



<b>Planning Committee Report – LA01/2017/1134/A Anderson Park, (Rose Gardens), Millburn Road, Coleraine</b>	<b>22<sup>nd</sup> November 2017</b>
<b>PLANNING COMMITTEE</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	Protecting and Enhancing our Environment and Assets
<b>Outcome</b>	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
<b>Lead Officer</b>	Principal Planning Officer
<b>Cost: (If applicable)</b>	N/A

**Anderson Park, (Rose Gardens),  
Millburn Road, Coleraine.**

**LA01/2017/1134/A**

**22nd November 2017**

<b><u>No:</u></b>	LA01/2017/1134/A	<b><u>Ward:</u></b>	MOUNTSANDEL
<b><u>App Type:</u></b>	Advertisement Consent		
<b><u>Address:</u></b>	Anderson Park, (Rose Gardens), Millburn Road, Coleraine.		
<b><u>Proposal:</u></b>	Free Standing Billboard		
<b><u>Con Area:</u></b>	N/A	<b><u>Valid Date:</u></b>	15.09.2017
<b><u>Listed Building Grade:</u></b>	N/A		
<b>Agent:</b>	N/A		
<b>Applicant:</b>	Causeway Coast and Glens Borough Council, Riada House, 14 Charles Street, Ballymoney.		
<b>Objections:</b>	0	<b>Petitions of Objection:</b>	0
<b>Support:</b>	0	<b>Petitions of Support:</b>	0

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://www.planningni.gov.uk)

## 1 RECOMMENDATION

- 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 sections 7 and 8 and resolves to grant **CONSENT** for the advertisement application subject to the conditions and informatives, set out in section 10.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located Anderson Park (Rose Gardens) Millburn Road, Coleraine. The site consists of a public garden area which, has grass areas, shrubs and trees. There is an existing water fountain feature on site and a car park to the north-west. To the south-west there is an existing tennis court and the boundary treatment on site consists of approximately a 1.5m high wall and metal fencing.

- 2.2 The area is of a mixed use and is characterised by residential dwellings, recreational sites, open spaces and commercial premises.
- 2.3 The site is within the development limit of Coleraine and falls within a major area of existing open space as outlined in the Northern Area Plan 2016. There are several listed buildings in close proximity to the application site. The site does not fall within any other special designations.

### **3 RELEVANT HISTORY**

There is relevant planning history for the site which consists of the following:

C/1975/0222- Anderson Park, Millburn Road, Coleraine- Proposed car park- Permission Granted: 30.01.1976

C/2000/0426/F- Millburn Road, Coleraine (adjacent to Anderson Park and Rose Gardens)- Construction of cycle path and alteration to road boundary- Permission Granted: 28.07.2000.

C/2002/0001/F- Rose Gardens, Anderson Park, Millburn Road, Coleraine- Refurbishment of existing Rose Gardens to include new sculpture fountain; hard surfacing; boundary railings and thinning of existing tree belt- Permission Granted: 19.03.2002.

### **4 THE APPLICATION**

- 4.1 The scheme consists of a free-standing billboard sign which will measure 1.35m x 5m. The sign will stand upon, three 1.8m high galvanised steel posts and an 80mm support stay galvanised steel box section. The face of sign will be finished with plywood timber and a steel frame. The face of the sign will be fixed to the proposed steel posts with threaded coach bolts M10 x 100mm. The proposed sign will be fixed to the ground using ground anchor plates fixed to concrete pads using concrete screw bolts 12.5 x 120mm. The sign will be used to advertise Council

events and the artwork on the proposed sign will vary depending on the Council event.

## **5.0 PUBLICITY & CONSULTATIONS**

### **5.1 External**

N/A

### **5.2 Internal**

**DFI Roads**, was consulted in relation to the signage scheme on 15/9/2017. DFI Roads, responded to the application on 6/10/17 and stated that they had no objections to the proposed signage scheme subject to conditions and informatives.

**Historic Environment Division**, was consulted in relation to the signage scheme on 15/9/17. HED, responded to the application on 12/10/17 and stated the following in relation to the proposal: HED Historic Buildings considers the proposal complies with SPPS 6.12/Development proposals impacting on Setting of Listed Buildings of the Strategic Planning Policy Statement for Northern Ireland (SPPS): Planning for Sustainable Development and BH11/Development affecting the Setting of a Listed Building of the Department's Planning Policy Statement 6:Planning, Archaeology and the Built Heritage.

HED notes that there are several listed buildings in the vicinity of the application site but the proposals will not result in any demonstrable harm to these properties.

The buildings nearby are HB03/18/024 A-I 33-53 Millburn Road (Millburn Terrace) Coleraine Co Londonderry.

The billboard is across the road in a municipal park in an urban area of mixed development. Its scale is relatively modest and moderated by the surrounding trees. Therefore HED has no objections to the proposed signage development.

