

North Lanarkshire Council Report

Finance and Resources Committee

Does this report require to be approved? Yes No

Ref 3087

Date 26/02/25

Property Surplus to Operational Requirements – Rockburn Pavilion and Pitch, Carnoustie Place, Bellshill

From James McKinstry, Chief Officer (Assets and Procurement)

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Executive Summary

The purpose of this report is to seek council consent to declare a pavilion, sports pitch and ancillary ground occupying an area of 5.47 acres or thereby surplus to council requirements. The site is located at Carnoustie Place, Bellshill and is shown on Cartographic Drawing 48372 at Appendix 1 to this report. The current occupiers of the pavilion and the north-most pitch have enquired about the possibility of the land being declared surplus with a view to leasing the property, pitch and adjacent land from the council on a more long-term basis.

Recommendations

It is recommended that the Finance and Resources Committee:

- (1) Consider the contents of this report and,
- (2) Declare the property and land surplus to council requirements. If they are declared surplus thereafter the council's Estates Team can consider future use in keeping with council policy.

The Plan for North Lanarkshire

Priority	Enhance participation, capacity, and empowerment across our communities
Ambition statement	(22) Facilitate a North Lanarkshire wide approach to asset rationalisation, including with communities and partners
Programme of Work	Statutory / corporate / service requirement

1. Background

- 1.1 Bellshill Athletic Football Club currently occupy the pavilion and use the pitch at Carnoustie Place, Bellshill. They have used the facility for a number of years and in January 2023 obtained retrospective planning consent for construction of a clubhouse within the curtilage of the site. The occupation of the ground by the football club has previously been through an ongoing short-term let arrangement.
- 1.2 The club are keen to further develop the site at Rockburn and would like to explore the opportunity to seek funding applications from external sources to assist with this. Funders will generally seek an assurance of a long-term occupation for any site that they choose to invest in. For this reason, the club initially approached the council to ask about purchasing the site. While this proposal was fully considered, it was ultimately decided that selling the site was not in the best interests of the council. As a result, the club requested that a long-term lease be considered.

2. Report

- 2.1 The pavilion, sports pitch and ancillary ground occupy an area of 5.47 acres or thereby. The site is located at Carnoustie Place, Bellshill and is shown on Cartographic Drawing 48372 at Appendix 1 to this report. The land is situated between a residential housing area to the east and industrial warehousing to the west.
- 2.2 The land and property are not considered to be of current or anticipated future operational use to Active & Creative Communities, the council holding service for the land.
- 2.3 In keeping with the council's surplus property procedure, relevant council services have been consulted on the proposal to declare the land surplus to requirements and no service has indicated a fundamental objection in principle to the land being declared surplus.
- 2.4 Local councillors within the applicable ward have also been consulted on the proposal to declare the land and property surplus to requirements. One councillor has objected and two councillors have some concerns in relation to vehicle parking on match days and community engagement. The objection from the local councillor to the proposal to declare the land surplus to council requirements has led to this report being prepared for the Finance and Resources Committee to determine the status of the property. The relevant points of objection from the local councillor are outlined below. The objections from the councillor relate to the overall impact on the local community and are summarised as follows:
 1. Loss of play facilities - Where are the children on that side of the North Road to play? Several years ago, the swings etc were removed throughout the park and at the bottom entrance the land sold to the industrial estate. The only play areas are on the opposite side of the busy road – one at the shops in Kelvin Road, a considerable distance for young children; the other at Nairn Avenue, again necessitating crossing the busy road. Equally, neither of these areas is suitable for playing ball games. I thought we were aiming for young people to do more exercise etc.

Response: The play area between Noble Primary School and St Gerard's Primary School has good play provision with swings and a variety of play facilities. It also incorporates a large, fenced multi-use games area (MUGA) that caters for a variety of ball games.

2. Loss of amenity space - this is a well-used area for walking and dog walking. Local residents already believe the presence of the current tenant to be detrimental to the amenities in the area as they are often prevented from walking in the park.

Response: At present, council services are unaware of any significant issue with access for dog walkers within the locality. Understandably, there may be less access available during the around match times but within the overall context of time available during the week this is not considered to be significant.

3. Parking – a general concern around impact on local residents from current/future use of Rockburn Park. Both the Oval and Rockburn Crescent experience unacceptable parking issues, especially the latter as a fire engine or ambulance could not pass in an emergency; currently visitors to Rockburn Park are parked on pavements and block residents' cars in drives and garages. Any future use of the area should consider the impact on lack of parking and subsequent difficulties caused for residents.

Response: Through discussion with the club, they have made approaches to residents to make them aware of upcoming matches. Prior to all home matches, the club also issue through social media channels to visitors to be mindful of parking and ensure safe access and egress of the area. Visitors are recommended to park away from the adjacent streets.

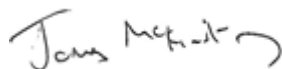
- 2.5 At this time, the site at Rockburn is used only by the current occupier – Bellshill Athletic Football Club. A long-term lease may open up the possibility for the club to attract additional investment into the site, potentially making improvements which could enhance one of our community facilities and encourage increased community involvement in sport.

