



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and
Sustainability

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Item 1(a)

4th August 2026

Application Type Full Planning Permission

Recommendation Grant Subject to Condition(s)

Application	26/00379/FUL	Date Valid	25.02.2026
Site Address	Site To The South Of Titwood Bowling Club 77 Glencairn Drive Glasgow		
Proposal	Formation of 3no. padel courts with acoustic screens and lighting, erection of single storey building with ancillary facilities, and related works.		
Applicant	Gancho Padel Limited Mr Harvey Moyes 3 Park Gardens Glasgow G3 7YE	Agent	Rhubarb Blue Limited Colin McIntyre Glen Road Larbert FK5 4SN
Ward No(s)	06, Pollokshields	Community Council	02_077, Pollokshields
Conservation Area	West Pollokshields	Listed	N/A
Advert Type	Affecting a Conservation Area/Listed Building	Published	20 March 2026
City Plan	Urban Area		

Representations/Consultations

The application was subject to the standard neighbour notification process as well being advertised in the local press. A total of 92 representations were received in relation to the application. 79 were objections, 12 were in support. There was also one objection from community body (Trustees of Pollokshields Heritage) and one from an elected member Councillor Jon Molyneux.

The key issues raised within the objections can be summarised as follows:

Material Considerations:

- Impact on residential amenity by way of noise and light pollution.
- Impact of roofless courts increasing noise propagation
- Impact on residential amenity (nearby flats and houses)
- Impact on adjacent tennis and bowling facilities (use and enjoyment)
- Concerns regarding adequacy and robustness of acoustic report
- Lack of detailed supporting information (hours of operation, management plan, barriers)
- Impact on West Pollokshields Conservation Area character and appearance
- Visual impact of design, materials and structures (glass, steel, container-style elements)
- Traffic generation and parking pressure, including school-related congestion
- Road safety concerns at nearby junctions

- Light pollution and lack of lighting assessment
- Potential impact on trees and landscape features
- Potential impact on protected species (e.g. bats) and biodiversity
- Compatibility of commercial leisure use within residential conservation area

Non-Material Considerations:

- Number of objections or level of public opposition
- Perceived lack of consultation by the applicant
- Impact on property values
- Commercial motives or profit of the applicant
- Competition with existing padel facilities / need for development
- General dislike of the development or sport (where not linked to planning impacts)
- Assertions about future decline in popularity of padel (without evidence)
- Incorrect or unsupported interpretation of planning policy

Supportive representations

- Health and wellbeing benefits from increased sport provision
- Support for active lifestyles and recreation facilities
- Reuse of underutilised land/courts
- Support for long-term sustainability of the bowling club

Consultations

Environmental Services- The noise impact assessment submitted has been reviewed by NRS Environmental Health who accepts its findings and has no objection to the proposed development subject to conditions attached to the Decision Notice.

Sports Scotland – No response.

Site and Description

The application site forms part of the established Titwood Bowling Club complex within the West Pollokshields Conservation Area. The site encompasses two bowling greens, the bowling club pavilion, areas of open space, associated ancillary structures and a row of four mature lime trees situated to the south of the pavilion. Adjacent to the site includes tennis clubhouse, three tennis courts and two blaes tennis courts.

The wider club site is bounded by Glencairn Drive to the north, flatted residential development to the east, Glencairn Gardens to the west, and Terregles Avenue to the south. Beyond Terregles Avenue, the railway line forms the boundary between the West and East Pollokshields Conservation Areas. The surrounding area is predominantly residential in character, comprising a mix of traditional villas and tenement flats set within a landscaped environment typical of the garden suburb form.

The Tennis and Bowling Clubs were established in 1890 and originally shared facilities, including the centrally located bowling pavilion, which is designed in the Arts and Crafts style. A separate pavilion for the tennis club was constructed in 1913, later extended and altered in 1924, and is Category C listed. The existing bowling clubhouse is not listed. Both pavilions are single-storey in form and, alongside the surrounding open greens and recreational spaces, make a positive contribution to the character and appearance of the conservation area.

