



PLANNING APPLICATIONS COMMITTEE

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Constance Damiani Phone: 0141 287 8675

Item 1(b)

4th August 2026

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant, subject to conditions		
APPLICATION	25/00991/FUL	DATE VALID	02.05.2025
SITE ADDRESS	Hillhead Sports Club 32 Hughenden Road Glasgow G12 9XP		
PROPOSAL	Installation of 2 no. covered padel tennis courts, with lighting, landscaping and associated works.		
APPLICANT	Hillhead Sports Club 32 Hughenden Road Glasgow G12 9XP	AGENT	MAC Consulting Ltd Mary Sheehan First Floor 17F Windmill Way West Ramparts Business Park Berwick-Upon-Tweed TD15 1TB
WARD NO(S)	23, Partick East/Kelvindale	COMMUNITY COUNCIL	02_118, Dowanhill, Hyndland & Kelvinside
CONSERVATION AREA	N/A	LISTED	N/A
ADVERT TYPE	Affecting a Conservation Area/Listed Building Bad Neighbour Development	PUBLISHED	6 June 2025
CITY PLAN	Urban Area		

REPRESENTATIONS AND CONSULTATIONS

The application was subject to the standard neighbour notification process as well being advertised in the local press. A total of 11 representations were received against the proposal, all of which were objections. The representations received were from neighbouring residents, Friends of Glasgow West and Dowanhill, Hyndland and Kelvinside Community Council.

The grounds of representation have been summarised as follows:

Material considerations

- This is not the best location for padel courts.
- Noise impact of padel courts of surrounding residential amenity.

- Control of the hours of operation to mitigate noise and light impact.

Non-Material Considerations

- Access from the changing rooms to the main pitch will be obstructed by the courts.
- The padel courts would prevent further development of the club in terms of other facilities.
- Lack of pre-application engagement with local residents.
- Inappropriate neighbour notification.

With respect to neighbour notification and pre application engagement, neighbour notification has been carried out in line with the Planning Circular 2/2013 Development Management Procedures. This set out that the 'neighbouring land' to which notices should be sent to is defined as '*an area of plot of land (other than land forming part of a road) which, or part of which, is conterminous with or within 20 metres of the boundary of the land for which the development is proposed.*' Appropriate land notification was carried out for residential properties located 20m away from the red line boundary which includes the land where the development is proposed to be carried out and not the whole Hillhead Sports Complex. As a local application there is no planning obligation to carry out engagement with the local community.

Consultations

Sports Scotland – No objection.

NRS Environmental Health – 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.

NRS Flood Risk Management – No objection, the surface water drainage from the new courts will connect to the existing onsite drainage which is acceptable.

SITE AND DESCRIPTION

The application site is a vacant piece of land located within Hillhead Sports Club – a multi-use sports club which includes cricket, rugby, tennis, frisbee and a clubhouse hosting a gym, bar and restaurant. The site is accessed to the West of Hughenden Road through the back lane and a pedestrian path running to the South of the Sports Pavillion Building. The site lies to the south of the tennis courts, to the east of the rugby/ cricket pitch and to the south of it there is a lawn used for multi-use training area.

The pedestrian path used for accessing the site has been laid with tarmac and the piece of land where the development is proposed is currently vacant and covered with gravel.

The private lane to the back accessed from Hughenden Road is located within Glasgow West Conservation Area while the pedestrian path to the south of the Sports Pavilion and the land where the development is proposed are located outwith the Conservation Area.

Pre application process

Pre-application advice was sought (REF 23/01890/PRE) and it was advised that the proposal may be acceptable subject to appropriate information submitted relating to design, transport and noise.

Planning history

89/03976/DC | Infilling of void below stand to form scout hall and formation of new access | Grant, subject to conditions on 15.06.1990

93/01840/DC | Use of ground for siting of temporary structures for storage | Grant, subject to conditions on 07.10.1993

95/02849/DC | Erection of twelve floodlights, fencing and wall | Grant, subject to conditions on 24.01.1996

96/01742/DC | Erection of groundsmans store, localised raising of perimeter fence and erection of 4 floodlighting columns | Grant, subject to conditions on 01.10.1996

99/00582/DC | Installation of telecommunications apparatus and 2.4 m high fence | Grant, subject to conditions on 26.04.1999

02/01793/DC | Use of land for siting of temporary hospitality accommodation | Grant, subject to conditions on 03.10.2022

02/01872/DC | Use of land at western edge of rugby pitch for siting of temporary grandstand | Grant, subject to conditions on 03.10.2022

02/02288/DC | Installation of four 20-metre-high floodlight columns to rugby pitch | Grant, subject to conditions on 03.10.2022

04/00433/DC | Material variation of consent 02/01872/DC - retain demountable stand from May 2004 to July 2004 | Grant, subject to conditions on 11.05.2022

05/01696/DC | Use of land at western edge of rugby pitch for siting of temporary grandstand | Grant, subject to conditions on 09.09.2005

09/02883/DC | Display of internally illuminated 48 sheet scrolling advertisement | Refused on 19.02.2010

13/00695/DC | Erection of spectator stand | Grant, subject to conditions on 04.09.2013

