

Planning Committee Report	25th January 2017
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	Principal Planning Officer
Cost: (If applicable)	N/a

LA01/2016/0805/F
Full Application

10 Hillmans Way, Coleraine

25th January 2017

<u>No:</u>	LA01/2016/0805/F	<u>Ward:</u>	Mountsandel
<u>App Type:</u>	Full Application		
<u>Address:</u>	10 Hillmans Way, Coleraine		
<u>Proposal:</u>	Provision of community facilities to carry out the charitable work of Vineyard Compassion, including office and staff accommodation. Proposed three storey annex to adjacent church building		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	4 th July 2016
<u>Listed Building Grade:</u>	N/A		
Agent:	William Shannon Architect, Studio 27, Middle Road, Saintfield		
Applicant:	Mr Ricky Wright, Vineyard Compassion.		
Objections:	2	Petitions of Objection:	0
Support:	25	Petitions of Support:	0

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

1.0 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 Section 7 & 8 and resolves to **APPROVE** full planning permission subject to the conditions set out in Section 10.

2.0 SITE LOCATION & DESCRIPTION & CHARACTER OF AREA

- 2.1 The site comprises the Vineyard Church at 10 Hillmans Way. The site is made up of the existing Church Building, large area of car parking and a number of outbuildings linked to the timber factory. The north of the site is bounded by a grassed area with some vegetation and a water course. To the east, the site is bounded by a two metre high post wire fence and a grassed area. To the south the site is bounded by a fence and railway line and the west is bounded by an open area of hardstanding and a number of outbuildings.

- 2.2 The site is located within Coleraine Settlement Development Limit as defined by the Northern Area Plan 2016. The site is also located within an Existing Area of Economic Development identified within the Northern Area Plan. The surrounding area comprises a range of economic and industrial uses with a range of businesses located within the immediate area. The area also includes the existing church and the Showgrounds is located nearby.

3.0 RELEVANT HISTORY

C/2010/0285/F- Former Aiken's Timber Factory at Hillman's Way, Ballycastle Road, Coleraine. Proposed change of use from existing industrial building to form a new church, including car parking and associated site works.

Granted 09.03.2011

C/2011/0358/F- Former Aikens Timber Factory at Hillmans Way, Coleraine. Church building - To facilitate design and structural changes to church development, previously approved under C/2010/0285/F

Granted 23.11.2011

4.0 THE APPLICATION

- 4.1 This is a full application for the development of a three storey annex to an existing church for the provision of community facilities to carry out the charitable work at Vineyard Compassion including office and staff accommodation.
- 4.2 The proposal falls within the Major category of development and as such the applicant entered into PACC (pre application community consultation) with the submission of a PAN (Proposal of Application Notice), organisation of a public event, with appropriate community notification and advertisement. The applicant submitted a pre-application community consultation report with the application which documents the comments raised at the public meeting.
- 4.3 The consultation event took place on 18 May 2016 at 7.30pm at the Church. The content of the findings and report of the

consultation exercise indicates that there were no issues or concerns raised that either requested or required amendments. The report states that the overwhelming feedback was positive with formal and informal comments of support for the proposal. Therefore the proposal has not changed since as a result of the pre application community consultation.

5.0 PUBLICITY & CONSULTATIONS

External:

5.1 Neighbours: There have been 2 letters of objection and 25 letters of support.

The issues raised by the objectors include:

- not receiving a neighbour notification;
- the unsuitability of this form of development within an industrial estate;
- the use of the site for car boot sales;
- traffic congestion and;
- The church being used for other commercial purposes to include conferencing.

The issues raised by the supporters include:

- Providing financial, emotional and practical support to local people at times of need;
- Empowering people to tackle the root causes of poverty and deprivation;
- Providing facilities for drop in activities;
- Providing debt counselling and supported housing;
- Distributing emergency meals to local people;
- Providing support for people to gain employment;
- Providing emergency clothing and;
- Tackling poverty and social deprivation

Internal:

5.2 **NIEA**– Has no objection to the proposal.

Transport NI – Has no objection to the proposal.

Environmental Health – Has no objection to the proposal.

NI Water – Has no objection to the proposal.

6.0 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local development 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

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

Northern Area Plan 2016

Strategic Planning Policy Statement

Planning Strategy for Rural Northern Ireland

PPS 4 – Planning and Economic Development

PPS 3 - Access, Movement and Parking

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application area; the principle of development; impact on the existing area of economic use, design, traffic, and; other matters.

