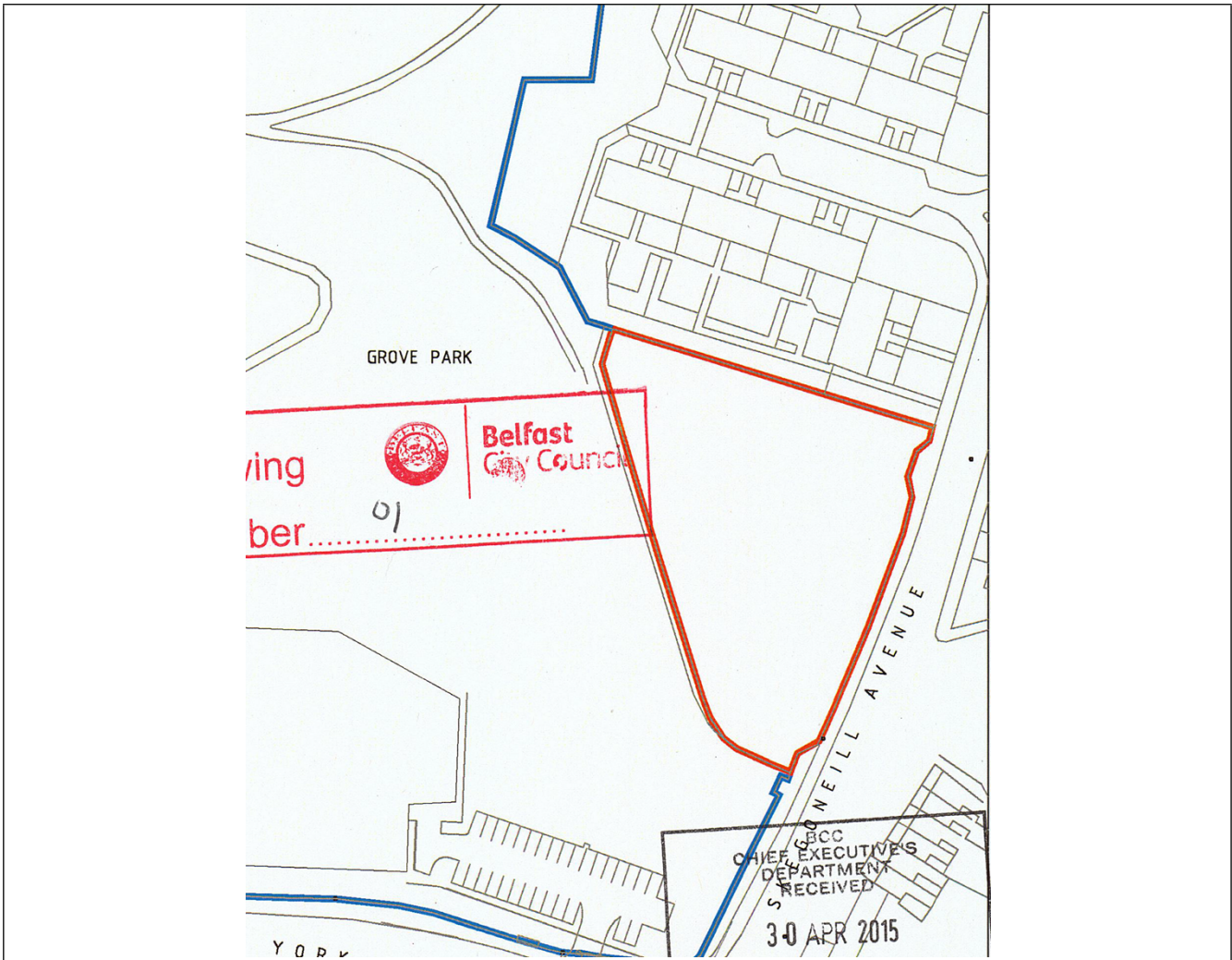


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA04/2015/0222/F	Committee date 15th December 2015
Proposal: BCC propose removing the boundary of the site with the adjoining Grove Playing Fields and amalgamating the vacant site within the park to create an extended park area. Proposed new railings to the site frontage, a new pedestrian entrance from Skegoneill Avenue, a new path network and semi mature tree planting.	Location: 195 Skegoneill Avenue Belfast BT15 3LL
Referral Route: Belfast City Council application.	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Parks and Leisure Dept Catherine Weir 24-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address:
<p>Executive Summary: The application seeks full planning permission to amalgamate a vacant site within the park to create an extended park area. It includes associated site works such as regrading works; new railings; pathways and planting.</p> <p>The main issues to be considered are</p> <ul style="list-style-type: none"> • the incorporation of the land into the park • the acceptability of the regrading works, tree planting, layout and proposed new railings. <p>The land has been zoned as 'land identified for open space' in BMAP 2015. The proposed works would improve the environment and is considered acceptable.</p> <p>Consultees offered no objections subject to conditions. No objection received from neighbours notified. It is recommended the application is approved with conditions.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Rivers Agency	Substantive Response Received
Statutory	NIEA	Content
Statutory	NI Transport - Hydebank	Advice
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Statutory	NI Transport - Hydebank	Advice

