

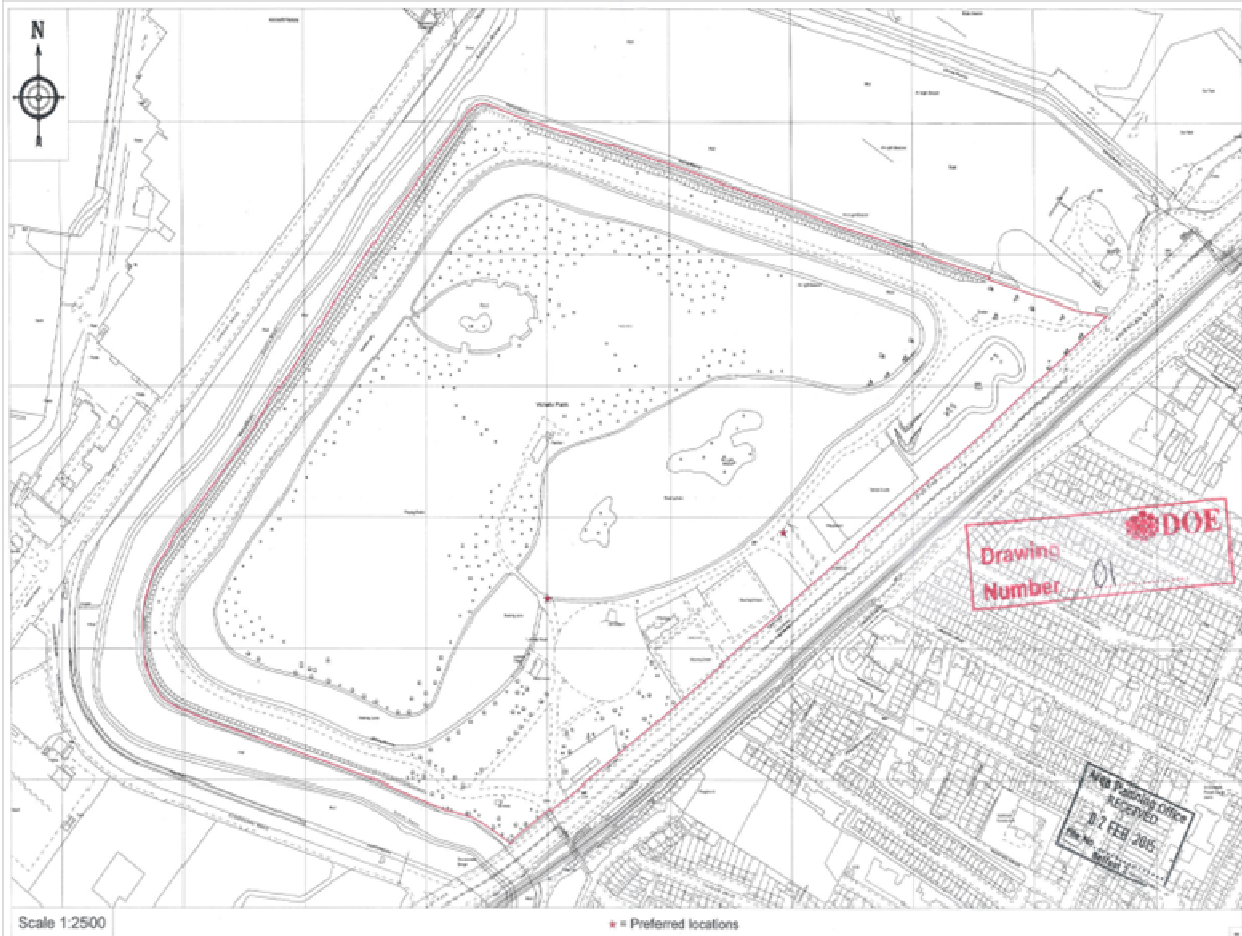


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 May 2015	Item Number:
Application ID: Z/2015/0141/F	Target Date:
Proposal: Provision of a mobile tea/coffee unit in Victoria Park.	Location: Victoria Park Belfast BT4 1LL
Referral Route: Committee - Belfast City Council application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council (Parks & Leisure) 24-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address:
Executive Summary: <p>The application seeks permission to provide mobile tea/coffee unit within the park which will provide a range of light food and refreshments. The unit will be self contained and removed from the site each day. There are two selected locations</p> <p>Area Plan The site is within the settlement/development limits and is further zoned as an area of open space, landscape policy area and historic park, garden and demesne.</p> <p>The main area of consideration in this case is:</p> <ul style="list-style-type: none">• The principle of a mobile unit operating within the park <p>The operation of a mobile unit is considered acceptable and not likely to adversely impact on the character of the park. The proposal conforms to the area plan, planning policy and guidance.</p> <p>Consultees offered no objection to the proposal</p> <p>It is recommended that the application is approved subject to condition as set out in the report</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Transport - Hydebank	Substantive Response Received
Non Statutory	Env Health Belfast City Council	Considered - No Comment Necessary
Non Statutory	Env Health Belfast City Council	Substantive Response Received

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

The principle of a mobile coffee/tea on the site, impact on the environmental quality, integrity or character of the park and impact upon amenity.

Characteristics of the Site and Area

Characteristics of site

The site is Victoria Park; Belfast which is a council community park centred on an ornamental lake and a large island and is open 24/7. The park contains a pavilion building, walking and cycling trails, picnic facilities, bench seating, children play facilities, parking, bowling greens, BMX track, playing fields, parking litter bins. The park is surrounded by a tidal lagoon and the Conn's Water river corridor. There are two proposed locations for the mobile coffee vans. One location is at the bridge to cross over to the island and one to the south west of the playground; both of these locations are existing tarmac areas.

Characteristics of area

