
Melrose Football Club Proposed Extension to Premises at Old Fire Station, Gibson Park

Report by Director – Infrastructure and Environment

Gibson Trust

15/05/23

1 PURPOSE AND SUMMARY

1.1 This report proposes that Melrose Football Club (MFC) are permitted to extend their leased premises at the Old Fire Station and are granted a longer lease with a larger site area. Permission will be conditional on successful outcome of a community consultation, grant of planning and conservation area consent and proof of funding.

2 RECOMMENDATIONS

2.1 I recommend that the Committee:

- (a) Grant approval in principle for the extension of the “old fire station” subject to community consultation, planning and conservation area consent and proof of adequate funding.
- (b) Grant approval in principle to lease MFC a larger area of land to include the footprint of the building extension and external works, subject to community consultation, planning and conservation area consent and proof of adequate funding.
- (c) Grant approval in principle to extend the lease by 25+ years lease so that MFC are able to apply for grant funding for the proposed extension, subject to planning and conservation area consent and proof of adequate funding.

3 BACKGROUND

- 3.1 MFC have leased the old fire station since 2011 and upgraded and extended it for use as changing rooms and toilet facilities. The current premises are very small and MFC propose to build an extension to provide a covered viewing area, expanded and enhanced changing facilities and community / café space. The additional land required for the development is directly to the rear of premises on the periphery of Gibson Park. Funding for a planning application has been secured from the William Hill Trust and this has been submitted. The proposed leased area is shown in red on the plan in Appendix 2. .
- 3.2 MFC is in the process of applying for charitable status before applying for funding for the build cost (estimated £600,000). Funders such as Sports Scotland will require the Club to have a lease of 25+ years before funding will be granted. In order for MFC to apply for funding they will need written confirmation from the Gibson Trust confirming that subject to carrying out a community consultation, obtaining planning and conservation area consent and obtaining funding they will agree in principle to:
- (a) Extend the lease for a period exceeding 25 years
 - (b) Increase the leased area to incorporate the proposed development shown in Appendix 3 and outlined in red on the plan in Appendix 2.

4 MFC DEVELOPMENT PROPOSAL

- 4.1 A plan showing the current and proposed building is attached in Appendix 1. The proposed development will provide a covered viewing area, expanded and enhanced changing facilities and community / café space. Whilst the space will primarily be used for the Football Club it will be available for use by Melrose Primary School and the wider community. Conservation repair works will be carried out to the existing building and the Engine room will have sympathetic thermal improvements and introduction of a sustainable heat source.
- 4.2 The proposed leased area is shown in red on the plan in Appendix 2. This is located on the periphery of the park so that there is no loss of recreational space. Please note that the pathway will need to be realigned to incorporate the building footprint. The location of the current and proposed path is shown in the Proposed Site Layout Plan in Appendix 3. The development will also incorporate paving works which are also shown on the attached plan.
- 4.3 The development will require the felling of 5 trees. It is proposed that compensatory planting of 10 trees will be carried out. The current and proposed tree locations can be seen on the Proposed Site Layout Plan in Appendix 3. Please note that the new trees will be planted outside the area to be leased.

5 IMPLICATIONS

5.1 **Financial**

- (a) There are no financial implications.

5.2 **Risk and Mitigations**

- (a) Loss of 5 Trees – these will be felled as part of this proposal however it is proposed that 10 replacement trees will be planted to compensate.
- (b) MFC unable to secure funding – it is proposed that the lease is not formally granted until proof of funding is secured.
- (c) Reduction in useable area of Gibson Park (appx 280sq m) - the land is on the periphery of the park and does not impact on existing recreational areas. A community consultation will be carried out to ensure that the community are supportive of this development.

5.3 **Integrated Impact Assessment**

An IAA has been completed. There will be a positive impact on younger people due to the enhanced training facilities and viewing platform for guardians. The premises will also be available for use by local community groups and Melrose Primary School.

5.4 **Sustainable Development Goals**

There will be a slight positive impact on the Sustainable Development Goals as the proposal will improve the energy efficiency of the existing building.

5.5 **Climate Change**

The following positive impacts are highlighted in the Climate Change Check List:

- The proposal will enhance local amenity by making the premises available to local community groups
- The trees that will be removed will be replanted in a 1:2 ratio and will be native trees as recommended by an Aboricultural Consultant.
- The building will be heated in a sustainable manner

5.6 **Rural Proofing**

Not Applicable

5.7 **Data Protection Impact Statement**

There are no personal data implications arising from the proposals contained in this report.