3. Measures of success

- 3.1 If the land is declared surplus to council requirements the council's Estates team within Asset & Procurement will determine future use in keeping with council policy.

4. Supporting documentation

Appendix 1 – Cartographic Drawing 48372



James McKinstry
Chief Officer (Assets and Procurement)

5. Impacts

<p>5.1 Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.2 Financial impact Does the report contain any financial impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.4 Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>5.6</p>	<p>Technology / Digital impact Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.7</p>	<p>Environmental / Carbon impact Does the report / project / practice contain information that has an impact on any environmental or carbon matters? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.8</p>	<p>Communications impact Does the report contain any information that has an impact on the council's communications activities? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.9</p>	<p>Risk impact Is there a risk impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?</p>
<p>5.10</p>	<p>Armed Forces Covenant Duty Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.</p>
<p>5.11</p>	<p>Children's rights and wellbeing impact Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).</p> <p>If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out? Yes <input type="checkbox"/> No <input type="checkbox"/></p>

Appendix 1 – Cartographic Drawing 48372

48372

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LOCATION PLAN - For Information Only

Title: Rockburn Park, Rockburn Crescent

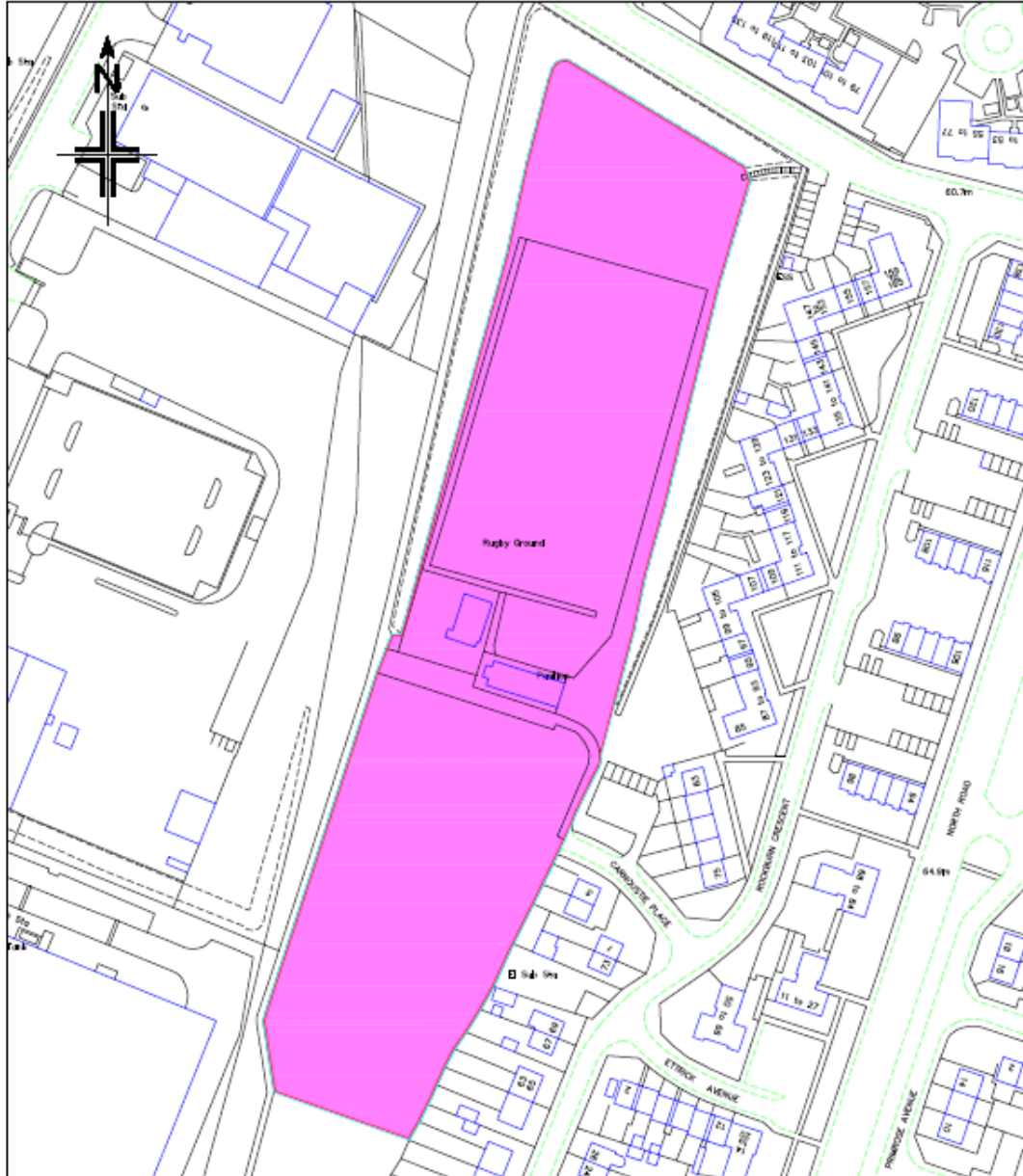
Scale 1:N.T.S.



Town: Bellshill

Date: 17/06/2024

ENTERPRISE & COMMUNITIES



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