

Planning Committee Report Item 5.8	28th September 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 5.8

Riada Playing Fields Joey Dunlop Leisure Centre

LA01/2016/0739/F

28th September 2016

<u>No:</u>	LA01/2016/0739/F	<u>Ward:</u> Ballymoney South
<u>App Type:</u>	Full Planning	
<u>Address:</u>	Riada Playing Fields, Joey Dunlop Leisure Centre, 33 Garryduff Road, Ballymoney	
<u>Proposal:</u>	Alterations to existing approval D/2013/0173/F to include alteration of pitch size from 110m x 73m to 101m x 70m. Removal of 12m high floodlighting columns & erection of 15m high floodlighting columns and erection of 9m high catchnets	
<u>Con Area:</u>	No	<u>Valid Date:</u> 21.06.2016
<u>Listed Building Grade:</u>	N/a	
Agent:	R Robinson & Sons Ltd, Albany Villas, 59 High Street, Ballymoney	
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 within the existing Ballymoney Town development limits and is identified as being within a major area of existing open space as per Northern Area Plan 2016 (NAP). The character of the area is defined by the existing recreational

complex which incorporates a number of buildings, pitches and car parking.

- 2.2 The settlement limit defines the boundary of the site to the south, east and west. Housing is located to the north and north east.

3 RELEVANT HISTORY

LA01/2016/0910/F Installation of 6no.12m high floodlighting columns to perimeter of 3 small sided grass sand mattress pitches previously approved under Planning Ref: D/2013/0173/F
Current Application

D/2013/0173/F Construction of New 3G Synthetic Football Pitch and Perimeter Fencing and Construction of New Grass Sand Mattress Pitches.
Approved 05.03.2014

4 THE APPLICATION

- 4.1 Planning permission is sought for alterations to existing approval D/2013/0173/F to include alteration of pitch size from 110m x 73m to 101m x 70m. Removal of 12m high floodlighting columns & erection of 15m high floodlighting columns and erection of 9m high catchnets

5.0 PUBLICITY & CONSULTATIONS

5.1 External

There are no objections to this proposal.

5.2 Internal

Environmental Health: No objection subject to condition.

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 Ballymoney as identified in the NAP and 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 to make changes to planning approval D/2013/0173/F, to include alteration of pitch size from 110m x 73m to 101m x 70m, removal of 12m high floodlighting columns & erection of 15m high floodlighting columns and erection of 9m high catch nets.

8.5 The proposal meets the first policy test in that the site is within the existing settlement development limit for Ballymoney.

8.6 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.*

8.7 The proposal relates to the provision of 9m high catch nets at each goal end of the pitch. It is proposed to attach a 4m high catch net on top of previously approved 5m high ball stop fence. The ball stop fence comprises double wire mesh fence rebound panels 5m high, 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.

8.8 The proposed 3m increase in the height of the 8no approved floodlights to 15m would not cause any detriment to the residential properties due to the separation distance of 130m to the nearest residential properties at Shandon Park. Environmental Health have also suggested a condition relating to minimise light pollution from glare and spill.

- *There is no adverse impact on features of importance to nature conservation, archaeology or built heritage;*
- 8.9 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;*
- 8.9 The proposed structures comprise 5m high double wire mesh fence rebound panels with 4m of netting above. These are located one at the northern and southern end of the 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.
- 8.10 The increase in the height of the flood lights to 15m is considered appropriate scale within the sports ground.
- *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*
- 8.11 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.*
- 8.12 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. The

erection of catch nets to the goal ends of the pitch and the increase in height by 3m of the flood lighting columns are considered to be of an appropriate scale within this sports centre. 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.

2. All flood lighting shall be optically controlled and directed in such a manner as to minimise light pollution from glare and spill.

REASON: To protect residential amenity

Informatives

Guidance notes for the reduction of light pollution may be obtained from the Institute of Lighting Engineers. Their website can be accessed at www.ile.org.uk.

