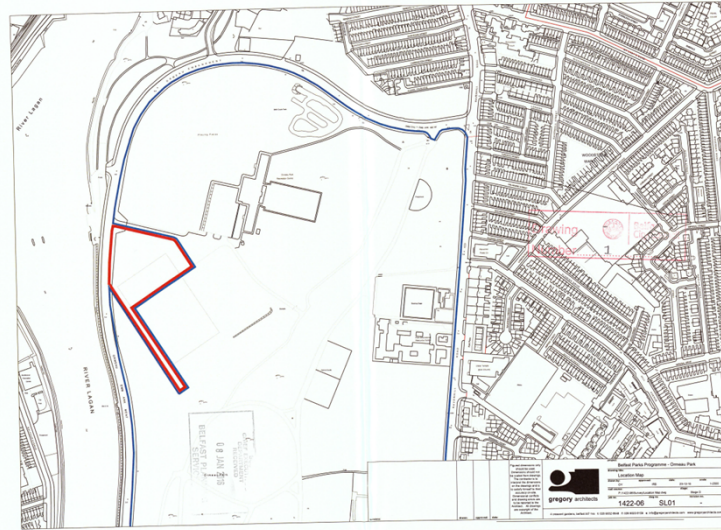


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 March 2016	
Application ID: LA04/2016/0081/F	
Proposal: Ball stop fence	Location: Ormeau Park Ormeau Embankment Belfast
Referral Route: Belfast City Council applicant.	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Belfast BT1 5GS	Agent Name and Address: Gregory Architects 4 Crescent Gardens Belfast BT7 1NS
<p>Executive Summary:</p> <p>The application seeks full planning permission for an 8m tall ball stop fence. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the development at this location • Visual impact <p>The fence is proposed along the boundary of a 3G pitch, located on the west side of Ormeau Park, Ormeau Embankment. It is within a Local Landscape Policy Area (LLPA) - designation BT 125; an Area of Existing Open Space and; a Historic Park, Garden and Demesne- designation BT 075. The site is screened from the road by a strip of deciduous trees.</p> <p>No third party representations have been received.</p> <p>Consultees NIEA has no objections.</p> <p>It is recommended that this application be approved with the standard condition.</p>	

Case Officer Report

Site Location Plan and Proposed Plans / Elevations



Consultations:

Consultation Type
Statutory

Consultee
NIEA

Response
Advice

Representations:

Letters of Support

None Received

Letters of Objection

None Received

Number of Support Petitions and

No Petitions Received

signatures	
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>An 8m tall ball stop fence is proposed for 50m along the west corner of a 3G sports pitch. This will meet up with an existing 12m ball stop fence to the rear of the goal posts at the north-west end of the pitch. The materials will consist of a net hung on steel posts.</p>
2.0	<p>Description of Site/ Area</p> <p>The site is a 3G pitch on the west side of Ormeau Park. The location of the pitch is bounded by Ormeau Embankment on its west side and open parkland on all other sides. The site is buffered by a strip of deciduous trees along its west boundary.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Please refer to Planning History in Annex, below.</p>
4.0	<p>Policy Framework</p>
4.1	Belfast Metropolitan Area Plan 2015
4.1.1	<p>The site is within a Local Landscape Policy Area (LLPA) - designation BT 125; an Area of Existing Open Space and; a Historic Park, Garden and Demesne-designation BT 075. BMAP has no specific policies for the latter two zonings and diverts to prevailing regional planning policy for their protection.</p> <p>For the LLPA, Policy ENV 1 of Part 3, Volume 1 of the Plan is applicable.</p>
4.2	<p>4.2.1 SPPS, Planning Policy Statements 1-24 specify</p> <p>4.2.2 Strategic Planning Policy Statement for NI (SPPS)</p> <p>4.2.3 Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation</p> <p>4.2.4 Planning Policy Statement 6: Planning, Archaeology and the Built Heritage</p>
5.0	<p>Assessment</p>
5.1	<p>Policy ENV 1 of BMAP 2015 is applicable to proposals in an LLPA. The amplification of this policy stresses that where LLPAs contain other designations (as it does in this case) this policy will apply in addition to and without prejudice to any other statutory provision or policy relating to these features. As such the proposal must be fully weighted against regional policy before it can be ascertained if it is considered to be in compliance with the development plan.</p>
5.2	<p>5.2.1 The main issues to be assessed are the impact of the proposal on visual amenity and whether or not it is appropriate to its setting.</p> <p>5.2.2 Policy ENV 1 of BMAP 2015 states that permission will not be granted for development in an LLPA that would be likely to have a significant adverse affect those features that contribute to the environmental quality, integrity or character. It also</p>

	<p>promotes the requirement of a landscape buffer zone where appropriate to protect the environmental quality of the LLPA.</p> <p>5.2.3 The application site is located on the periphery of the LLPA while the position of the proposal is on the periphery of the application site close to the road on the Ormeau Embankment. Considering the materials to be used and the existing buffer of trees along the west of side of the Ormeau Park, the proposal is unlikely to have any additional adverse impact on the LLPA nor warrant the need for additional planting.</p> <p>5.2.4 In respect of the Historic Park, Garden and Demesne designation of the Ormeau Park, the proposal also falls to be assessed under Policy BH 6 of PPS 6. Given the existing use of the site it is unlikely the proposal will have any loss, or cause harm to, the character of the principle components or setting of the park. NIEA</p> <p>5.2.5 Policy OS 1 of PPS 8 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 therefore will not lead to the loss of open space.</p> <p>5.2.6 The most critical viewpoint of the proposal is from the Ormeau Embankment. However, existing floodlights and trees will lessen its impact whilst the use of proposed green painted materials will also mitigate any visual impact of the proposal. This adheres to the design principles of the SPPS as outlined at paragraphs 4.23-4.30.</p> <p>5.2.7 Other Material Considerations: Given the existing use of the application site and its proximity to the public road there is a potential for stray footballs to impact road safety. The proposed fence will be strategically positioned to mitigate this. This advocates core principles of the SPPS in that the land is developed in the public interest.</p> <p>5.2.8 The railings and gates of Ormeau Park are protected under Section 80 of the Planning Act (NI) 2011. NIEA has no objections regarding the proposal. The proposal has been weighted against Policy BH 11 of PPS 6.</p>
5.3	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended.
6.0	Recommendation: Approval.
7.0	<p>Conditions:</p> <p>7.1 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.</p> <p>Reason: Time Limit.</p>

ANNEX	
Date Valid	23rd December 2015
Date First Advertised	29th January 2016
Details of Neighbour Notification (all addresses)	
None required to be notified in this case due to proximity of nearest address being more than 20m from redline boundary of application site.	
Date of Last Neighbour Notification	
Date of EIA Determination	N/A
ES Requested	No
Planning History	
<p>Ref ID: Z/2013/0787/F Proposal: New 3G all weather pitch, with associated perimeter fencing, floodlighting and car parking improvements Address: 50m Southeast of Ormeau Embankment Entrance to Ormeau Park, Ormeau Park, Belfast, Decision: PG Decision Date: 11.11.2014</p>	
Drawing Numbers and Title	
<p>Drawing No. 01 Type: Site Location Plan</p> <p>Drawing No. 02 Type: Proposed Site Plans and Elevations</p>	