Planning Policy

- 8.2 The principle of development proposed must be considered having regard to the PPS policy documents specified above and the supplementary guidance.

Principle of development

- 8.3 The principle for an application of this nature is outlined in the Northern Area Plan 2016, The Planning Strategy for Rural Northern Ireland and the Strategic Planning Policy Statement. Although there is no specific policy in relation to community facilities, the Northern Area Plan recognises that education, health, community and cultural facilities often provide an essential and valuable service to local residents and can help to reinforce a sense of community. The Northern Area Plan also states that regional planning policies for community needs are currently set out in The Planning Strategy for Rural Northern Ireland. The purpose of Policy PSU 1 Community Needs is to allocate land to meet the anticipated needs of the community, in terms of health, education and other public facilities and it also recognises that changing circumstances determine the requirement of land to meet the needs of the Community. Although land is not being zoned for this purpose, it is recognised that there is a place for such operations and uses within settlements.
- 8.4 The SPSS also states the planning system operates in the public interest of local communities and the Region as a whole, and encompasses the present as well as future needs of society. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing

use of land and buildings that ought to be protected in the public interest.

Impact on the existing area of economic use

- 8.5 The key policy in relation to this application is outlined under the SPPS and policy PED 7 of PPS 4. The SPPS states planning permission should not normally be granted for proposals that would result in the loss of land zoned for economic development use. However, it also states that councils may wish to retain flexibility to consider alternative proposals that offer community, environmental or other benefits, which are considered to outweigh the loss of land for economic development use. This supports Policy PED 7 of Planning Policy Statement 4 where it states that development of this nature will not be permitted unless the zoned land has been substantially developed for alternative uses.
- 8.6 In relation to this application the current use as a church was accepted under planning reference C/2010/0285/F, with subsequent amendments approved under C/2011/0358/F. This permission has since been fully implemented and the church has been in operation at this site since 2012. This land has been developed for an alternative community use, and given the scale and nature of the proposed development as an extension to the existing church building, is considered acceptable as it will not undermine the economic development zoning.
- 8.7 This proposal meets the criteria as set out in the Northern Area Plan, SPPS and Planning Strategy as it will provide further additional community facilities that will be used to carry out charitable work. This proposal has also gained support at the pre application community consultation, and 25 letters submitted to the Planning Authority which has outlined, amongst other matters, the charitable work that Vineyard Compassion Church have been involved with.

Design

- 8.8 With regards to the SPPS, design is an important material consideration in the assessment of all proposals with provision

to reject poor design. Particular weight should be given to the impact of the development on existing buildings.

- 8.9 Although this proposal involves an increase in floorspace initially by 785m² and potentially increasing to 1191m², the site is large enough to accommodate a proposal of this nature. The nearest neighbouring premises is located over 100 metres from the existing church and will therefore have little significant impact upon its amenity. This site is also located on land previously zoned for economic development.
- 8.10 The finishes and materials used are acceptable and match the existing church building which has an industrial/commercial appearance.

Traffic

- 8.11 In terms of traffic congestion Transport NI was consulted and raised no objections in relation to this issue. Therefore the issue of traffic congestion raised in the objections does not require further consideration.

Other Matters

- 8.12 A neighbour notification letter was sent to the objector after a site inspection was used to check the neighbour notification process. In terms of the argued unsuitability of this form of development at this site, the current use of the proposal was accepted under a previous approval and the use has since become established. This report can only consider the proposal that is the subject of this application. Therefore, the church being used for other commercial purposes to include conferencing and for car boot sales cannot be considered under this application.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016, and other material considerations, including the SPPS. The use of the building as a church has been established since 2012 and therefore the principle of this type of use is acceptable at this location. The design and general appearance of the new building is

acceptable as the finishes and materials used are in keeping with the existing character of the church. The site is also large enough to accommodate an extension of this scale and there will be no adverse impact on neighbouring properties. Approval is recommended.

10.0 Conditions

10.1 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.

10.2 The premises shall be used for community and cultural uses only, Class D1 and for no other purpose in the Schedule to The Planning (Use Classes) Order (Northern Ireland) 2015.

