

<b>Planning Committee Report LA01/2016/1246/F</b>	<b>22nd February 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

**Ramsey Park,  
Macosquin**

**LA01/2016/1246/F**

**22<sup>nd</sup> February 2017**

<b><u>No:</u></b>	LA01/2016/1246/F	<b><u>Ward:</u></b> MACOSQUIN
<b><u>App Type:</u></b>	Full Planning	
<b><u>Address:</u></b>	Multi-use Games Area, Ramsey Park, Macosquin, Coleraine	
<b><u>Proposal:</u></b>	Installation of mesh net to roof and infill netting to remaining sides to fully enclose multi use games area to stop balls being kicked over perimeter fencing	
<b><u>Con Area:</u></b>	No	<b><u>Valid Date:</u></b> 12.10.2016
<b><u>Listed Building Grade:</u></b>	N/a	
<b>Agent:</b>	N/a	
<b>Applicant:</b>	Causeway Coast and Glens Borough Council Cloonavin 66 Portstewart Road Coleraine BT52 1EY	
<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 **APPROVE** planning permission subject to the condition set out in section 10.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located within the existing Macosquin village development limits and is identified as being within an area zoned for housing as per NAP 2016. The character of the area is defined by social housing.

- 2.2 Housing is located to the north and east whilst an open field abuts the south and western boundaries.

### **3 RELEVANT HISTORY**

C/2013/0430/F Continuing use of housing site for open space pending redevelopment. Renewal of C/2008/0025/F  
Approved 28.01.2014

C/2012/0098/O Residential Development.  
Approved 26.07.2012

C/2008/0025/F Temporary use of existing housing site for open space pending redevelopment (subject to planning permission).  
Approved 09.04.2008

C/2007/0477/F Proposed Synthetic Kick about Area with Floodlighting & Fencing.  
Approved 04.12.2007

### **4 THE APPLICATION**

- 4.1 Planning permission is sought for Installation of mesh net to roof and infill netting to remaining sides to fully enclose multi use games area to stop balls being kicked over perimeter fencing.
- 4.2 Following an amended description clarifying the proposal the application was re-advertised. The period for consultation following the advertisement expired 1.2.2017. No representations were received.

### **5.0 PUBLICITY & CONSULTATIONS**

#### **5.1 External**

There are no objections to this proposal.

#### **5.2 Internal**

**Historic Environment Division:** No objection.

### **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 Macosquin as identified in the NAP and is designated as an area zoned for Housing as a committed site – Ramsey Park (1.37ha) A 2013 application allows the temporary use of the area as open space pending a detailed planning application to redevelop the site as housing.
- 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 proposal meets the first policy test in that the site is within the existing settlement development limit for Macosquin.
- 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.*
- 8.6 The proposal is to erect a Mesh Net Roof to the top of the approved perimeter fencing to ensure no balls are kicked over it into neighbouring properties to the north and east of the site.
- *There is no adverse impact on features of importance to nature conservation, archaeology or built heritage;*
- 8.7 The proposal is located within an existing settlement and within the existing approved ‘kick-about’ area. 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;*
- 8.8 The proposed mesh net roof is considered appropriate in scale within the kick about area.

- *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*

8.9 This policy requirement 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.*

8.10 This policy requirement 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 an area of existing open space as defined by the 2013 application and is for the erection of a Mesh Net Roof which is of an appropriate scale within the kickabout area at this edge of settlement location. 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.

