

Community Asset Transfer Request

India Tyres Playing Fields, Inchinnan Development Trust

Representation – St Mirren Youth Football Club (PUBLISHED) 31/03/2022

St Mirren Youth Football Club, fully support Inchinnan Development Trust with the Community Asset Transfer of the India tyres Playing Fields.

The Club has been working in partnership with Inchinnan Community Council, since they invited us to make use of and manage 'The Tyres' in 2017.

The Club has also been working with Inchinnan Development Trust, since before and during its inception. We fully endorse this application and are delighted with its current progress through the process.

I have attached some background information - essentially Feasibility Report content, by the Sports Turf Research Institute (STRI).

The Club commissioned this study as a proof of concept that could realise the potential of the playing fields, and redevelop the space as a modern sporting, recreational greenspace, whilst also acknowledging and paying homage to the rich industrial heritage of the venue.

The Club looks forward to working with Inchinnan Development Trust!

END

India Tyres Playing Fields CAT Request

Representation: Received 14/04/2022

Dear Sir /Madam

I write with reference to the notice posted in relation to asset transfer for India Tyres Playing Fields I wish to lodge my representation of concerns.

The current usage of the area attracts a level of noise disturbance to properties when football matches are being held, particularly where games are held closer to properties boundaries, towards the top end of the fields. Any increase in usage will exacerbate this. How will this be managed in future? What are the planned times for usage of the area?

The introduction of 5g pitches concerns me particularly if there is any lighting proposed. I would like to know how this will be managed out with the trust's usage, so as not to encourage any unauthorised access by others? What are the plans for lighting of the area? If there are no plans, will the local community be consulted on this? How will neighbouring properties privacy be maintained? Will this be located nearer the most viable position nearer to the car park area, along the top area at the start of the fields where no properties back on to the fence and away from neighbouring houses?

How will waste / litter be managed to reduce the risk of increased vermin/birds. Currently there are not enough bins as often after football matches, litter is left behind. Dog walkers in the area do not use the bins currently available, are there proposals to increase these? What are the proposals to monitor the area more / impose fines for those who do not use at all? Will there be provision for human waste? I have witnessed on a few occasions a few people relieved themselves (urinate) at the back of people's properties. How will this be managed with increased numbers?

What are traffic management proposals for the increased use? I would suggest this should be directed through main car park area. I have noticed some people park their cars further down the street, so as not to have to queue when events are finished. This practice results in them cutting through gaps in the fence to access the pitches, how will this be managed, and security maintained?

If the asset transfer is agreed, how is this monitored by the Council? If the trust fails to deliver on the projects proposed or change the use are there any clauses within the agreement that allow the temporary lease to be terminated? Once the temporary period has elapsed is this renewed automatically or are residents consulted again?

Dependent on the implementation and management if proceeding with the asset transfer this may unreasonably and substantially interfere with the use and enjoyment of my own home.

I look forward to receiving a response to the issues / concerns raised.

Inchinnan Development Trust (IDT) – Community Asset Transfer of India Tyres Playing Fields (ITPF)
Response to Representation Submitted 14 April 2022.

Please see below 6 points of response from Inchinnan Development Trust (IDT), with input from St. Mirren Youth Football Club (the Club). We believe most points would be resolved by meeting the criteria involved in the Community Asset Transfer process, along with any future Impact Assessments required to meet existing Planning Regulations.

1 - The current usage of the area attracts a level of noise disturbance to properties when football matches are being held, particularly where games are held closer to properties boundaries, towards the top end of the fields. Any increase in usage will exacerbate this. How will this be managed in future? What are the planned times for usage of the area?

The current usage is no more than has historically occurred at India Tyres playing fields (ITPF) and St. Mirren Youth FC (The Club) restrict usage to evening sessions between Easter and the September Weekend, and depending on light conditions, never beyond 9:00pm. Fixtures typically take place on Saturday morning and afternoons and the same occasionally on Sundays. The Club do not allow over-use of the playing fields or coaching areas as this would be detrimental to the playing surface. The Club currently manage the facility according to Scottish FA and Renfrewshire Council 'reasonable use' policies, which they provide on a regular basis to these authorities as well as Renfrewshire Community Sports Hub, Renfrewshire Sports Council and recently the residents Association. The Club are mandated to do this as a Scottish FA Quality Mark Partner Club and Scottish FA Community Club, and they are happy to provide further information on request or check training schedules at <https://stmirrenyfc.org/the-teams/>

2 - The introduction of 5g pitches concerns me particularly if there is any lighting proposed. I would like to know how this will be managed out with the trust's usage, so as not to encourage any unauthorised access by others? What are the plans for lighting of the area? If there are no plans, will the local community be consulted on this? How will neighbouring properties privacy be maintained? Will this be located nearer the most viable position nearer to the car park area, along the top area at the start of the fields where no properties back on to the fence and away from neighbouring houses?

IDT will always consult the community and welcomes feedback and input from residents. The community established the organisation to preserve and develop woodlands and greenspaces within Inchinnan which makes community consultation our top priority (see supplementary document detailing outcomes of community consultation undertaken in 2022).

Lighting for a 5g pitch is low hanging environmentally friendly and will be projected onto the playing area – based on the latest 'green' flood-lighting technology, which will mean any external area will be in relative pitch-black darkness. Floodlight usage would be switched off on Winter usage evenings at 9:00pm with a ten-minute extension to allow safe exiting of a floodlit synthetic turf facility. Synthetic turf pitches are gated and fenced – however, to allow local children and young people access, there may be 'crawl gates' installed. In connection with maintaining privacy, any synthetic turf pitch would potentially be planned for the North Area of ITPF, which is the furthest possible placement from local residencies to ensure floodlighting 'pollution' does not impact on local residencies.

3 – How will waste / litter be managed to reduce the risk of increased vermin/birds. Currently there are not enough bins as often after football matches, litter is left behind. Dog walkers in the area do not use the bins currently available, are there proposals to increase these? What

are the proposals to monitor the area more / impose fines for those who do not use at all? Will there be provision for human waste? I have witnessed on a few occasions a few people relieved themselves (urinate) at the back of people's properties. How will this be managed with increased numbers?

The Club and community groups participate in every Renfrewshire Council backed Team-Up to Clean Up Campaign and recycle ALL waste and litter responsibly. The Club Coaches and Volunteers usually do a Health and Safety sweep before and after any usage to ensure any refuse is removed and re-cycled. The Club have litter pickers and a supply of refuse bags to facilitate removal of rubbish and in general, take it away to local amenities. (In their first Team-Up to Clean Up Campaign at ITPF, parents, players, and volunteers removed 300 dog-poo bags which had been thrown onto the long-grass, left hanging on tree branches and fence pales and on the playing fields). The Club have also removed prams, car tyres, garden waste, Paint tins, plastic pipes, bricks, wood, electrical wire, and other fly-tipping refuse of around 100 Team-Up to Clean Up bags in the first year alone. The Club communicates regularly with members, opponents, and officials, using the facility to pick up after themselves and recycle.

The Club have requested Renfrewshire Council to provide additional waste bins, or at least site them at the pedestrian gate on India Drive, so that everyone, including residents, the business park lunchtime walkers and local dogwalkers can dispose of their refuse responsibly. The only local waste bin available is situated near the India Drive traffic lights, for the convenience of Council drivers who pick up waste from this bin, which we feel needs to be re-located as previously suggested or additional waste bins provided.

There is currently no running water or electricity supply at ITPF however there is a Portaloo on site, which a contractor maintains weekly. There is no need for anyone relieving themselves adjacent to people's property. If this has been witnessed, the complainer is obliged to call the Wardens/Police and inform them immediately. The Club will continue to remind its membership that urinating in public is an offence and feels this is an unlikely occurrence by their members. IDT aims to reinstate a pavilion building with all public amenities available which would alleviate a lot of concerns regarding all waste.

4 - What are traffic management proposals for the increased use? I would suggest this should be directed through main car park area. I have noticed some people park their cars further down the street, so as not to have to queue when events are finished. This practice results in them cutting through gaps in the fence to access the pitches, how will this be managed, and security maintained?

St Mirren Youth Football Club have a record of 25 years 'traffic management' schemes at venues elsewhere in Renfrewshire. They have installed a one-way traffic system in the current car park after Verint Systems UK Ltd closed the gap in fencing at the Northeast area of ITPF in 2018, which gave the Club no alternative but to use the car-park gate adjacent to the India Drive/A8 traffic lights.

IDT aims to discuss car park sharing with the organisations backing onto ITPF which would alleviate any parking concerns for Allands Avenue and India Drive related to football parking at evenings and weekends.

In addition, the Club continuously ask its members and opponents and match officials (referees) to use the existing ITPF car park. Drivers are dissuaded from parking on the street although it should be noted that any member of the public is entitled to park their car on the public highway so long as they have paid road tax and park responsibly, without blocking driveways.

The Club and the Trust have spent considerable amounts of public money from Council funding streams to replace many gaps in the fencing to approve the amenity as well as the security of the venue.

IDT plans a network of walkways to allow locals, business park users and the wider community to enjoy a walk, cycle or push a pram or wheelchair through the venue. The venue would potentially be re-fenced (current fencing is more than 70 years old), to improve the look and security of a community-use amenity. There would be additional pedestrian gating to allow safe access and egress.

5 - If the asset transfer is agreed, how is this monitored by the Council? If the trust fails to deliver on the projects proposed or change the use are there any clauses within the agreement that allow the temporary lease to be terminated? Once the temporary period has elapsed is this renewed automatically or are residents consulted again?

IDT will leave the Council to respond to most of this representation, except to say that St. Mirren Youth FC has previous involvement with formal legal leases and is aware that Community Asset Transfer is governed by criteria that insist on responsible and competent management. As previously mentioned, IDT has consulted widely and will continue to do so to preserve and develop Inchinnan woodlands and greenspaces for future enjoyment.

Council Response – Community Asset Transfer requests that are approved for the specific uses outlined in the application. Any change to use will need to be agreed by the Council. Community Transfer Bodies are prevented from otherwise transferring premises to another body or for an alternative use unless agreed by the Council. All Lease agreements under Community Asset Transfer are on a full Insure and maintain basis.

6 - Dependent on the implementation and management if proceeding with the asset transfer this may unreasonably and substantially interfere with the use and enjoyment of my own home.

India tyres playing fields preservation and development into a 'proper' playing field with multi-use potential is all about owning and managing this historic greenspace responsibly – there is no change of use being requested.

The partnership between IDT and the Club is all about acknowledging the venues former use as a site of historical significance in aviation history and its industrial heritage as the former India of Inchinnan Tyre and Rubber Company's manufacturing plant, as well as the Sports and Recreation Ground of its large workforce. IDT and the Club wish to pay homage to this, by placing graphic illustrated interpretation boards around the site, telling locals and the wider community the story of its past. It is our belief, and the belief of most residents, that this Community Asset Transfer will enhance the India Drive and Allands Avenue area positively, adding community-benefit to a long-neglected, once private sports-ground amenity. IDT, the community, and the Club will work together to ensure its success.

IDT welcomes input and feedback, and openly encourages residents to be part of the community team working on ITPF proposals. IDT wants to 'get it right' for our community so please get in touch so your views and ideas can be considered during the planning and active stages. idtsecretary@hotmail.com