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

Characteristics of the Site and Area

1.0	<p>Description of Proposed Development This application seeks full planning permission to amalgamate a vacant site within the park to create an extended park area. It includes associated site works such as regrading works, new railings, pathways and planting.</p>
2.0	<p>Description of Site This is the former site of Skegoneil Surgery which was demolished in 2010. The surgery has been replaced by the Grove Well Being Centre which is 50m to the south west. The site is adjacent to Grove playing fields to the south and west and residential property to the north and east. The site slopes upwards from east to west and is now grassed over.</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
3.0	<p>Site History The site was a doctor's surgery and community centre prior to demolition in 2010.</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Metropolitan Area Plan 2015</p>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland 2015 Regional Development Strategy 2025, in particularly Policies ENV 3.3 and ENV 6.4 Belfast Metropolitan Area Plan 2015 PPS3 Access, Parking and Movement PPS8 Open space, sport and outdoor recreation,</p>
5.0	<p>Assessment The key issues in the assessment of the proposal area as follows - the principle of open space use at this site; - impact on visual amenity / character of the area; - impact on residential amenity</p> <p>This site is identified as land for open space in BMAP 2015</p> <p>The SPPS sets out five core planning principles of the planning system, including improving health and well being, creating and enhancing shared space, and preserving and improving the built and natural environment.</p> <p>The proposal would comply with paragraph 4.8 of the SPPS which supports the provision of new open space. PPS8 is largely silent in respect of the proposal – space provision policies are limited to proposals for residential development, the zoning of space in development plans, and the protection of existing open space areas. The remaining policies in PPS8 are not applicable in this case due to the nature of the proposal.</p> <p>Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and protection against amenity. As no buildings are proposed, the proposal would not impact on existing properties located to the north of the site in terms of noise, overshadowing, dominance, or loss of privacy. Indeed the amenity of existing residents would be improved</p>

	<p>through this provision / access to the proposed open space.</p> <p>The RDS states Policy ENV 3.3 requires the conservation of the character of our cities by creating and managing green spaces in cities to serve multiple purpose and contribute to distinctive local character. The proposed development supports the availability of open space within the urban area.</p> <p>Policy ENV 6.4 promotes an approach to building development and the use of land which is supportive to the well being and safety of people; promote the creation of built environments which are supportive to good health and meet the needs of all age groups, encourage the protection and enhancement of open spaces and playing facilities for the long term benefit of the whole community; recognise the value of 'greenery' including landscape, to health and well-being. The proposed development meets the above criteria.</p> <p>The proposal is in keeping with above policies as it introduces further useable green space in an urban setting, promoting good health and well being.</p>
5.1	The proposal is considered to be in compliance with the development plan.
5.2	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.
6.0	Summary of Recommendation: Approval
7.0	<p>Conditions</p> <ol style="list-style-type: none"> 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. The vehicular access shall be constructed in accordance with approved Drawing No.04a bearing the date stamp Planning Service Received 30 October 2015. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 3. The redundant vehicular access from the site onto Skegoneill Avenue shall be permanently closed off and the footpath reinstated to the satisfaction of TransportNI. Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

8.0	Notification to Department (if relevant) Not required
9.0	Representations from Elected members: None

ANNEX	
Date Valid	30th April 2015
Date First Advertised	29th May 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 304 Skegoneill Avenue, Skegoneill, Belfast, Antrim, BT15 3JW, The Owner/Occupier, 306 Skegoneill Avenue, Skegoneill, Belfast, Antrim, BT15 3JW, The Owner/Occupier, 308 Skegoneill Avenue Skegoneill Belfast The Owner/Occupier, 310 Skegoneill Avenue Skegoneill Belfast The Owner/Occupier, 312 Skegoneill Avenue Skegoneill Belfast The Owner/Occupier, 314 Skegoneill Avenue Skegoneill Belfast The Owner/Occupier, 316 Skegoneill Avenue Skegoneill Belfast The Owner/Occupier, 318 Skegoneill Avenue Skegoneill Belfast The Owner/Occupier, 320 Skegoneill Avenue Skegoneill Belfast The Owner/Occupier, 322 Skegoneill Avenue Skegoneill Belfast The Owner/Occupier, 324 Skegoneill Avenue Skegoneill Belfast The Owner/Occupier, Flat 67 187 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 68 187 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 69 187 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 70 187 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 71 187 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 72 187 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 73 189 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 74 189 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 75 189 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 76 189 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 77 189 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 78 189 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 79 191 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 80 191 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 81 191 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 82 191 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 83 191 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 84 191 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 85 193 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 86 193 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 87 193 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 88 193 Skegoneill Avenue Skegoneill</p>	
Date of Last Neighbour Notification	9th June 2015
Date of EIA Determination	

ES Requested	No
Planning History	
<p>Summary of Consultee Responses</p> <p>NIEA Archaeology and Built heritage - Content with the proposal</p> <p>Environmental Health -No objection, they suggest an informative.</p> <p>TransportNI - No objection subject to conditions</p> <p>Tree officer - No objection</p>	
Drawing Numbers and Title 01, 02, 03, 04a.	
<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department: Not required</p> <p>Response of Department: Not applicable</p>	