5.8 **Changes to Scheme of Administration or Scheme of Delegation**

There are no changes to either the Scheme of Administration or the Scheme of Delegation as a result of this proposal.

6 CONSULTATION

6.1 Director (Finance & Corporate Governance), the Monitoring Officer/Chief Legal Officer, the Chief Officer Audit and Risk, the Director (People Performance & Change), the Clerk to the Council and Corporate Communications

Approved by

John Curry

Director - Infrastructure & Environment

Author(s)

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Background Papers: [insert list of background papers used in compiling report]

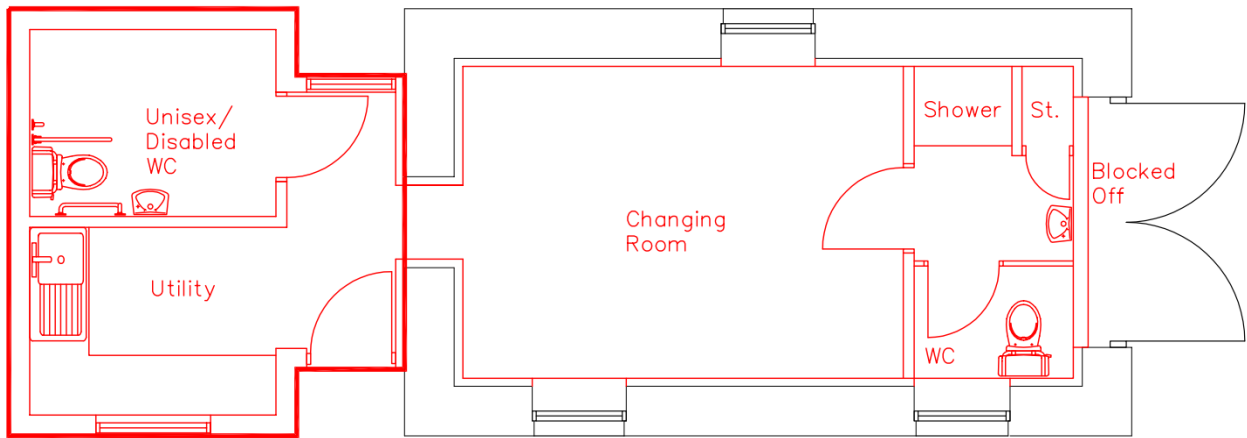
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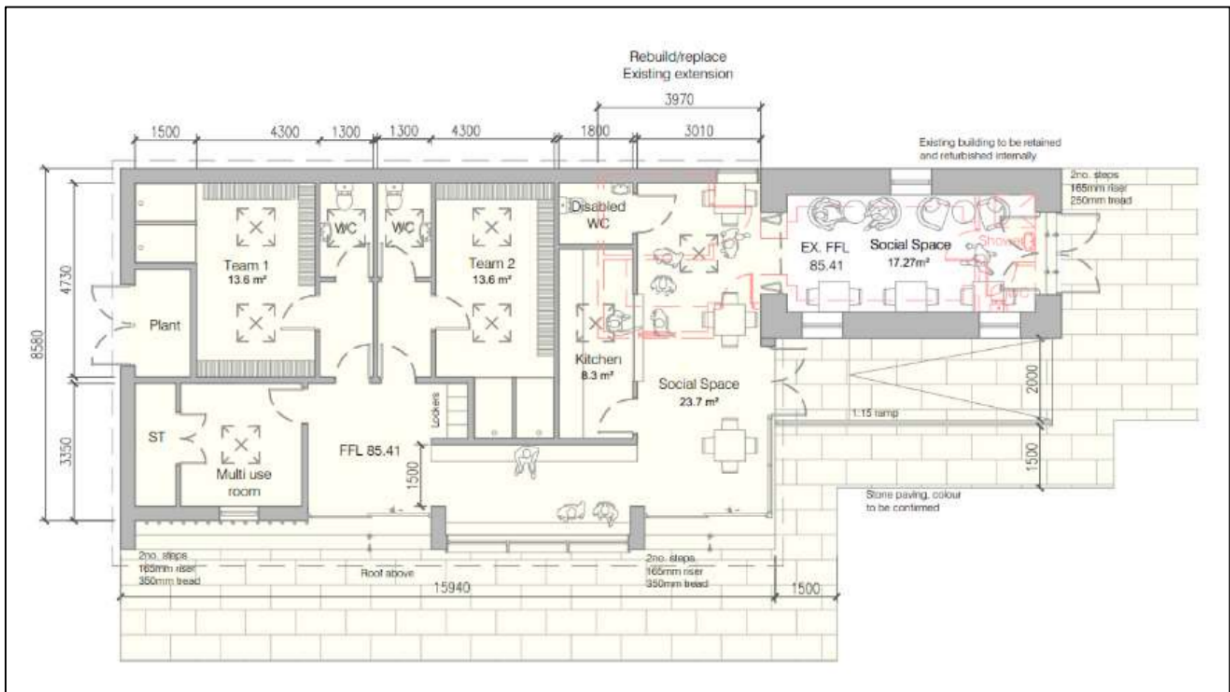
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APPENDIX 1