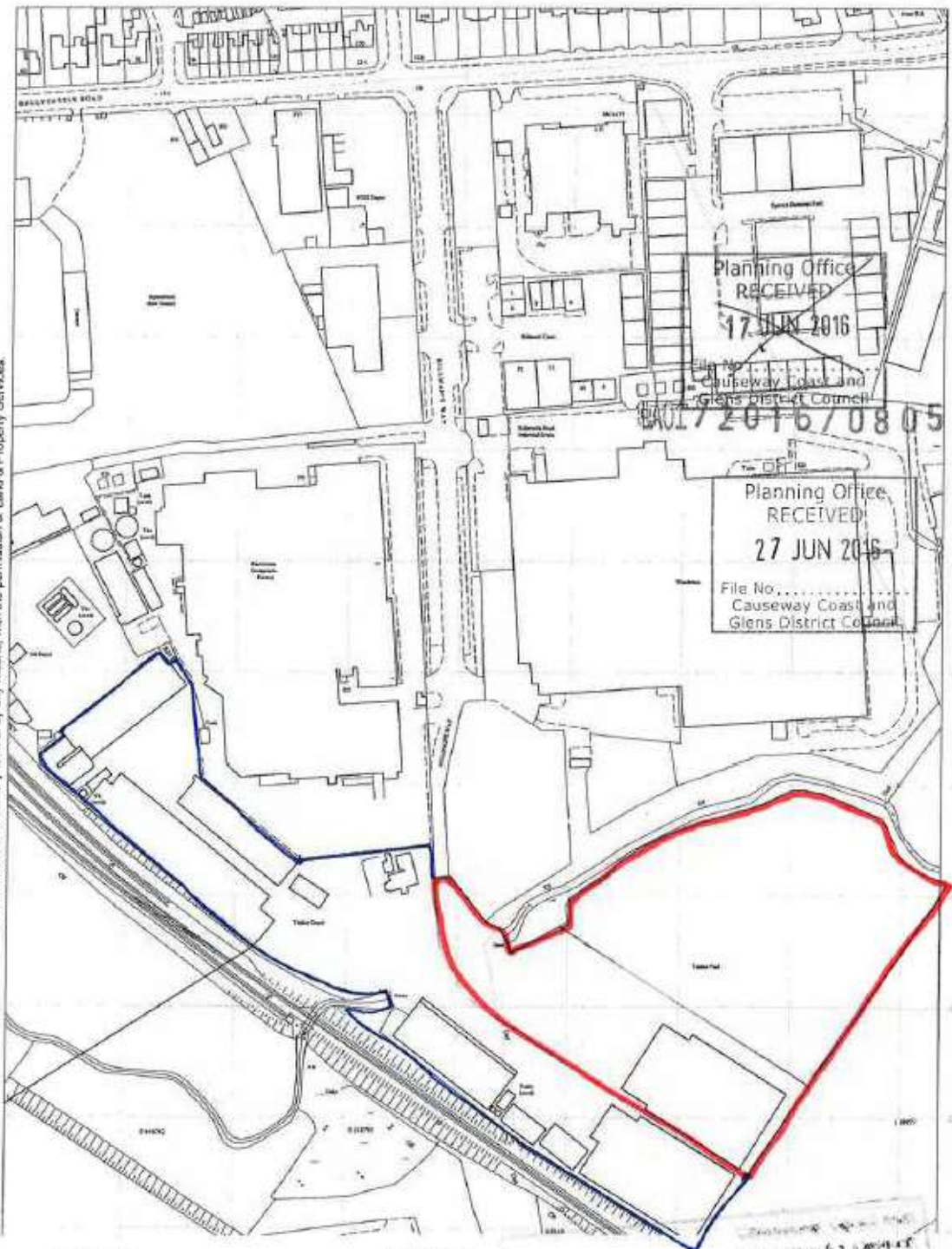
Reason: To limit the use to that appropriate to its location.

Site Location

Hillman's Way, Coleraine

OF NORTHERN IRELAND®

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PROJECT
COMPASSION ANNEX,
10 HILLMANS WAY
COLERAINE BT52 2ED

PROJECT
REF:
1532
C 00

Planning Office RECEIVED
 17 JUN 2016
 File No.
 Causeway Coast and
 Glens District Council
 0172016/0805
 Planning Office RECEIVED
 27 JUN 2016
 File No.
 Causeway Coast and
 Glens District Council
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CLIENT

DATE

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