

Planning Committee Report Item 5.9	24th August 2016
PLANNING COMMITTEE	

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

ITEM 5.9

**Dervock Recreation Grounds,
Millar Avenue, Dervock**

LA01/2016/0464/F

24th August 2016

<u>No:</u>	LA01/2016/0464/F	<u>Ward:</u>	DERVOCK
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Dervock Recreation Grounds, Millar Avenue, Dervock, BT53 8BE		
<u>Proposal:</u>	Erection of 3 No. ball stops, each 30m long x 8m high		
<u>Con Area:</u>		<u>Valid Date:</u>	15.04.2016
<u>Listed Building Grade:</u>			
Agent:	n/a		
Applicant:	Causeway Coast and Glens Borough Council Cloonavin 66 Portstewart Road Coleraine BT52 1EY		
Objections: 0	Petitions of Objection: 0		
Support: 0	Petitions of Support: 0		

Drawings and additional information are available to view on the Planning Portal- 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 **APPROVE** planning permission subject to the condition set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located in the village of Dervock and comprises two portions of the existing recreation grounds at Millar Avenue. The western portion of the site is bound by an existing mature hedge along the western edge. The eastern portion of the site is bound by fencing to the rear of existing properties along Church View

on its eastern edge, and mature planting along its northern and southern edges. The remainder of the recreation grounds and the existing pavilion building are located within a blue line, under the ownership of the applicant.

- 2.2 The character of the surrounding area is predominantly residential, with the Primary School to the south west of the recreation grounds.

3 RELEVANT HISTORY

D/2011/0282/F Proposed Community Centre, Changing Facilities & Reorganisation of Pitches
Dervock Recreation Grounds
Approved 22.02.2012

D/2000/0102/F Dervock & District Community Association
Community Facility, Education Room, Changing Rooms, Main Hall, Bowling Green, Parking and New Road Access off Church Street
Dervock Recreation Grounds and vacant sites off Church Street, Castlecatt Road, Dervock, Ballymoney
Approved 27.11.2000

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of 3 no. ball stops, each 30m long x 8m high.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

There are no objections to this proposal.

5.2 Internal

No consultations were sought in respect of this application.

MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 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 relevant policies in 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)

Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to Policy OS4 of PPS 8 – Intensive Sports Facilities.

Principle of development

- 8.2 The site is located within the settlement development limit for Dervock. It is designated as a Major Area of Existing Open Space.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy document specified above.

Policy OS4 of PPS 8 – Intensive Sports Facilities

- 8.4 The site is identified as a Major Area of Existing Open Space. This application seeks the erection of 3 no. ball stops which would prevent stray balls from leaving the recreation grounds. The proposal meets the first policy test in that the site is within the existing settlement development limit for Dervock.
- 8.5 The policy goes on to state that in all cases the development of intensive sports facilities will be required to meet all of the following criteria:

- *There is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated.*

The proposal relates to the provision of 3 no. ball stops which comprises double wire mesh fence rebound panels 2.4m high with 5.6m of netting above, erected on a steel post system. The ball stops would prevent stray footballs etc and is likely to benefit those living within close proximity of the site by preventing such occurrences.

- *There is no adverse impact on features of importance to nature conservation, archaeology or built heritage;*

The proposal is located within an existing settlement and within the existing recreation grounds. It will not result in any unacceptable impact on any of these features.

- *Buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are*

sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;

The proposed structures comprise 2.4m high double wire mesh fence rebound panels with 5.6m of netting above. These are located one at the western end of the recreation ground to the rear of the goal posts, and two at the eastern end of the recreation grounds at the north and south end of the smaller pitch to the rear of the goal posts. While the structures are high and will have a visual impact to some extent, the siting and layout is considered appropriate given the purpose of the structures and their intended use.

- *The proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport; and*

This relates to the provision of a new facility and is not considered applicable to the proposed development.

- *The road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.*

This relates to the provision of a new facility and is not considered applicable to the proposed development.

9.0 CONCLUSION

- 9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. The proposal relates to a major area of existing open space and is for the erection of ball stops which should prevent stray balls from leaving the recreation grounds. This is to the benefit of people living adjacent the site. The proposal is considered acceptable having regard to the policy guidance set out in PPS 8. 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.