

ITEM A
**North East Education and Library
Board**

**Sunlea Youth Centre
Ballycastle Road
Coleraine**

**C/2014/0372/F
Full Planning**

24th June 2015

<u>No:</u>	C/2014/0372/F	<u>Ward:</u>	Cross Glebe
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Sunlea Youth Centre, Ballycastle Road Coleraine		
<u>Proposal:</u>	Proposed youth project office, parking provision and amended site access.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	17.09.2014
<u>Listed Building Grade:</u>	N/A		
Agent:	Daly, O'Neill and Associates Ltd 23 William Street, Portadown BT62 3NX		
Applicant:	North East Education and Library Board C/o Agent		
Objections: 0	Petitions of Objection: 0		
Support: 0	Petitions of Support: 0		

Drawings are available to view on the Planning Portal-
www.planningni.gov.uk

1 RECOMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the conditions and informatives set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 This site is primarily a youth centre complex consisting of a number of buildings with car parking areas. To the back of the site there is a portion of a wider green space which abuts a residential area. The frontage and access to the site is from the Ballycastle Road.

- 2.2 The site is located within the settlement limit of Coleraine as defined in the North East Area Plan 2002 and the draft Northern Area Plan 2016.

3 RELEVANT HISTORY

There is no relevant planning history.

4 THE APPLICATION

- 4.1 Planning permission is sought for a proposed youth project office, parking provision with an amended site access. The project office is a single storey building approx. 280 sqm and consists of a reception area, offices, and a training room. There are 16 proposed car parking spaces, including 3 disabled spaces, and access improvements onto Ballycastle Road, including new walls and gates.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours:** There have been no objections to the proposal.

Internal

- 5.2 **Transport NI:** Has no objection to the proposal subject to conditions.

Environmental Health: Has no objection to the proposal.

6 MATERIAL CONSIDERATIONS

- 6.1 Article 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”

- 6.2 The development plans are:

- North East Area Plan
- draft Northern Area Plan 2016

- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 Due weight should be given to the relevant policies in the development plan.
- 6.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

PPS 1 General Principles

Policy PSU1 and DES 2 of Planning Strategy for Rural Northern Ireland

draft Northern Area Plan 2016 – Policy ECU1

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the loss of a small amount of land zoned for housing and proposed use as a youth centre (community/educational use); the revised access onto Ballycastle Road; any potential impacts on neighbouring property and; design.

Planning Policy

- 8.2 The site is located within the settlement limit of Coleraine.
- 8.3 The principle of this development proposed must be considered having regard to the development plan and PPS policy documents specified above and the supplementary guidance.

The loss of a small amount of land zoned for housing and the proposed use as youth centre

- 8.4 This proposal includes the existing buildings at Sunlea Youth Centre and a parcel of land to the rear that forms part of

Housing Zoning CEH26. The site area of this Zoning is 1.25 hectares and this proposal includes about 0.12 hectares of this zoning. The existing use of the adjoining land is used by Sunlea Youth Group and the site is also bounded by Cuilrath Corner Children's Nursery and near Harpur's Hill Primary School. Such community use, of this scale, is generally acceptable on land zoned for housing. The loss of 0.1% of Coleraine's Phase 1 housing land to a community/educational use would neither prejudice the housing zoning nor the Plan, and is meeting a community need.

8.5 The draft Plan states in policy ECU 1 that planning permission will be granted for education/community facilities provided certain criteria are met as indicated below:

- there is no significant detrimental effect on amenity;
This proposal will have no significant effect on amenity due to orientation and siting of the proposed building.
- the proposal does not prejudice the comprehensive development of surrounding lands, particularly on zoned sites;
This proposal will not prejudice the development of CEH 26 as the portion of land is sited to the rear of the zoning between 2 existing community uses.
- the proposals are in keeping with the size and character of the settlement or neighbourhood and its surroundings;
This proposal is in keeping with neighbourhood and surrounding area as it is within a youth centre complex.
- where necessary, additional infrastructure is provided by the developer;
In this case this is not necessary.
- there are satisfactory access, parking and sewerage disposal arrangements.
The proposal meets these requirements.

Revised access onto Ballycastle Road

8.6 The access onto Ballycastle Road is being upgraded and improved. Details of the entrance have been submitted which includes a wall with decorative railings, a pedestrian access

gate, pillars, and decorative 2.1 metre high entrance gates. There is no objection from Transport NI subject to conditions and the amended access is acceptable.

