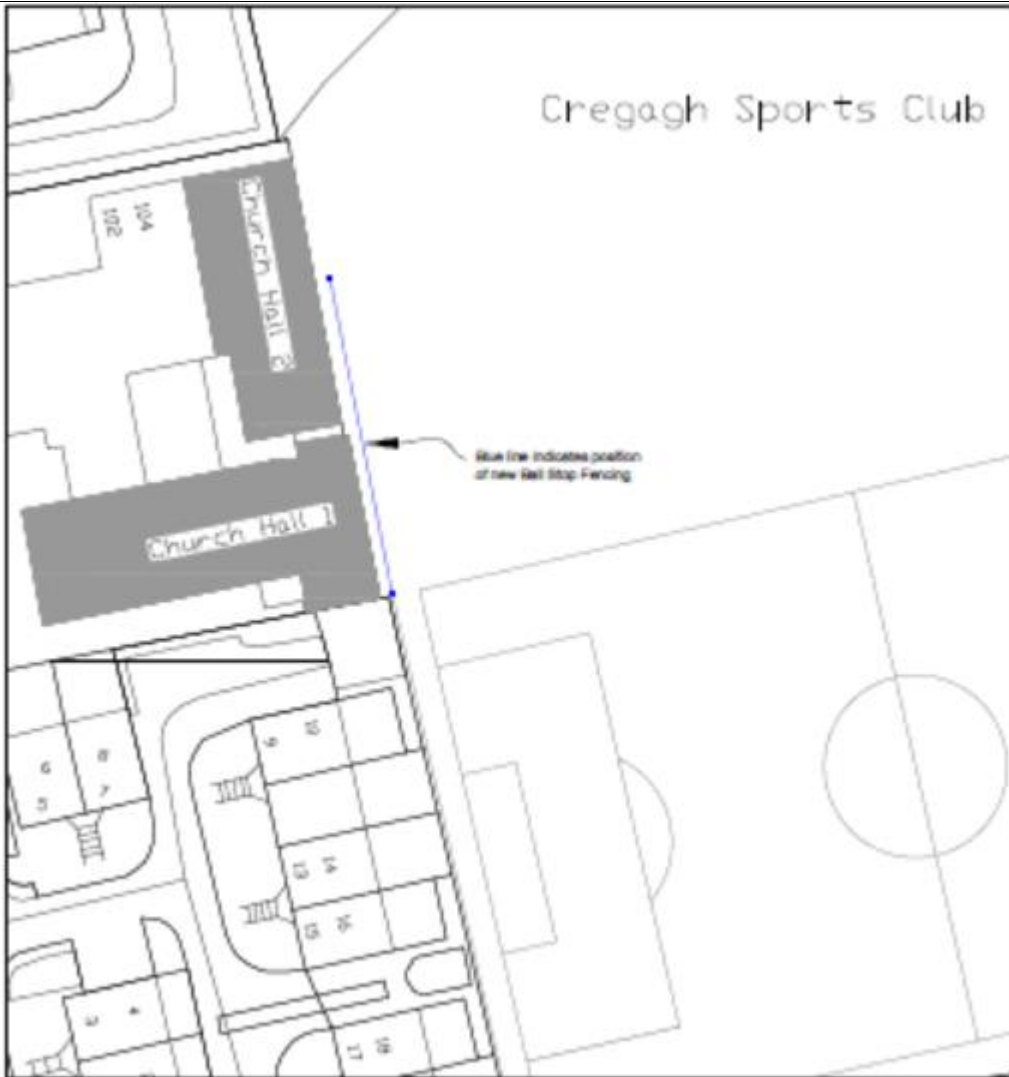


Development Management Officer Report Committee Application

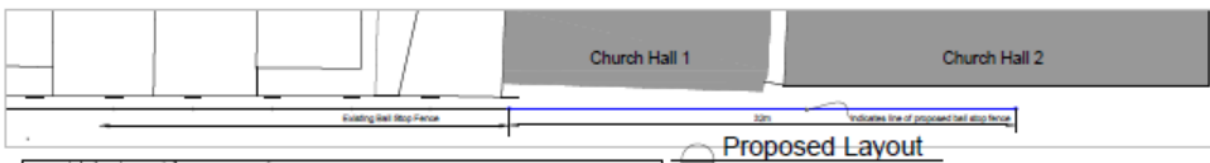
Summary	
Committee Meeting Date: 20 th September 2022	
Application ID: LA04/2022/1079/F	
Proposal: Proposal to erect 1No additional ball stop netting structure along the boundary with Cregagh Presbyterian Church. Structure to be 12.5m high and 32m long with 50mm mesh netting	Location: Cregagh Sports Club Gibson Park Avenue Belfast BT6 9GL
Referral Route: Referral to the Planning Committee under Section 3.8.5 (d)	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Cregagh Sports Club Gibson Park Avenue Cregagh Road Belfast BT6 9GL	Agent Name and Address: Stuart Catterson 154 Orby Drive Belfast BT5 6BB
<p>Executive Summary:</p> <p>Full planning permission is sought to erect 1No additional ball stop netting structure along the boundary with Cregagh Presbyterian Church. The proposal will be 12.5m high and 32m long with 50mm mesh netting to act as ball stop for both cricket balls and footballs.</p> <p>The proposal is considered to be in compliance with the SPPS, in that it will not adversely impact on the local character and appearance of the area.</p> <p>Historic Environment Division (HED) has considered the impacts on the proposal on the listed building and confirmed they are content with the proposal. The proposal is considered to comply with PPS6.</p> <p>The proposal is incidental to an existing use within an area of open space and will assist with the overall functioning and recreational use of the sports grounds. The proposal is considered to comply with PPS8.</p> <p>No third party representations have been received.</p> <p><u>Recommendation: Approval</u></p> <p>Having regard to the policy context and other material considerations the proposal is considered acceptable and planning permission is recommended for approval</p>	