## **MATERIAL CONSIDERATIONS**

- 6.1 Article 3 (1) of the, The Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 requires a Council to exercise its powers under the regulations only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material; and any other relevant factors.
- 6.2 The development plan is:  
Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## **7.0 RELEVANT POLICIES & GUIDANCE**

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

PPS 17: Control of Outdoor Advertisements

PPS8: Open Space, Sport and Outdoor Recreation

## **8.0 CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations in the determination of this application relate to the design of the proposed sign in the context of the area visually. Other considerations are, will the proposed sign have any impact on visual amenity or public safety.

### **Principle of development**

8.2 The site falls within the development limit of Coleraine and falls within a major area of existing open space. The site is outside the town centre area of Coleraine.

8.2 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

8.3 The area is of a mixed use and is characterised by residential dwellings, recreational sites, open spaces, commercial premises and government buildings.

8.4 There is existing signage on site. The existing signage on site consists of information signage and individual lettering on the existing boundary wall facing towards Millburn Road. The existing signage on site is subservient in terms of its location, form, design and in the context of the area.

### **Impact on Amenity and Design**

8.5 Policy AD1 of PPS 17 states that consent will be given for the display of an advertisement where it respects amenity and public safety, when assessed in the context of the general characteristics of the locality. This is complemented by the SPPS which states that visual amenity and public safety are the main considerations.

8.6 The Strategic Planning Policy Statement for Northern Ireland (SPPS) (Paragraphs 6.52-6.60) applies to the proposed signage. The policy states that all advertisements should not affect the character and appearance of the building or location where they will be displayed. Any proposed signage should enhance the character and appearance of existing towns. The proposed signage will not detract from the character or appearance of Coleraine and will not set an undesirable precedent for this form of signage in the locality. The SPPS states that the main considerations with considering a scheme for signage is visual amenity, public safety and road safety.

8.7 Planning Policy Statement 8- Open Space, Sport and Outdoor Recreation applies to this scheme as the site falls within a major area of open space, designated as DESIGNATION CEEOS: TENNIS COURTS AND PLAYING FIELD. Policy OS1, Protection of Open Space applies to this scheme. The Council will not permit development that would result in the loss of existing open space or land zoned for the provision of open space. The presumption against the loss of existing open space will apply irrespective of its physical condition and appearance. The proposed signage scheme will not result in the loss of open space and is therefore in compliance with Policy OS1.

8.8 Signage should be designed to respect the existing building or location on which it will be displayed and contribute to a quality environment. Advertisements should not create visual clutter and should not be a prominent feature in terms of illumination. The proposed signage complies with the policy as stated within the SPPS in relation to signs, as the proposed signage is not out of character in the area.

8.9 Planning Policy Statement 17 Control of Outdoor Advertisements Policy AD 1 states that consent will be given for the display of an advertisement where:

- (i) It respects amenity, when assessed in the context of the general characteristics of the locality
- (ii) It does not prejudice public safety.

The proposed sign will be located to the north-east corner of the site. The sign will face towards the Millburn Road and will not be



illuminated. The sign will not detract from the character of Anderson Park and will advertise Council events for members of the public. The proposal will enhance the character of area by providing information regarding Council events which, will benefit the local community and wider area. The proposed signage will represent a sign which will not be intrusive or detract from the character of Anderson Park. The advertisement complies with Planning Policy Statement 17.

### **Impact on public and Road Safety**

- 8.11 The proposed signage will not have a negative effect on public safety or road safety as per the comments from DFI Roads Service on 6/10/17. The signage therefore satisfies both elements of Policy AD1 of Planning Policy Statement 17 and will not cause a road traffic accident by distracting the attention of road users who use the Millburn Road. The proposed signage satisfies the policy test is in relation to visual amenity, public safety and road safety.

## **9.0 CONCLUSION**

- 9.1 The proposed advertisement is acceptable in terms of design and location. The sign will be visible from vantage points when travelling along the Millburn Road. However, the sign will not be prominent in the streetscape, due to the fact that the sign will not be illuminated and finished with subtle materials. The proposed signage will not have an impact on road and public safety. The proposed signage complies with the policy criteria as outlined in Planning Policy Statement 17 and the SPPS. Therefore advertisement consent is recommended.

## **10 Conditions:**

- 10.1 The proposed signage shall be erected in the position shown on the stamped approved drawing, No. 01, date stamped 31/8/17.

Reason: In the interests of road safety and the convenience of road users.

## **Informatives**

- 10.2 The proposed sign shall not be erected until it has been certified to the Department for Infrastructure Roads by a Chartered Civil or Structural Engineer as having been designed and erected in accordance with the BD2 Technical Approval of Highway Structures : Volume 1: Design Manual for Roads and Bridges.

To ensure that the sign is designed and constructed in accordance with BD2 Technical Approval procedures

# Site Location Plan