Potential impacts on neighbouring property

- 8.7 The proposed building will be sited between Cuilrath Corner Nursery and the existing buildings at Sunlea. The design and layout of this building has no adverse impact on these existing buildings given its orientation and siting within the site.
- 8.8 The site is also bounded to the east by no 36 and 38 Quickthorn Place. The proposed building is sited over 8 metres from the boundary and approximately 15 metres from the gable of no.36. This is a “side to side” relationship with only one window proposed on the elevation next to no.36. This window is very narrow and forms part of a corner window with the primary outlook to the front of the building towards the other buildings in Sunlea. This window forms part of a proposed staff room and would have minimal overlooking to no.36 which will have little impact on its privacy or amenity. There was no objection from any neighbouring property.

Design

- 8.9 The building is contemporary in its design comprising two mono-pitched single storey elements. The detailed fenestration and finishes of rendered walls with a metal deck roof add to the contemporary appearance. The overall design and the scale of the building are considered appropriate to the character of the area surrounding the site.

9 CONCLUSION

- 9.1 The proposed development is considered acceptable in this location having regard to the North east Area Plan and draft Northern Area Plan and other material considerations. The scheme includes a small area of land currently proposed as housing but the loss of such an insignificant amount, in the context of Coleraine, and the extension of an existing community use is distinguishable and acceptable. The proposal complies

with planning policy and is acceptable in terms of its layout and appearance. In accordance with para 52 and para 59 of PPS 1, no significant harm would be caused to neighbouring amenity and there would be no demonstrable harm. Approval is recommended.

10 CONDITIONS

10.1 Regulatory Conditions:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No 02C bearing the date stamp 4th March 2015, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The access gradient to the development hereby permitted shall not exceed 4% (1 in 25) over the first 20 m outside the road boundary.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

ANNEX

Date Valid	17th September 2014
Date First Advertised	4th October 2014
Date Last Advertised	

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
15 Brookmount Court, Bellasses, Coleraine, Londonderry, BT52 2EA,
The Owner/Occupier,
17 Brookmount Court, Bellasses, Coleraine, Londonderry, BT52 2EA,
The Owner/Occupier,
19 Brookmount Court, Bellasses, Coleraine, Londonderry, BT52 2EA,
The Owner/Occupier,
2 Quickthorn Place Harpur's Hill Coleraine
The Owner/Occupier,
21 Brookmount Court, Bellasses, Coleraine, Londonderry, BT52 2EA,
The Owner/Occupier,
227 Lisnablagh Road, Harpur's Hill, Coleraine, Londonderry, BT52 2HE,
The Owner/Occupier,
229 Lisnablagh Road, Harpur's Hill, Coleraine, Londonderry, BT52 2HE,
The Owner/Occupier,
23 Brookmount Court, Bellasses, Coleraine, Londonderry, BT52 2EA,
The Owner/Occupier,
231 Lisnablagh Road, Harpur's Hill, Coleraine, Londonderry, BT52 2HE,
The Owner/Occupier,
233 Lisnablagh Road, Harpur's Hill, Coleraine, Londonderry, BT52 2HE,
The Owner/Occupier,
235 Lisnablagh Road, Harpur's Hill, Coleraine, Londonderry, BT52 2HE,
The Owner/Occupier,
237 Lisnablagh Road, Harpur's Hill, Coleraine, Londonderry, BT52 2HE,
The Owner/Occupier,
30 Quickthorn Place Harpur's Hill Coleraine
The Owner/Occupier,
32 Quickthorn Place Harpur's Hill Coleraine
The Owner/Occupier,
34 Quickthorn Place Harpur's Hill Coleraine
The Owner/Occupier,
36 Quickthorn Place Harpur's Hill Coleraine
The Owner/Occupier,
38 Quickthorn Place Harpur's Hill Coleraine
The Owner/Occupier,
4 Quickthorn Place Harpur's Hill Coleraine
The Owner/Occupier,
40 Quickthorn Place Harpur's Hill Coleraine
The Owner/Occupier,
42 Quickthorn Place Harpur's Hill Coleraine

The Owner/Occupier,
 44 Quickthorn Place Harpur's Hill Coleraine
 The Owner/Occupier,
 46 Quickthorn Place Harpur's Hill Coleraine
 The Owner/Occupier,
 6 Quickthorn Place Harpur's Hill Coleraine
 The Owner/Occupier,
 8 Quickthorn Place Harpur's Hill Coleraine
 The Owner/Occupier,
 Cuilrath Street, Harpur's Hill, Coleraine, Londonderry, BT52 2ER,
 The Owner/Occupier,
 Cuilrath Street, Harpur's Hill, Coleraine, Londonderry, BT52 2ER,
 The Owner/Occupier,
 Cuilrath Street, Harpur's Hill, Coleraine, Londonderry, BT52 2ER,

Date of Last Neighbour Notification	22nd September 2014
Date of EIA Determination	8th October 2014
ES Requested	No