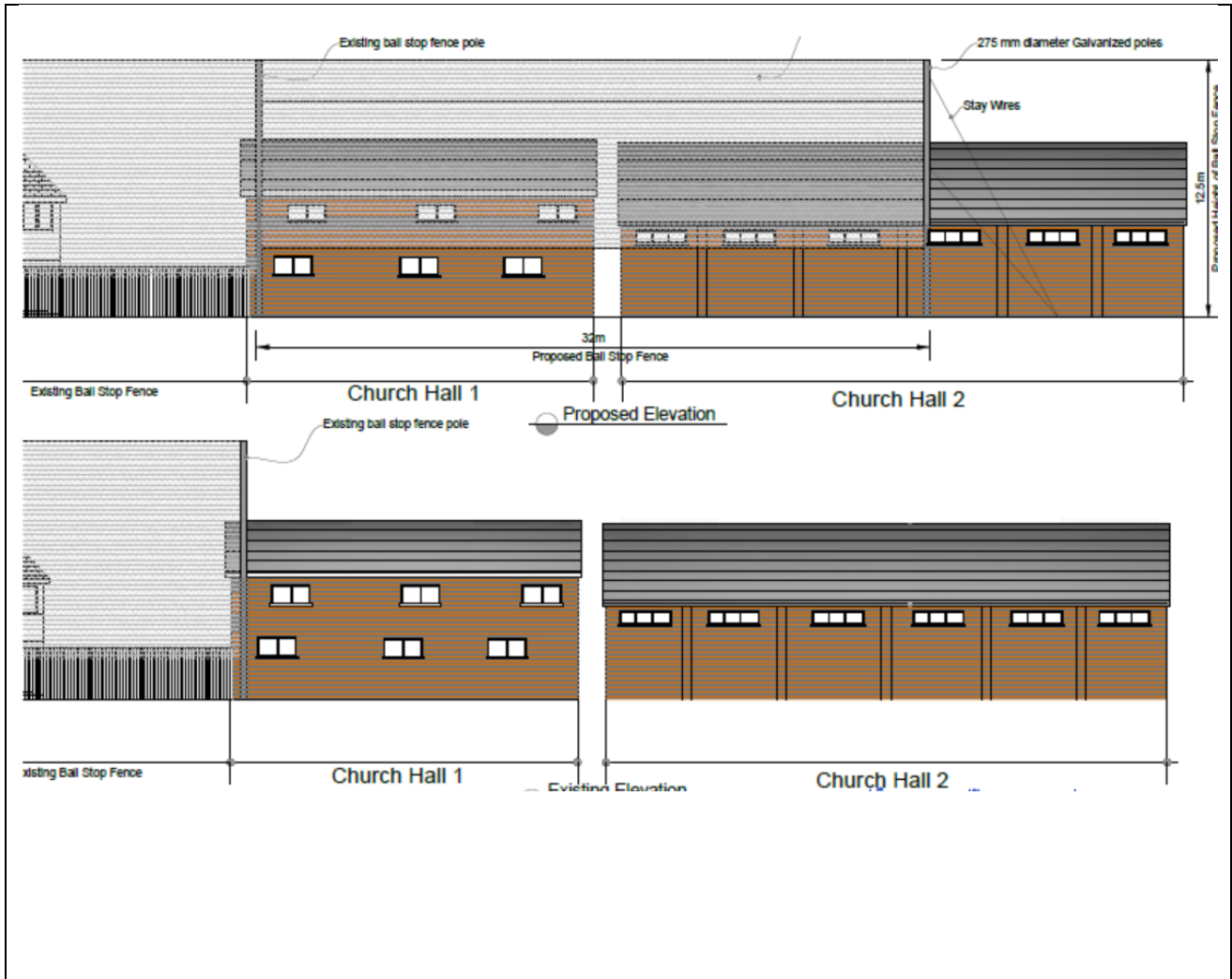
Case Officer Report

Block Plan



Block Plan
Scale 1:500





Characteristics of the Site and Area

<p>1.0 1.1</p>	<p>Description of Proposed Development Full planning permission is sought to erect 1No additional ball stop netting structure along the boundary with Cregagh Presbyterian Church. The proposal will be 12.5m high and 32m long with 50mm mesh netting to act as ball stop for both cricket balls and footballs from the sports grounds.</p>
<p>2.0 2.1 2.2 2.3</p>	<p>Description of Site The site is within Cregagh Sports Club off the Cregagh Road. Access to the site is via Gibson Park Avenue. To the west of the site are residential dwellings and a listed church with associated buildings. There are residential dwellings to the east of the site and to the south of the site. The south western section of the site has a 12.5m high ball stop fence (previously approved under application ref. LA04/2017/0782/F) with semi-detached dwellings at Cregagh Court. The north western section of the site has a boundary with the church and associated buildings.</p>

Planning Assessment of Policy and other Material Considerations	
3.0	Planning Site History LA04/2017/2701/F Refurbishment of external envelope of Club House to include external cladding to walls and new roof. Cregagh Sports Club, Gibson Park Avenue. Permission Granted 15.03.18. LA04/2017/0782/F Erection of 2 ball stop netting structures. Cregagh Sports Club, Gibson Park Avenue. Permission Granted 30.10.17.
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	<u>Draft Belfast Metropolitan Area Plan 2015</u> Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.3	<u>Belfast Local Development Plan Draft Plan Strategy 2035</u> The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.
4.4	Strategic Planning Policy Statement for NI (SPPS)
4.5	Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005)
4.6	Planning Policy Statement 6: Planning, Archaeology and the Built Heritage
4.7	Planning Policy Statement 8: Open Space, Sport and Recreation
4.8	Section 80 of the Planning Act (NI) 2011.
5.0	Non-Statutory Consultees Responses
5.1	Northern Ireland Electricity – No objection.
6.0	Non-Statutory Consultees Responses
6.1	Historic Environment Division – The application site is in close proximity to Cregagh Road Church and Hall (Grade B2 Listed) which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011. HED had no objection in relation to the requirements of the Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.12 and of Planning Policy Statement 6:

	Planning, Archaeology and the Built Heritage (PPS6) Policy BH11 (Development affecting the Setting of a Listed Building).