The site itself comprises previously developed recreational land, including former tennis court surfaces and associated hardstanding. It is generally level and partially enclosed, with existing trees and boundary treatments providing some screening from neighbouring residential properties. Residential receptors are located in close proximity, particularly to the east and south, while tennis courts adjoin the site to the west.

Planning History

25/01515/FUL – Formation of 3no padel tennis courts with canopies, siting of shipping containers (with PV panels) for use as changing rooms and wc facilities with viewing area and associated work–WITHDRAWN.

Proposal

The application seeks full planning permission for the formation of three padel courts, together with associated acoustic screening, a single-storey ancillary building, and all related works within the

established Titwood Bowling Club complex. The development is proposed on the footprint of two disused tennis courts located to the south of the existing bowling pavilion and fronting onto Terregles Avenue.

In terms of layout, one padel court would be positioned broadly parallel to the rear elevation of the bowling pavilion, set slightly beyond the overhanging eaves, with the remaining two courts arranged at right angles to this and extending towards, and fronting, the southern boundary.

The courts would comprise synthetic playing surfaces enclosed by glazed panels to approximately 3 metres in height, with an additional 1 metre of mesh fencing above, giving a total enclosure height of approximately 4 metres. Acoustic mitigation is proposed in the form of 4 metre high acoustic glazed screening positioned along the western boundary and between two of the padel courts on the southern side facing Terregles Avenue.

A single-storey ancillary building is proposed along the eastern side of the courts, measuring approximately 24.2 metres in length, 2.96 metres in width and 3.9 metres in height. The building would provide reception, changing rooms, toilets, showers, storage and a small retail area. It is proposed as a timber-framed structure with vertical timber cladding and a flat zinc roof and would be notably lower than the adjacent bowling pavilion and its eaves height. The building replaces an earlier proposal for stacked shipping containers with a height of approximately 5.89 metres, thereby representing a reduction in built form and visual prominence.

Externally, access would be provided via steps at both ends of the building and ramped access along its western elevation. The existing pedestrian entrance from Terregles Avenue would be widened to accommodate the development, although detailed proposals for alterations to existing railings and gate features have not been provided.

The proposal represents a revised scheme, with the omission of the previously proposed large, curved roof enclosures, which were between approximately 9.05 and 9.35 metres in height and would have significantly exceeded the scale of the existing pavilion. The current scheme instead relies on lower 4 metre court enclosures and acoustic screens.

Associated works include minor landscaping, including hedge removal to facilitate access and new planting a new hedge along the southern boundary, as well as tree protection measures in relation to nearby mature lime trees.

Specified Matters

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable to this application.

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable to this application.

iii. a design statement or a design and access statement

Not applicable to this application.

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

The following technical reports were submitted with the application:

Supporting Planning Statement – submitted in support of the application and outlines and assesses the proposed development against the Development Plan.

Acoustic Report submitted 25 February 2026. The submitted Acoustic Report assessed the likely noise impacts arising from the proposed padel courts on nearby residential properties and concluded that, subject to mitigation measures and operational controls, the development would not result in unacceptable impacts on residential amenity.

B. Summary of the terms of any Section 75 planning agreement

Not applicable to this application.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable to this application.

ii. 1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable to this application.

2. restricting the grant of planning permission

Not applicable to this application.

iii. 1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable to this application.

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable to this application.

Policies

National Planning Framework 4

- Policy 1 - Tackling the climate and nature crises
- Policy 2 - Climate mitigation and adaptation
- Policy 3 - Biodiversity
- Policy 7 - Historic assets and places
- Policy 13 - Sustainable transport
- Policy 14 - Design, quality and place
- Policy 15 - Local living and 20 minute neighbourhoods
- Policy 18 - Infrastructure first
- Policy 21- Play, recreation and sport
- Policy 23 - Health and Safety

Glasgow City Development Plan

- CDP 1 & SG 1 – Placemaking
- CDP 2 – Sustainable Spatial Strategy
- CDP5 & SG5 - Resource Management
- CDP6 & SG6 - Green Belt and Green Network
- CPD9 & SG9 - Historic Environment
- CPD11 & SG11 – Sustainable Transport

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

In addition, under the terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Planning Authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The issues to be taken into account in the determination of this application are therefore considered to be:

- a) whether the proposal accords with the statutory Development Plan;
- b) whether the proposal preserves or enhances the character and appearance of the conservation area; and,
- c) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a) and (b), the Development Plan comprises NPF4 adopted on the 13th of February 2023 and the CDP adopted on the 29th March 2017 as well as associated supplementary guidance which supports both plans.

Having regard to the provisions of the Development Plan, the main issues in the determination of this application are whether the proposed development is acceptable in principle and whether its design, scale and operation would have an acceptable impact on the character of the area, neighbouring residential amenity, accessibility, biodiversity and environmental quality.

Principle of Development

The application site forms part of the established Titwood Bowling Club within the West Pollokshields Conservation Area and currently comprises disused tennis courts and associated hardstanding. The wider site remains in active recreational use, accommodating bowling greens, ancillary buildings and outdoor sports provision.

Planning permission is sought for the redevelopment and enhancement of part of the site through its reuse as padel courts, representing a continuation of the established sporting use rather than a material change of use.

Policy 21 of NPF4 seeks to protect outdoor sports facilities from loss unless specific criteria are met. In this case, the proposal does not result in the loss of the facility, but rather the reuse and upgrade of an existing and currently unused element of the site. The development is therefore considered to fall within criterion (a)(i) and (ii), as it is ancillary to and compatible with the principal use of the site as an outdoor sports facility, and relates to a limited part of the overall grounds. The proposal would not adversely affect the continued operation of the wider club and would instead bring an underutilised area back into active recreational use. Furthermore, the introduction of padel courts would represent a qualitative improvement to the sporting offer, supporting the ongoing viability and attractiveness of the bowling club. In this regard, it is noted that the Bowling Club Committee has confirmed its full support and has acknowledged that the development would assist in maintaining the long-term viability and active use of the wider site.

Policy 15 of NPF4 supports development that contributes to local living and 20-minute neighbourhoods, including access to sport, recreation and community facilities. The site is located within an established residential area with good accessibility and is well positioned to serve the local community. The continued and enhanced use of the site for recreational purposes aligns with the objectives of promoting health and wellbeing, encouraging active lifestyles and supporting community infrastructure. The proposal would therefore reinforce the role of the site as a local sporting hub and contribute positively to the surrounding neighbourhood.

Policy CDP6 and SG6 seek to protect open space and establish a presumption in favour of the retention of protected open spaces identified on the Council's Open Space Map. The application site forms part of an established private sports and recreation facility and would extend its offer through the creation of padel courts. As such, the proposal does not represent the loss of open space to a non-recreational use but rather the reconfiguration and diversification of sporting provision within the club grounds. SG6 recognises that development may be acceptable where it supports the continued operation and long-term sustainability of an existing community facility, including bowling clubs. In this case, the proposal would broaden the sporting offer available at the club, attract new members and users, and assist in securing the long-term viability of the facility whilst retaining the site's primary recreational function. Accordingly, the principle of development is considered consistent with the objectives of CDP6 and SG6.

The proposal represents a compatible and sustainable enhancement of an established recreational use, making more efficient use of existing land and infrastructure without resulting in the loss of outdoor sports provision. The development maintains the overall recreational function of the site whilst improving the quality and diversity of facilities available.

Accordingly, the principle of development is considered to accord with Policies 15 and 21 of NPF4, CDP 6 and SG6 of the City Development Plan, subject to compliance with other relevant policies relating to design, amenity, noise, heritage and environmental impacts.

Layout, Siting and Design

Policy 14 of NPF4 states that development proposals should be designed to improve the quality of an area, regardless of scale, and should be consistent with the six qualities of successful places: healthy, pleasant, connected, distinctive, sustainable and adaptable. Development that is poorly designed or detrimental to the amenity of the surrounding area will not be supported.

Policy 7 of NPF4 is also of relevance given the site's location within the West Pollokshields Conservation Area. This policy requires that development proposals preserve or enhance the character and appearance of conservation areas and that proposals are sensitively designed to respect their special architectural and historic interest.

Similarly, CDP1 and SG1 supports a design-led approach, requiring development to contribute positively to placemaking, respect local character, and achieve a high standard of design. CDP9 and SG9 further require that development within conservation areas preserves or enhances their character and appearance, including spatial qualities, landscape setting and established pattern of development.

In this instance, the proposal relates to the reuse and reconfiguration of an existing part of an established recreational site, rather than the introduction of wholly new built development. As shown on the submitted site layout, the padel courts are positioned within the footprint of the used blaes tennis courts.

This ensures that development remains contained within an established area of hardstanding and avoids encroachment into the bowling greens or wider landscaped areas which are important to the setting of the conservation area.

In terms of siting, the courts are located to the south-west of the wider complex and are set within a defined part of the site that has historically accommodated outdoor sporting activity. This positioning respects the established spatial hierarchy of the club and retains the open and landscaped character of the wider grounds which contributes positively to the conservation area. The relationship with surrounding residential properties, particularly along Terregles Avenue and Glencairn Drive, has informed the detailed arrangement and the inclusion of mitigation measures.

The scale and form of development are largely dictated by the functional requirements of padel courts, comprising glazed enclosures to approximately 3 metres in height with additional mesh fencing above to a total height of approximately 4 metres. While this introduces vertical elements, the use of transparent and lightweight materials significantly reduces visual massing and maintains a sense of openness across the site. The inclusion of localised acoustic screening is limited in extent and targeted to address specific boundary conditions, ensuring that it does not result in an overly dominant or continuous built edge.

In terms of design and conservation area impact, the proposal retains the site's established recreational character and does not introduce built form which would compete with or undermine the wider townscape. The development would be read as part of the existing sporting use and, by bringing an underutilised part of the site back into active use, contributes positively to its overall condition and setting. The relatively low scale and visually permeable design ensures that key characteristics of the conservation area, including openness, landscaping and the primacy of the historic pavilions, are maintained.

The proposed clubhouse is modest in scale and adopts a simple contemporary design that is appropriate within the recreational setting of the bowling club. The building would be constructed with timber cladding and a zinc roof, with areas of double-glazed and obscured glazing incorporated into the elevations. These materials provide a high-quality appearance and help integrate the building into its landscaped surroundings. The scale, design and material palette are considered appropriate for the site and would have an acceptable impact on the character and appearance of the area whilst providing improved facilities to support the long-term operation of the club.

The proposal is also a reduced and more sensitive iteration of a previously withdrawn scheme which included more visually prominent structures, and this reduction in scale and built form further supports its acceptability in conservation terms.

In placemaking terms, the proposal contributes positively to the objectives of Policy 14 by enhancing access to recreational facilities, supporting active lifestyles and reinforcing the role of the site as a community sporting destination. The continued investment in and use of the site supports its long-term sustainability and ongoing contribution to the local area.

Overall, the proposal demonstrates a design-led approach which respects the established layout, character and heritage context of the site, whilst delivering a compatible and functional form of development. The development is therefore considered to accord with Policies 7 and 14 of NPF4, and CDP1, SG1, CDP9 and SG9, subject to detailed consideration of amenity and environmental matters elsewhere in this report.

Impact on the character and appearance of the conservation area

Policy 7 of NPF4 and CDP9/SG9 require development within conservation areas to preserve or enhance their character and appearance. In addition, under Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Planning Authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The application site forms part of an established recreational facility within the West Pollokshields Conservation Area and has a long-standing sporting function. Whilst the proposal introduces new built elements in the form of padel courts, acoustic fencing, lighting columns and a clubhouse, these features have been carefully designed and positioned within the wider site to minimise visual intrusion and sit comfortably within the existing sporting landscape.

Having regard to the design, scale, materials and siting it is considered that the proposal would preserve the character and appearance of the West Pollokshields Conservation Area and complies with the relevant provisions of NPF4 and the Glasgow City Development Plan.

Sustainability

The proposal has been assessed against Policies 1, 2 and 12 of NPF4, together with CDP5 and SG5 Resource Management. Policies 1 and 2 of NPF4 seek to encourage, promote and facilitate development that addresses the global climate and nature crises, minimises greenhouse gas emissions and supports adaptation to the current and future impacts of climate change. Policy 12 seeks to reduce the environmental impact of development through the reuse of land and materials and the sustainable management of waste.