The site is located within the Belfast Harbour Area. It is designated as an area of existing open space and is also a Local Landscape Policy Area (LLPA) – BHA 12 Victoria/ King George. To the north east is the George Best City Airport. Adjacent to the east is the Sydenham bypass and residential use on the far side. To the south, west and north is existing industry.

Description of proposal

The proposal is for full planning permission to locate a mobile coffee van (Sui Generis) within the park, which will be a self contained unit removed from the park at the end of the day. Examples of the coffee vans have been provided for information purposes.

Planning Assessment of Policy and Other Material Considerations

Assessment

Regional Development Strategy
 Belfast Metropolitan Area Plan 2015
 Planning Policy Statement 1 – General Principles
 Planning Policy statement 8 – Open space, Sport and Recreation
 Development Control Advice Note (DCAN) 4 – Restaurants, Cafes and Fast Food Outlets

Neighbours notified – no objections

Planning History

Z/1974/0420 – Extension to existing filtration plant house at outdoor pool - Granted

Z/1978/0247 – Extension to Men's Shelter - Granted

Z/1994/0731 - Extension & improvements to existing pavilion – Granted

Z/2004/0350/F - Victoria Park (footbridge link to island) - Existing reinforced concrete

bridge to be demolished and replaced with a new steel bridge structure. Existing supports to be used – Granted

Z/2004/1711/F - Victoria Bowling Pavilion - Single storey extension to existing bowling pavilion (for provision of universal toilet and shower facilities) and alterations – Granted

Z/2007/0899/A - Banners along route of Community Greenway – Granted

Z/2007/0350/F - Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park Granted

Z/2008/0795/F - Variation of conditions 5 and 6 of planning approval Z/2007/0350/F - Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park- an extension to the time period for the preparation of baseline surveys and an ecological management plan for the Connswater community greenway – Granted

Z/2013/0669/F - Single storey changing pavilion – Granted

Consultations

Transport NI – No objection

Belfast City Council Environmental Health – No objection with the attachment of an informative

Assessment

The proposed locations for the coffee van are located within an LLPA BHA 12 and therefore policy ENV 1 of BMAP2015 applies. As the proposed locations are to be on lands that are already tarmac areas and no changes to the landscape of the site are proposed, it is deemed that the proposal will not adversely affect the environmental quality, integrity or character of Victoria Park and complies with Policy ENV 1.

It is deemed that the proposal will not result in demonstrable harm to interests of acknowledged importance, nor will it unacceptably affect the use of the land as a public park and that it complies with PPS 1.