18/01104/FUL | Formation of synthetic turf cricket batting practice area with galvanised steel practice cage | Grant, subject to conditions on 13.06.2018

Proposal

The application seeks full planning permission for the formation of two outdoor padel tennis courts. Each court measures 10m x 20m and will be enclosed by metal posts infilled with clear toughened glass and metal mesh panels. The court surface is proposed to be covered with blue-coloured artificial grass. The metal/ glass structured enclosing each court is between 3m and 4m high. The courts are proposed to be covered by a barrel-vaulted canopy spanning 22m x 24m with a clear height of 6.5m to the underside of the eaves beam. The overall height of the structured enclosing the courts is 9.3m, the canopy roof is made of a solid poly carbonate roof allowing natural daylight to flow through.

The courts are proposed to be floodlit to support evening and winter play with 4 floodlight columns per court. A 6m high lighting column will be in the corner of each court and fitted with LED luminaries.

A 1.8m weldmesh security fence is proposed around the new structure to control access to the courts.

12 additional cycling parking in the forms of 6 Sheffield racks are proposed and will be located directly to the south of the courts.

The works are proposed to include some soft landscaping around the padel courts to tie courts and canopy structures back into the surrounding landscape. The landscaping will include the seeding and soiling of grass banks that may be created to tie the flat level platform of the courts into the surrounding ground.

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 point to be addressed is detailed below.

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

i. Environmental Statement

Not applicable to this application

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

Not application to this application.

iii. A Design Statement or a Design and Access Statement

Design and Access Statement, Received 02.05.2025

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).

Noise Impact Assessment by Mac Consulting Ltd Received 07.10.2025

B. Summary of the terms of any Section 75 Planning Agreement

Not required

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

These regulations enable Scottish Ministers to give directions.

i. With regards 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)

No direction has been made by Scottish Ministers/ Not applicable

2. Restricting the grant of planning permission

No direction has been made by Scottish Ministers/ Not applicable

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 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
- CDP6 & SG6 – Green Belt and Green Network
- CDP7 & SG7 – Natural Environment
- CDP 8 & SG8 - Water Management
- CDP 11 & SG11 - Sustainable Transport

ASSESSMENT AND CONCLUSIONS

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (As subsequently amended) require that planning applications be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

In terms of this application therefore, the determining issues are considered to be:

- a) whether the proposals accord with the provisions of the Development Plan; and,
- b) whether material considerations such as consultations or representations, have been addressed satisfactorily in the assessment of this proposal.

In respect of (a), 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 proposed development is an area of land located within the Hillhead Sports Club complex. The overarching policies which should be considered for all development from NPF4 are Policy 1: Tackling the climate and nature crisis and Policy: Climate mitigation and adaptation. Both policies seek to minimise the impact of development on the nature and climate crisis and reduce emissions associated with developments. The proposed development would not have a negative impact on the global climate emergency by virtue of its relatively small scale.

NPF4 Policy 21: Play, recreation and sport seek to encourage spaces and opportunities for play, recreation and sport. It states that development for new sport facilities should provide effective management and maintenance plans covering funding arrangements for their long-term delivery and upkeep and for the party responsible for these. The proposed padel courts will be maintained by Hillhead Sports Club which is a long-running, well-established organisation who has been successfully running and maintaining sports pitches. The sports club will be responsible for the upkeep and management of the padel courts as well as their delivery. It is proposed to attach planning conditions regarding the hours of operation of the courts to ensure that their operation does not impact on the neighbouring residential amenity.

Glasgow City Development Plan Policy SG1 Placemaking Principle Part 2 has a dedicated section on community facilities. It states that development proposals that will increase people's opportunities to take part in physical activity will be supported meaning that new or replacement indoor or outdoor sport, leisure or recreational facilities will be supported. The policy therefore supports the principle of introducing new outdoor padel courts within a site which is already in use as a sports club. Overall, the principle of the proposed development is supportable.

Siting, Scale and Layout

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. 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.

The padel courts are located within the Sports Club and will be located to the west of the existing clubhouse. In terms of height and massing, the padel courts with an overall height of 9.31m will sit approximately 3m above the clubhouse. While the existing building is taller in height to the neighbouring clubhouse, having the padel courts within an enclosed structure helps with the noise and its potential impact on the surrounding residential amenity which has been assessed later in this report. The structure is located out with Glasgow West Conservation Area and due to its location, its visibility from, to or in the context of the conservation area is limited. The scale and form of the development are largely dictated by the functional requirements of padel courts. The use of transparent and lightweight materials for the enclosure of the courts helps reduce the visual massing of the development and maintains a sense of openness across the site.

Having regard to the design, scale, materials and siting it is considered that the proposal would preserve the character of the 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. 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 is in a wider area already in use as a sports complex. The site itself where the courts are proposed is currently not utilised for sports and is lying vacant. The proposal seeks to bring this underutilised part of Hillhead Sports Complex back into active use through the formation of padel courts.

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. Any surface water drainage from the new courts will connect into the existing onsite drainage.

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.

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 from NPF4 also introduces an expectation that development will secure positive effects for biodiversity.

The application site is an underutilised part of Hillhead Sports Complex surfaced with gravel which has a limited intrinsic ecological value. There are no mature trees which will be affected by the development. The development will not have impact on the local biodiversity as the site does not present any ecological qualities.

Overall, the proposal is considered to adequately safeguard existing landscape features and will not have a negative impact on the local biodiversity which 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 every day needs can be met through walking, wheeling, cycling and public transport.

The site forms part of the wider Hillhead Sports Complex which is accessed via Hughenden Road. The 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. However, the scale of activity associated with the proposal is modest. The maximum number of players at a time would be 8 people for the two courts proposed. 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 in a well-connected urban area with base accessibility to public transport according to SG11 Sustainable Transport map.

In line with Policy 13 from NPF4 Sustainable Transport and Policy SG11 Sustainable Transport from the Glasgow City Development Plan, sustainable transport options have been provided. Twelve cycle parking spaces are proposed within the development in the form of 6 Sheffield racks to the south of padel courts. This exceeds the maximum number of visitors for the courts (8 people at one time) and will therefore serve the sports complex. There are already 8 existing cycle stands and an additional 12 spaces are proposed which mean that there would be a total of 20 cycle parking spaces for the Hillhead Sports Complex. The proposed development provides sufficient cycling parking spaces to be in keeping with the policy requirements and encourage sustainable transport options.

Turning to vehicular parking, SG11 does not recommend minimum vehicular parking for development – there are existing car parking spaces when entering the Sports Complex to the east of the Sports Pavillion. Given the scale of the proposed development, it is not considered that additional parking spaces are required.

The development is 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 the surrounding residential amenity.

The proposal includes the installation of two padel courts. Each court will be illuminated by four LED floodlight columns. A 6m high column will be in the corner of each court. The illuminance levels will be 350 lux. All lighting columns will be directed fully downwards towards the fields. A light spill plan was submitted to demonstrate the area which will be illuminated. This demonstrates that illuminance will not spill over to neighbouring residential properties and the proposed development will therefore not impact on the surrounding residential amenity for light pollution. Lighting will only be required during the hours of operation between 08:00 and 21:00 and would therefore be limited to defined periods of use. This element of the proposal will be controlled by a condition.

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 proposed development represents an addition to an established and well-used sports complex comprising of a rugby pitch (with spectator stands), cricket pitch, tennis courts and a multi-use games area. These existing facilities generate regular background noise associated with both sporting activity and spectator attendance. This establishes a high ambient noise environment.

The closest noise-sensitive receptor is a residential property located at 51 Hughenden Lane, which is approximately 80m to the west of the proposed development. 7 Hughenden Drive is also located 50m to the east of the site, however there is the Sports Pavillion building in-between which as a noise buffer. It is therefore not anticipated that noise will be an issue for this property. The assessment mainly focuses on the impact for 51 Hughenden Drive as there is only an open field in-between the courts and the property which will be the most impacted by the development.

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 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.

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 issue **(a)** the proposal is considered to accord with the Development Plan, having regard to all relevant policies as addressed above.

In respect of **(b)** other material considerations include the views of consultees and the contents of letters of representations. In this case, 11 representations were received against the proposal, all of which were objections.

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

- **Hillhead Sport Complex is not the best location for padel courts.**

Response: The proposed padel courts are in keeping with the use of the site as a Sports Complex.

- **Noise impact of padel courts of surrounding residential amenity.**

Response: The noise impact 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 are proposed to be attached to the Decision Notice.

- **Control of the hours of operation to mitigate noise and light impact.**

Response: The hours of operation and the illumination of the floodlights are proposed to be controlled via a dedicated condition for each issue.

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. HHPT-MAC-XX-XX-D-L-0001 P01 A Location Plan, Received 02.05.2025
2. HHPT-MAC-XX-XX-D-L-0003 P01 Proposed Site Plan, Received 02.05.2025
3. HHPT-MAC-XX-XX-D-L-0004 P01 Proposed Padel Courts Plan, Received 02.05.2025
4. HHPT-MAC-XX-XX-D-L-0005 P01 Existing and Proposed Levels, Received 02.05.2025
5. HHPT-MAC-XX-XX-D-L-0005 P01 Existing and Proposed Levels, Received 02.05.2025
6. HHPT-MAC-XX-XX-D-L-0006 P01 Proposed Fence Plans, Received 02.05.2025
7. HHPT-MAC-XX-XX-D-L-0008 P01 Proposed Lighting Spill Plan, Received 02.05.2025
8. HHPT-MAC-XX-XX-D-L-0010 P01 Fence Details, Received 02.05.2025
9. HHPT-MAC-XX-XX-D-L-0010 P02 Proposed Elevation and Section, Received 02.05.2025

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 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. The padel courts hereby approved shall not be used outwith the hours of 08:00 to 21:00 hours Monday to Sunday inclusive.

Reason: To safeguard the amenity of nearby residential properties and to prevent noise disturbance during sensitive hours.

03. 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.

04. 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.

for Executive Director of Neighbourhoods,
Regeneration and Sustainability

DC/ CDAM/
19/05/2026