As assessed above, the application site comprises previously developed recreational land, including disused tennis courts and associated hardstanding. The proposal seeks to bring this underutilised part of the site back into active recreational use through the formation of padel courts, together with ancillary facilities. The development would support participation in sport and active lifestyles whilst making effective use of an existing recreational site.

Policy CDP5 and SG5 seek to promote sustainable development through energy-efficient design and the incorporation of low and zero carbon measures within new development, where appropriate. The proposed clubhouse is modest in scale, extending to approximately 70sqm constructed to current building standards. Detailed matters relating to energy efficiency and building performance would be addressed through the building warrant process, but it is not expected that the proposal would introduce significant energy demand.

In terms of resource management, the proposal would largely utilise existing hardstanding areas and would not require extensive construction works. Waste arising from the operation of the facility would be limited in scale and can be appropriately managed within the site.

Overall, the proposal represents the sustainable enhancement and continued use of an existing recreational facility, supporting the long-term viability of the wider club whilst minimising environmental impacts. The proposal is therefore considered to accord with Policies 1, 2 and 12 of NPF4 and with the objectives of CDP5 and SG5 Resource Management.

Landscape and Biodiversity

Of most relevance to the biodiversity value of the site and the impact of the proposed development are Policy 3 of NPF4 and CDP7 and SG7, which require that development does not result in unacceptable impacts on existing biodiversity and, where possible, seeks to deliver enhancement.

Policy 3 also introduces an expectation that development will secure positive effects for biodiversity.

The application site comprises previously developed recreational land in the form of disused tennis courts and associated hardstanding, and as such is of limited intrinsic ecological value. Nevertheless, the wider site includes established landscaping and mature trees, most notably a row of lime trees located adjacent to the eastern boundary, which make a positive contribution to the character of the area and the setting of the conservation area.

The primary landscape and biodiversity consideration in this instance relates to the protection of these trees and their root systems during construction and operation of the development. Concerns have been raised regarding the potential for the proposed ancillary building and associated services, including drainage, to impact upon the root protection areas of these trees.

The applicant has provided an Arboriculture Report and Tree Plan to demonstrate that the canopy and root zones of these protected trees would not be adversely affected. Subject to appropriate safeguards being put in place to ensure that the trees and their root systems are adequately protected during construction would ensure these measures are implemented. Whilst yet to be confirmed it is expected that low-impact construction techniques such as piled or ground screw foundations, with careful micro-siting to avoid significant roots. Any such works would require supervision by a suitably qualified arboricultural specialist. Further safeguarding conditions are required to confirm the final construction method of the development and any associated drainage, again to protect the health of the trees.

Subject to these safeguards, it is considered that the proposal can be delivered without adverse impact on the adjacent trees. In addition, minor landscaping works, including replacement hedge planting along the site boundaries, would provide a modest enhancement to the immediate setting and contribute positively to the visual appearance of the site.

Overall, the proposal is considered to adequately safeguard existing landscape features and provides limited but appropriate enhancement, consistent with the scale and nature of the development. The development is therefore considered to accord with Policy 3 of NPF4 and CDP7 and SG7 of the CDP.

Parking and Accessibility

Policies 13 and 15 of NPF4, together with CDP11 and SG11 of the CDP, are of most relevance in considering the acceptability of the proposal in terms of accessibility and parking provision. Policy 13 supports development where transport requirements are appropriately considered in line with the sustainable travel hierarchy, while Policy 15 promotes connected, compact neighbourhoods where daily needs can be met through walking, wheeling, cycling and public transport.

The application site forms part of the wider Titwood Bowling Club, which is included within the application boundary. There is no parking associated with the existing bowling or adjacent tennis club with controlled on street parking surrounding the block. This proposal does not introduce a standalone facility but rather represents an enhancement of an existing recreational use, and it is considered reasonable that parking demand associated with the padel courts can be accommodated within the existing provision across the wider area.

That said, the scale of activity associated with the proposal is modest. A maximum of three courts would operate at any one time, accommodating up to maximum of 12 players. Overall, the number of users on site at any one time would be relatively low and would not generate significant or concentrated traffic movements. The nature of the use, with staggered bookings and short-duration visits, would further distribute arrivals and departures throughout the day.