The proposal complies with Policy OS 1 – Protection of open of PPS 8, in that the proposal will not result in the loss of existing open space as the two locations for the proposed coffee vans are on areas that are already tarmac and will not result in any works to the site. The proposal will benefit those members of the community that use the park without adversely affecting its facilities and existing uses.

Amenity

In terms of DCAN 4 a number of factors need to be considered in terms of noise disturbance, smells and fumes, refuse and litter, traffic considerations and car parking and provision for people with disabilities.

Noise disturbance

Given the proposed locations of the coffee van I do not believe noise disturbance will result from the proposal.

Smells and fumes

The coffee van is for providing coffee and light refreshments and therefore smells and fumes should be minimal and with no residential use directly adjacent I do not believe this will be an issue.

Refuse and litter

A number of litter bins are provided within Victoria Park for litter disposal.

Traffic considerations and car parking

This has been considered by Transport NI who has no objections.

Provision for people with disabilities

As the proposal is for a mobile coffee van it is presumed the proposal will be accessible for people with disabilities.

Whilst two preferred siting's for the coffee van has been shown on drawing no.01, it is deemed appropriate on any part of the hard surfaced ancillary areas within the site and therefore it is not deemed appropriate to restrict the siting.

Taking all factors into consideration on balance approval of the proposal is recommended.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Relevant planning policy fully considered. Proposal deemed to not adversely affect the environmental quality, integrity or character of Victoria Park. The amenity of nearby residents will not be adversely affected by the proposal.

Conditions/Reasons for Refusal:

Conditions

As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development

hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

Informatives

Clean Neighbourhood and Environment Act (NI) 2011

Noise

The applicant is advised to ensure that all plant and equipment associated with the proposed development is so situated, operated and maintained as to prevent the transmission of noise to nearby premises.

ANNEX	
Date Valid	2nd February 2015
Date First Advertised	13th March 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, East Belfast Yatch Club, 4 Sydenham By-Pass Belfast BT3-9JH	
Date of Last Neighbour Notification	5th March 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: Z/2013/0669/F Proposal: Single storey changing pavillion Address: Victoria Park, Sydenham Bypass, Belfast, Decision: MAA Decision Date: 24.06.2014</p> <p>Ref ID: Z/2007/0899/A Proposal: Banners along route of Community Greenway. Address: Lands extending from Victoria Park to Cregagh Glen. Decision: Decision Date: 13.09.2007</p> <p>Ref ID: Z/2007/0350/F Proposal: Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park. Address: Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College, Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C Decision: Decision Date: 26.07.2007</p>	

Ref ID: Z/2008/0795/F

Proposal: Variation of conditions 5 and 6 of planning approval Z/2007/0350/F - Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park- an extension to the time period for the preparation of baseline surveys and an ecological management plan for the Connswater community greenway.

Address: Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College, Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C

Decision:

Decision Date:

Ref ID: Z/2004/1711/F

Proposal: Single storey extension to existing bowling pavilion (for provision of universal toilet and shower facilities) and alterations.

Address: Victoria Bowling Pavilion, Victoria Park, Sydenham By-Pass Belfast.

Decision:

Decision Date: 08.09.2004

Ref ID: Z/1978/0247

Proposal: EXTENSION TO MENS SHELTER

Address: VICTORIA PARK, SYDENHAM BYE-PASS

Decision:

Decision Date:

Ref ID: Z/1974/0420

Proposal: EXTENSION TO EXISTING FILTRATION PLANT HOUSE AT OUT-DOOR POOL

Address: VICTORIA PARK

Decision:

Decision Date:

Ref ID: Z/2015/0141/F

Proposal: The site to be used for the provision of a mobile tea/coffee unit which will provide a range of light food and refreshments. The unit will be self contained and removed from the site each day. There are two selected locations in Victoria Park.

Address: Victoria Park, Belfast, BT4 1LL,

Decision:

Decision Date:

Ref ID: Z/1994/0731

Proposal: Extension & improvements to existing pavilion

Address: CHANGING ROOM PAVILION VICTORIA PARK SYDENHAM PLAYING FIELDS BELFAST BT3

Decision:

Decision Date:

Summary of Consultee Responses

Environmental Health and Transport NI consulted and no objections. Environmental Health recommended the attachment of an informative.

Drawing Numbers and Title

Drawing No. 01
Type: Site Location Plan
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: