surrounding streets. The planning conditions have subsequently been amended (report 528/10).
- 4.2 The clubs financial records show considerable income generated from car boot sales. The annual cost to the club for the lease of ground from the Council is £900.
- 4.3 Notwithstanding the planning position, the car boot sales have been the subject of numerous complaints to Council Officers and local elected members (and other agencies). Throughout this time the main complaints being noise, litter, congestion in the surrounding streets and inconsiderate parking in the vicinity. These complaints have been passed to Arbroath Sporting Club to deal with, but they reoccur regularly and are a source of annoyance to the neighbours of the park and users of roads adjacent to the park.

### **5 EDUCATIONAL REQUIREMENTS**

- 5.1 Although the site is on the Education Account as a potential location for a school, it is now unlikely it will be used for this purpose. Preferably the size of a site for a new school to meet the needs of the local community would be at least 2 hectares. This compares to the Seaton Park site which is 1.8 hectares. During the recent consultation exercise, it has become apparent this is not an ideal site, not least due to its size. As a result it will not be required for educational use.
- 5.2 In addition while the existing Hayshead school building is undoubtedly in need of improvement, the School Estate Management Plan indicates that parts of the building are in good condition, and while some aspects require re-design this could be achieved without complete replacement. This approach has been endorsed by the Hayshead Parent Council.

### **6 NEIGHBOURHOOD SERVICES**

#### **6.1 Open Space Requirements**

Officers in Neighbourhood Services are currently in the process of completing an Open Space Audit for the entire Angus area. Initial work would suggest that, taking into account provision elsewhere in the town, there may be an opportunity to utilise all or part of Seaton Park site for other purposes.

Recognising the need for Arbroath Sporting Club to find an alternative location, initial work has been undertaken to identify options which may be suitable for the relocation of the football pitch.

## 6.2 Mayfield Regeneration Project

As the site is within the regeneration area there is an opportunity for the various parties/stakeholders to work together to consider how best to utilise the site for the benefit of the wider community. A key part of the process to determine how best to utilise Seaton Park, will be consultation with the local community.

## 7 NEXT STEPS

In order to progress this proposal it is important to work closely with relevant organisations/partners and determine what is the best use of Seaton Park in the wider context of Arbroath. Arbroath Sporting Club's lease is due for renewal in May 2011. It is proposed that the lease be renegotiated to better reflect current usage and continue for a maximum period of one year ending in May 2012. This would provide an opportunity to discuss with the club their longer term needs, including the possibility of relocating the football pitch as well as the car boot sales. This will also allow time to determine the best use of Seaton Park in the wider context of Arbroath.

## 8 FINANCIAL IMPLICATIONS

The value released from the sale of the site will facilitate the provision of the Council's future capital programme. In the meantime there will be additional revenue generated from the increased lease charge.

## 9 EQUALITIES IMPLICATIONS

The issues dealt with in this Report have been the subject of consideration from an equalities perspective (as required by legislation). An [equalities impact assessment](#) is not required.

## 10 HUMAN RIGHTS IMPLICATIONS

There are no Human Rights implications arising directly from this report.

## 11 CONSULTATION

The Chief Executive, the Director of Corporate Services, the Head of Finance and the Head of Law and Administration and the Head of Infrastructure Services have been consulted in the preparation of this report.

## 12 SINGLE OUTCOME AGREEMENT

This report contributes to the following local outcomes contained within the Angus Single Outcome Agreement:

People in Angus can access amenities and services through a variety of affordable and sustainable means (National Outcome 10)

Citizens are involved in community life (National Outcome 11)

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DIRECTOR OF NEIGHBOURHOOD SERVICES

NEIL LOGUE  
DIRECTOR OF EDUCATION

## BACKGROUND PAPERS

**Note:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.