

# **ITEM C**

## **Causeway Coast and Glens Borough Council**

**Flowerfields Art Centre, 185  
Coleraine Road, Portstewart**

**C/2015/0108/F**

**Full Planning**

**28<sup>th</sup> October 2015**

<b><u>No:</u></b>	<b>C/2015/0108/F</b>	<b><u>Ward:</u></b>	<b>Strand</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>Flowerfields Art Centre, 185 Coleraine Road, Portstewart</b>		
<b><u>Proposal:</u></b>	<b>New diversity park to include landscaping, mixed play equipment, street furniture and profiling of lands.</b>		
<b><u>Con Area:</u></b>	<b>N/A</b>	<b><u>Valid Date:</u></b>	<b>12.03.2015</b>
<b><u>Listed Building Grade:</u></b>	<b>N/A</b>	<b><u>Target Date:</u></b>	
<b>Agent:</b>	<b>None</b>		
<b>Applicant:</b>	<b>Causeway Coast and Glens Council, Cloonavin, 66 Portstewart Road, Coleraine</b>		
<b>Objections:</b>	<b>0</b>	<b>Petitions of Objection:</b>	<b>0</b>
<b>Support:</b>	<b>0</b>	<b>Petitions of Support:</b>	<b>0</b>

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

## **RECOMMENDATION**

- 1.0 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 8 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the conditions set out in section 10.

## **2.0 SITE LOCATION & DESCRIPTION**

- 2.1 The red line incorporates a large curtilage surrounding the existing Flowerfield Arts Centre which includes a large detached listed building with associated rear parking, two entrances and driveways, and an area of green space. The green space already has an existing small children's play area. Within the curtilage there are a number of mature trees close to the existing building. The lawn is surrounded by a low natural stone

wall along the public road. The land is generally flat but gradually falls from the west to east. The site is within the settlement limit of Portstewart.

- 2.2 In the Northern Area Plan the site is within Designation PTL 11 Flowerfield LLPA which is a Local Landscape Policy Area.

### **3.0 RELEVANT HISTORY**

There is no relevant history.

### **4.0 THE APPLICATION**

- 4.1 Planning permission is sought to develop a new diversity park to include landscaping, mixed play equipment, street furniture and profiling of lands.

## **PUBLICITY & CONSULTATIONS**

### **External**

- 5.1 **Neighbours:** There are no objections to the proposal application.

### **Internal**

- 5.2 **Transport NI:** has no objection to the proposal.

**NIEA Historic Monuments Unit** has no objection to the proposal.

**NIEA Historic Buildings Unit:** has no objection to the proposal.

## **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 plan is:
- Northern Area Plan 2016
- 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 both a new local plan strategy and local policies plan are adopted, and found to be sound, 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 RELEVANT POLICIES & GUIDANCE**

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 6: Planning, Archaeology and The Built Heritage

Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to: impact on the listed building and archaeology, Policy OS 1 of PPS 8 – Protection of Open Space and; Local Landscape Policy Area Designation PTL 11 (Flowerfield LLPA).

**Planning Policy**

- 8.2 The site is located within the settlement limit of Portstewart as designated in the Northern Area Plan. There is a listed building within the site, and is designated as both a Major Area of Open Space and Local Landscape Policy Area.
- 8.3 The principle of this development proposed must be considered having regard to the PPS policy documents specified above and the supplementary guidance.

### **Impact on the Listed Building and Archaeology**

- 8.4 The Flowerfield Arts Centre is a Listed Building. NIEA Historic Buildings Unit was consulted on the proposal as the competent authority in relation to listed buildings. NIEA has no objection in relation to the impact on the listed building.
- 8.5 This application site contains the remains of a crop mark (LDY 3: 37) identified on aerial photographs and Policy BH 2 of PPS 6 refers. There are no visible above-ground remains of this feature; however, sub-surface remains may still survive. NIEA Historic Monuments Unit was consulted as the competent authority on archaeological matters. However, due to the location of this development it has no archaeological concerns regarding this proposal.

### **Policy OS 1 of PPS 8**

- 8.6 Most of this site is designated as a major area of open space in the Northern Area Plan. There is a general presumption against the loss of open space to competing land uses. This application seeks to introduce further landscaping, mixed play equipment with seating areas and bins, and profiling of the existing land to enhance the users experience and use of this open space.
- 8.7 Policy OS1 does not permit development that would result in the loss of existing open space. This area of open space is important for its amenity and recreation purposes and contributes positively to the character and attractiveness of this area. It will continue to provide areas for play by introducing new play equipment which is an essential element in the development of all children while also providing a valuable area

for the natural environment and ultimately provides a space that contributes to the health and quality of life for all.

- 8.8 This proposal is not at odds with Policy OS 1 and seeks to promote an open space in accordance with the spirit and intention of it.

### **Local Landscape Policy Area Designation PTL 11 (Flowerfield LLPA)**

- 8.9 The site is located within PTL 11 of the Northern Area Plan. PTL 11 states that the integrity of the landscaped grounds should be respected, with any further development of the Flowerfield complex sited to its rear. This proposal does not seek to further develop the Flowerfield complex, but seeks to enhance the quality of the existing open space. This proposal does not conflict with Designation PTL 11.

## **9 CONCLUSION**

- 9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. It complies with the current designation as a major area of open space and does not impact on the listed building or archaeology. 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.

## ANNEX

<b>Date Valid</b>	12 <sup>th</sup> March 2015
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<b>Date First Advertised</b>	28 <sup>th</sup> March 2015
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### **Details of Neighbour Notification** (all addresses)

The Owner/Occupier,  
1 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
1 Meadowlands Court East Crossreagh Portstewart  
The Owner/Occupier,  
10 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
11 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
12 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
14 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
15 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
16 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
17 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
18 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
2 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
2 Meadowlands Court East Crossreagh Portstewart  
The Owner/Occupier,  
3 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
3 Meadowlands Court East Crossreagh Portstewart  
The Owner/Occupier,  
4 Flowerfield Court East Crossreagh Portstewart  
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4 Meadowlands Court East Crossreagh Portstewart  
The Owner/Occupier,  
5 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
5 Meadowlands Court East Crossreagh Portstewart  
The Owner/Occupier,  
6 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
7 Flowerfield Court East Crossreagh Portstewart



The Owner/Occupier,  
8 Flowerfield Court East Crossreagh Portstewart  
The Owner/Occupier,  
9 Flowerfield Court East Crossreagh Portstewart

**Date of Last Neighbour Notification**

29th July 2015