CURRENT PREMISES

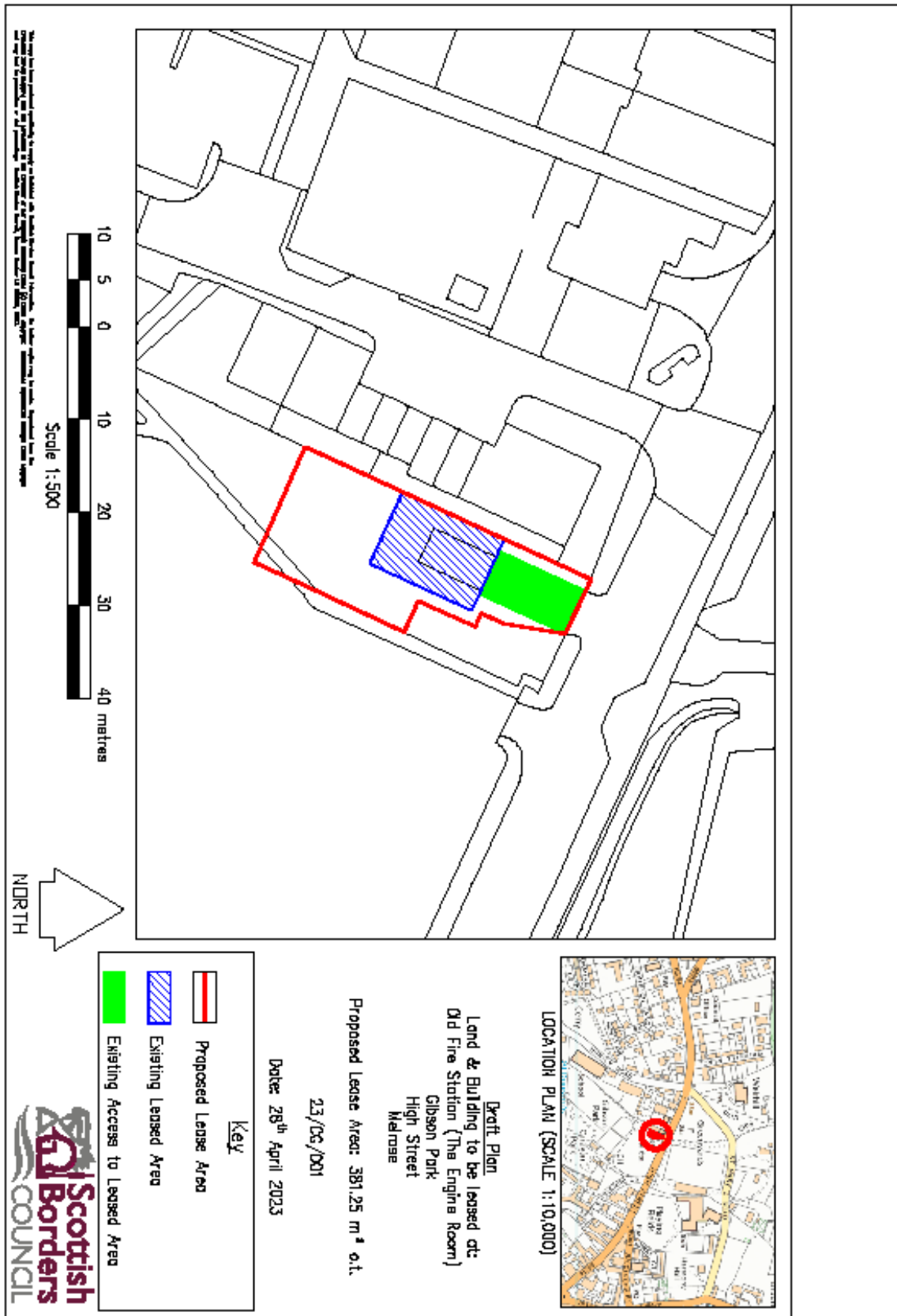


PROPOSED EXTENSION



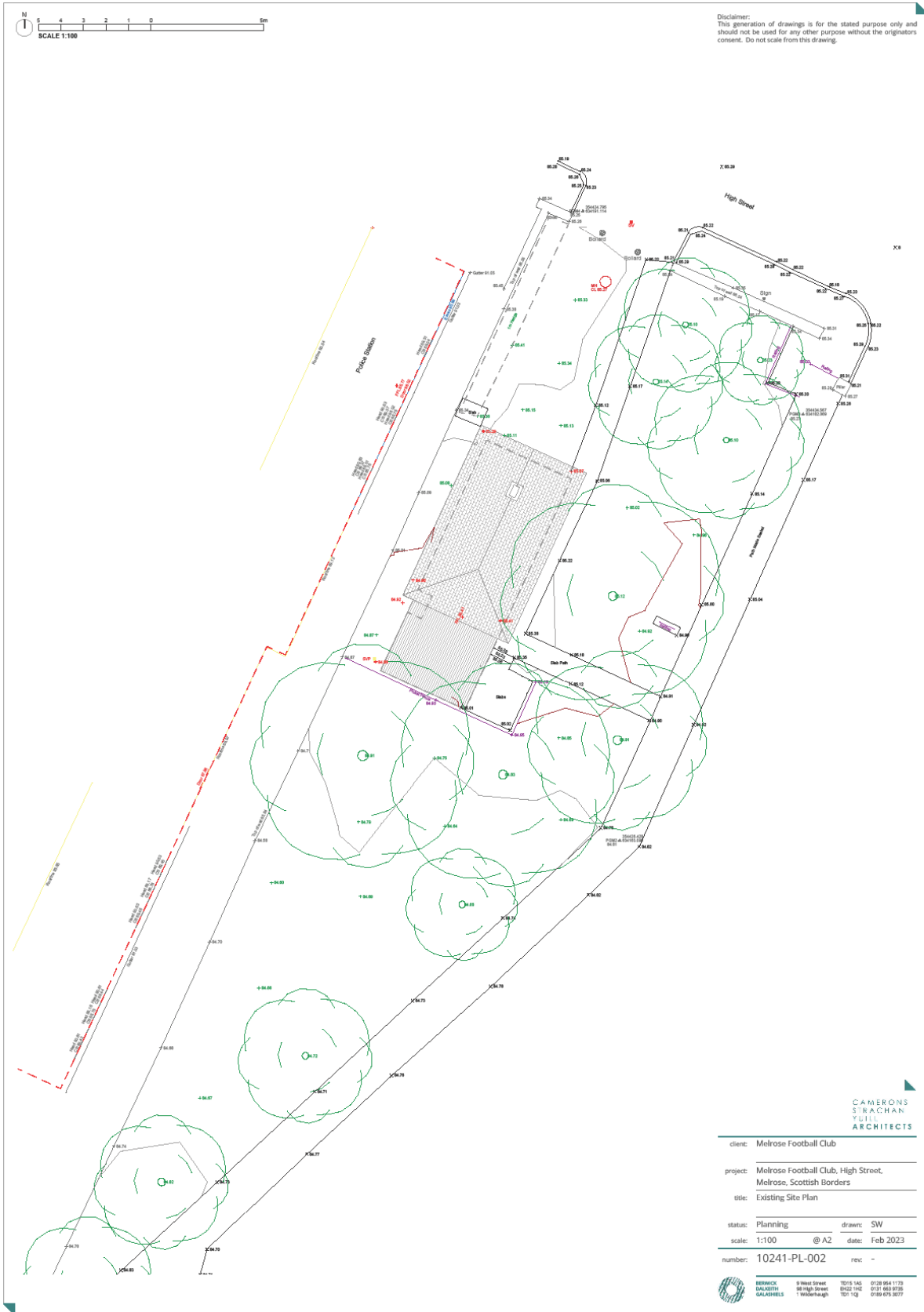
APPENDIX TWO

PROPOSED LEASED AREA (RED) AND EXISTING LEASED AREA (BLUE)



APPENDIX 3

EXISTING SITE LAYOUT



PROPOSED SITE LAYOUT