The site is located within a well-established urban area with good access to public transport, including nearby bus services and rail connections at Pollokshields West and Maxwell Park stations, as well as established walking and cycling routes.

The facility would be separately accessed on foot from Terregles Avenue and is intended to serve the local community in the first instance. It is anticipated that many users would access the site by walking or cycling, with any limited vehicle demand being accommodated through existing on-street parking on Terregles Avenue, where capacity is available and existing demand is low.

Overall, having regard to the scale of use, operating characteristics and accessibility of the site, the proposal is considered to provide an appropriate level of accessibility and does not require additional dedicated parking provision. The development is therefore considered to accord with Policies 13 and 15 of NPF4, and CDP11 and SG11 of the City Development Plan.

Residential Amenity

There are two potential impacts on residential amenity linked to this proposal. These are considered separately below.

Lighting

Policies 14 and 7 of NPF4, together with CDP1 and SG1 of the CDP, are of relevance in assessing the impact of the proposed lighting on visual amenity.

The proposal includes the installation of LED floodlighting to serve the padel courts. Each court would be served by four lighting columns, approximately 6 metres in height, with luminaires mounted on a horizontal support bar. This represents a reduced scale compared to the adjacent tennis court lighting, which is approximately 8.3 metres in height, and therefore limits visual prominence within the wider site.

The submitted lighting details confirm that the fittings are modern, low-energy LED luminaires designed to provide a high level of directional control. These can be angled towards the playing surfaces to ensure that illumination is focused within the court area, thereby minimising light spill beyond the site boundary. The technical information provided demonstrates that the lighting is specifically designed for sports use, with controlled beam spread and low upward light output, reducing potential for glare and sky glow.

Lighting would only be required during hours of operation, which are proposed between 08:00 and 22:00, and therefore would be limited to defined periods of use. This provides an additional degree of control over potential impacts, particularly during evening hours.

Notwithstanding these measures, given the proximity of residential properties and the site's location within a conservation area, it remains appropriate that further safeguards are secured. Conditions are proposed requiring final details of lighting design, including luminance levels, column heights, orientation of fittings and hours of operation, to ensure that light spill, glare and sky glow are appropriately controlled.

Subject to these measures, it is considered that the proposed lighting would not result in an unacceptable impact on residential amenity. The proposal is therefore considered to accord with Policies 7 and 14 of NPF4, and CDP1 and SG1 of the CDP.

Noise

Policies 14 and 23 of NPF4, together with CDP1 and SG1 of the CDP, are of most relevance in assessing the impact of the proposal on residential amenity, including noise. In addition, Planning Advice Note PAN 1/2011: Planning and Noise provides guidance on the assessment and management of noise arising from new development. These policies and guidance seek to ensure that development does not give rise to unacceptable levels of disturbance for nearby residents.

The application is supported by an Acoustic Assessment prepared by a suitably qualified consultant, which considers the likely noise impacts arising from the operation of the proposed padel courts. The assessment identifies the key characteristics of padel noise, including impulsive ball strikes and intermittent player noise, and applies an appropriate methodology to predict impacts at nearby residential receptors. The report concludes that, with the inclusion of proposed mitigation measures, noise levels would not give rise to significant adverse impacts on surrounding properties.

Environmental Health has reviewed the submitted acoustic information and has confirmed that there is no objection in principle to the proposal. It is accepted that the assessment methodology and overall conclusions are robust, particularly in respect of adjacent sensitive receptor where the benefit of acoustic screening is most effective.

Subject to conditions, ensuring that the mitigation measures are installed prior to operation and potential operating hours, the proposal would comply with Policy 14 of NPF4 and CDP1 and SG1 of the CDP.

Summary

Overall, it is considered that the applicant has provided sufficient information to demonstrate and mitigate against the potential impacts of the development.

In terms of issues (a) and (b) the proposal is considered to accord with the Development Plan, having regard to all relevant policies as addressed above and will protect the special interests of the conservation area.