7.0	Representations
7.1	The application has been advertised in the local press on 24 th June 2022 and neighbours notified on 22nd June 2022. No third party representations have been received.
8.0	Assessment
8.1	The proposal is to erect 1No addition ball stop netting structure along the boundary with Cregagh Presbyterian Church. It is proposed that the structure will be 12.5metres high and 32 metres long with 50mm mesh netting to act as a ball stop for both cricket balls and footballs from the existing sports grounds.
8.2	The main issues to be considered are: <ul style="list-style-type: none"> - Impact on Open Space - Impact on the character and appearance of the area - Impact on the listed building - Impact on Amenity
8.3	The SPPS directs local authorities to consider the guiding principle for planning authorities in determining planning applications in that sustainable development should be permitted, having regard to the development plan and other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.
	<u>Impact on Open Space</u>
8.4	This site is within the development limit for Belfast and zoned as an area of open space within Cregagh Sports Grounds in draft BMAP.
8.5	Policy OS1 of PPS8 is applicable insofar in that the site is within an Area of Existing Open Space. This sets out a presumption against the loss of open space. The proposal is incidental to an existing use within an area of open space and will assist with the overall functioning and recreational use of the sports grounds. Officers are satisfied that the proposal complies with the relevant planning policy.
	<u>Impact on the Character and Appearance of the Area</u>
8.6	The new structure will be adjacent to a similar ball stop structure (12.5 metres high and 60 metres in length with 50mm mesh netting) which was approved under planning reference LA04/2017/0782/F and erected in 2017. The mesh will be fixed to an existing fence pole to the south and will be anchored at the northern end by a galvanized pole. Additional wires will anchor the fence at the northern end. The proposal is considered to be in compliance with the SPPS, in that it will not adversely impact on the local character and appearance of the area.
	<u>Impact on Listed Building</u>
8.7	The site is adjacent to Cregagh Road Church and Hall (Grade B2 Listed) which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011. Historic Environment Division (HED) has considered the impacts on the proposal on the listed buildings and confirmed they are content with the proposal. The proposal complies with the SPPS and PPS6.