In respect of (c) other material considerations include the views of consultees and the contents of letters of representations. In this case, 92 no. letters of representation have been received in relation to the application of which 12 are in support and 79 object to the proposed development.

The material points of objection within these representations are summarised and addressed as follows:

- **Impact on residential amenity by way of noise and light pollution.**

Response: The noise and potential lighting impacts of the padel courts on the surrounding residential amenity has been assessed within this report and the impact has been deemed minimal. Conditions safeguarding noise levels and lighting design are proposed to be attached to the Decision Notice.

- **Impact on Conservation Area (Design, Visual Impact and Character)**

Response: A number of representations raise concerns regarding the visual impact of the proposed development, including the appearance of the courts, fencing, acoustic screens and associated structures, and the effect of these elements on the character and appearance of the conservation area. Concerns have also been raised regarding the use of contemporary materials such as glass, steel and mesh, and whether these are compatible with the historic context of the surrounding area.

The scale and form of the proposed courts are largely dictated by functional requirements; however, the use of lightweight and visually permeable materials, including glazed panels and mesh fencing, reduces the overall visual massing of the structures and helps maintain a sense of openness across the site. The height of the enclosures (approximately 4 metres) is modest in the context of the wider site and significantly reduced compared to the previously withdrawn scheme. The ancillary building has been designed as a low-scale structure with a simple form and materials that are recessive in appearance. It remains subservient to the existing bowling pavilion and does not compete with its architectural prominence. The overall layout respects the established spatial arrangement of the site and retains the primacy of the historic buildings and open greens which are key characteristics of the conservation area.

While it is accepted that the introduction of padel courts and associated infrastructure will result in some change to the immediate appearance of the site, this must be balanced against the benefits of bringing a currently underutilised part of the site back into active use. The development would be read as part of the established sporting function of the site and would not detract from the overall character or appearance of the conservation area.

- **Traffic Generation, Parking and Road Safety**

Response: Further assessment is provided in the report above but in short, the proposed development forms part of the established Titwood Tennis and Bowling Club, with the application boundary encompassing the wider site. As such, the proposal benefits from existing access arrangements and parking associated with the current recreational use. The development does not introduce a standalone destination but rather enhances the existing sporting use of the site.

- **Impact on Trees, Landscape and Biodiversity**

Response: Further assessment is provided in the report above but in short, the protection of trees has been fully considered as part of the assessment. The application site itself comprises previously developed land with limited intrinsic ecological value; however, the adjacent mature trees are recognised as an important feature which contribute positively to both the setting of the site and the wider conservation area. Safeguarding conditions will ensure the trees are protected during construction.

Additional conditions regarding additional soft landscaping will help enhance the biodiversity of the site.

- **Other Matters Raised (Need for Development / Commercial Use / General Objection)**

Response: Several representations raise concerns regarding the perceived lack of need for the development, the commercial nature of the proposal, and general objections to the introduction of padel courts within a residential area. Comments also include concerns regarding the popularity and longevity of the sport and the potential for the development to be driven by commercial interests rather than community benefit.

These matters are not material planning considerations. The planning system does not seek to control competition between businesses or the commercial motivations of applicants, nor does it require applicants to demonstrate need for this form of development. Similarly, general opposition to a particular activity or perceptions regarding its long-term viability are not matters which can be afforded weight in the determination of the application.

- **Letters of support cite the benefits of enhancing recreational provision, encouraging active lifestyles, and contributing to the long-term sustainability of the bowling club. These benefits carry weight in accordance with policies which support access to sport and community facilities.**

Response: Agreed.

Overall, while such objections are noted, they do not raise material planning issues that would justify refusal of the application.

No objections have been raised by statutory consultees.

Conclusion

Overall, the assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the statutory consultation responses and representations have informed this assessment; however, these do not outweigh the proposal's accordance with the Development Plan.

Based on the foregoing, it is recommended that the application for planning permission be granted subject to the following drawings and suggested conditions.

Reason(s) for Granting this Application

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

Approved Drawings

As qualified by the above condition(s), or as otherwise agreed in writing with the Planning Authority.

1. 100 SITE PLAN AS PROPOSED P6 Received 26 May 2026
2. 110 A LOCATION PLAN Received 25 February 2026
3. 110 BLOCK PLAN AS PROPOSED Received 25 February 2026
4. 200 CLUBHOUSE LAYOUT REV P5 Received 26 May 2026
5. 300 PROPOSED ELEVATIONS REV P4 Received 26 May 2026
6. 310 BLOCK ELEVATION AS PROPOSED REV P2 Received 26 May 2026
7. 901 ISOMETRIC VIEWS 1 REV P3 Received 26 May 2026
8. 902 ISOMETRIC VIEWS 2 REV P3 Received 26 May 2026

Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Prior to the first use of the padel courts hereby approved, all acoustic mitigation measures as specified in the approved acoustic assessment dated February 2026 by Peninsular Acoustics shall be fully installed and operational. Thereafter, these measures shall be retained and maintained in accordance with the approved details for the lifetime of the development.

Reason: To ensure that noise from the development does not adversely impact on the amenity of nearby residents.

03. The padel courts hereby approved shall not be used outwith the hours of 08:00 - 22:00 Monday to Sunday inclusive.

Reason: To protect residential amenity from noise disturbance during sensitive periods.

04. Prior to the installation of any external lighting associated with the padel courts, details of a full lighting scheme shall be submitted to and approved in writing by the Planning Authority. The scheme shall include:

- location, height and design of light fittings
- lighting levels (lux contours)
- direction and angle of illumination
- measures to control light spill and glare

The approved scheme shall be implemented in full and retained thereafter.

Reason: To ensure that lighting does not give rise to light pollution or adversely affect the amenity of nearby residential properties.

05. The artificial lighting for the padel courts shall not be operated outwith the approved hours of use of the courts.

Reason: To protect the amenity of nearby residential properties during sensitive periods.

06. Prior to the commencement of development, details of tree protection measures shall be submitted to and approved in writing by the Planning Authority. These measures shall include the erection of protective fencing in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction. The approved protection measures shall be in place prior to the commencement of development and retained for the duration of construction works.

Reason: To protect existing trees from damage during construction in the interests of visual amenity and the character of the Conservation Area.

07. No excavation, level changes, storage of materials, or construction activities shall take place within the root protection areas of retained trees unless otherwise agreed in writing by the Planning Authority.

Reason: To safeguard the health and structural stability of retained trees.

08. Any trees or shrubs removed or which die, become damaged or diseased within five years of completion of the development shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure the long-term retention of landscape features and visual amenity.

09. Prior to the commencement of development, full details of the foundation design and construction methodology for the outbuilding shall be submitted to and approved in writing by the Planning Authority. These details shall demonstrate that the development, including foundations, drainage and all associated services, will not adversely impact on the root protection areas of retained trees. The submitted details shall include sectional drawings showing the relationship between the building, foundation solution, drainage runs and existing ground levels. The design shall demonstrate how impacts on tree roots will be avoided, including (where appropriate) the use of elevated or suspended construction methods to provide clearance for services beneath the structure. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the construction of the outbuilding, including all associated services, does not adversely affect retained trees and their root systems, in the interests of visual amenity and the character of the Conservation Area.

10. Details and/or samples of external materials including, timber cladding, roofing, balustrade, glazed screens and mesh fencing and hardstanding shall be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be

obtained before the materials are used on site.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

Reason: To safeguard the character of the surrounding conservation area.

11. Prior to the commencement of construction works on site, drawing(s) at 1:20 scale illustrating proposed alterations to boundary railings, gate posts and gate to form a wider pedestrian entrance shall be submitted for the written approval of the planning authority and thereafter shall be implemented as approved and any new gates, gates post, railings and wall shall match the original ones in all respects, including pattern, design, dimensions, spacing, details, material, finished colour and method of securing.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.

12. Prior to the commencement of construction works on site, drawing(s) at 1:20 scale illustrating proposed external balustrades and any external stair handrails to the new building shall be submitted for the written approval of the Planning Authority and thereafter implemented as approved.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.

13. Before any work on the site is begun, a scheme of mitigatory planting and landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include details of trees and shrubs to be planted along the eastern side of the new building and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. If agreed, all landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.