<p>8.8</p> <p>8.9</p> <p>8.10</p>	<p><u>Impact on Amenity</u></p> <p>The church and halls currently have no protection from the activities at the sports pitch. The mesh fencing is required to protect these building and properties which back onto the pitch.</p> <p>The proposed net structures are not considered to have a detrimental impact on the amenity of the neighbouring properties. The structures will be fitted with a mesh netting which will allow light through and not cause overshadowing of the neighbouring properties.</p> <p>There is no intensification of use proposed. It is considered that there will not be an increase in noise levels in the area due to the proposed net structures. Environmental Health were consulted regarding the adjacent net structures and offered no objection.</p>
<p>9.0</p>	<p>Summary of Recommendation: Approval</p>
<p>9.1</p>	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to a condition.</p>
<p>10.0</p>	<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>Informatives</p> <p>The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at https://www.planningni.gov.uk/index/tools/public-access-info.htm.</p>

ANNEX	
Date Valid	6 th June 2022
Date First Advertised	24 th June 2022
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Gibson Park Avenue, Belfast</p> <p>The Owner/Occupier, 1 The Village Green, Belfast</p> <p>The Owner/Occupier, 10 Cregagh Court, Belfast</p> <p>The Owner/Occupier, 10 The Village Green, Belfast</p> <p>The Owner/Occupier, 102-104, Cregagh Road, Belfast</p> <p>The Owner/Occupier, 11 Cregagh Court, Belfast</p> <p>The Owner/Occupier, 11 The Village Green, Belfast</p> <p>The Owner/Occupier, 12 Cregagh Court, Belfast</p> <p>The Owner/Occupier, 12 The Village Green, Belfast</p> <p>The Owner/Occupier, 13 Cregagh Court, Belfast</p> <p>The Owner/Occupier, 14 Cregagh Court, Belfast</p> <p>The Owner/Occupier, 15 Cregagh Court, Belfast</p> <p>The Owner/Occupier, 16 Cregagh Court, Belfast</p> <p>The Owner/Occupier, 17 Cregagh Court, Belfast</p>	

The Owner/Occupier,
18 Cregagh Court,Belfast

The Owner/Occupier,
19 Cregagh Court,Belfast

The Owner/Occupier,
2 The Village Green,Belfast

The Owner/Occupier,
20 Cregagh Court,Belfast

The Owner/Occupier,
21 Cregagh Court,Belfast

The Owner/Occupier,
22 Cregagh Court,Belfast

The Owner/Occupier,
22 Graham Gardens,Belfast

The Owner/Occupier,
23 Cregagh Court,Belfast

The Owner/Occupier,
24 Cregagh Court,Belfast

The Owner/Occupier,
24 Graham Gardens,Belfast

The Owner/Occupier,
3 Gibson Park Avenue,Belfast

The Owner/Occupier,
3 The Village Green,Belfast

The Owner/Occupier,
4 Gibson Park Avenue,Belfast

The Owner/Occupier,
4 The Village Green,Belfast

The Owner/Occupier,
42 Ladas Way,Belfast

The Owner/Occupier,
44 Ladas Way,Belfast

The Owner/Occupier,
46 Ladas Way,Belfast

The Owner/Occupier,
48 Ladas Way,Belfast,

The Owner/Occupier,

5 The Village Green, Belfast

The Owner/Occupier,
50 Ladas Way, Belfast

The Owner/Occupier,
52 Ladas Way, Belfast

The Owner/Occupier,
54 Ladas Way, Belfast

The Owner/Occupier,
56 Ladas Way, Belfast

The Owner/Occupier,
58 Ladas Way, Belfast

The Owner/Occupier,
6 Gibson Park Avenue, Belfast

The Owner/Occupier,
6 The Village Green, Belfast

The Owner/Occupier,
60 Ladas Way, Belfast

The Owner/Occupier,
7 The Village Green, Belfast

The Owner/Occupier,
8 The Village Green, Belfast

The Owner/Occupier,
88a Cregagh Road, Belfast

The Owner/Occupier,
9 Cregagh Court, Belfast

The Owner/Occupier,
9 The Village Green, Belfast

The Owner/Occupier,
90a Cregagh Road, Belfast

The Owner/Occupier,
90b Cregagh Road, Belfast

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90c Cregagh Road, Belfast

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90l Cregagh Road, Belfast

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90m Cregagh Road, Belfast

The Owner/Occupier,
92 Cregagh Road, Belfast

The Owner/Occupier,
94 Cregagh Road, Belfast

The Owner/Occupier,
96 Cregagh Road, Belfast

The Owner/Occupier,
98 Cregagh Road, Belfast

Date of Last Neighbour Notification	22 nd June 2022
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Date of EIA Determination	
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ES Requested	No
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Drawing Numbers and Title

Drawing No. 01 - Site Location & Block Plan Drawing No. 02 - Existing & Proposed Elevations
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Notification to Department (if relevant) N/A Elected Representation: No
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