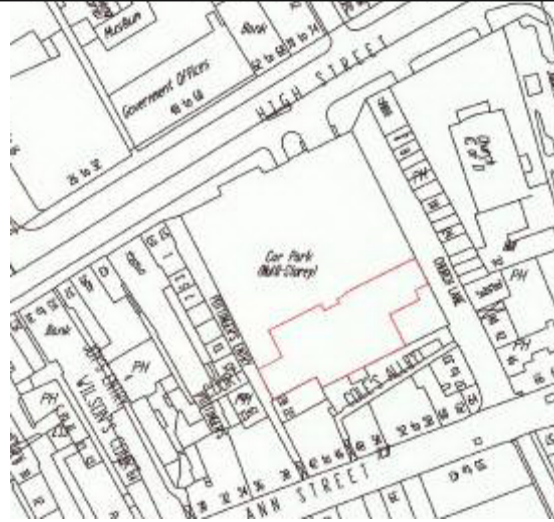


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 16 August 2016</b>	<b>Item Number: 8 I</b>
<b>Application ID:</b> LA04/2016/0558/F	
<b>Proposal:</b> Change of use from retail to gymnasium, alteration to external fabric of the building and provision of cycle storage.	<b>Location:</b> Hi Park Centre High Street Belfast BT1 4QN
<b>Referral Route:</b>	Application with BCC Interest.
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Greenwich Leisure Limited Middlegate House Royal Arsenal Belfast SE18 6SX	<b>Agent Name and Address:</b> Greenwich Leisure Limited Shankill Leisure Centre 100 Shankill Road Belfast BT13 2BD
<p><b>Executive Summary:</b> The site is located within Belfast City Centre and within the primary retail core as defined in the development plan and within City Centre Conservation Area.</p> <p>The main issue to be considered are;</p> <ul style="list-style-type: none"> <li>- The principle of the change of use proposal,</li> <li>- The impact of the development on the character and appearance of the conservation surrounding areas,</li> <li>- The impact on traffic and parking; and</li> <li>- Other matters.</li> </ul> <p>The proposal is considered to comply with the policy tests set out in the development plan and PPS 6. There is unlikely to be an impact on the amenity of adjacent land uses.</p> <p>No representations have been received.</p> <p><b><u>Recommendation</u></b> Having had regard to the development plan and other material considerations it is recommended that the application is approved subject to conditions.</p>	

## Case Officer Report

### Site Location Plan



### Characteristics of the Site and Area

#### Description of Proposed Development

1.0 Permission is sought for the change of use of the premises from retail to a gymnasium.

#### Description of Site

2.0 The site is a vacant ground floor retail unit within a retailing/car parking complex. The site accesses onto two street frontages Church Lane and Pottinger's Entry.

2.1 The host building is constructed in brown brick with retail outlets on the ground floor/street level. Each of the units having a standard size shop-front with roller shutter doors; above the units is a multi storey car parking facility.

2.2 The character of the area is dominated by retail use, Pottinger's Entry by size is a pedestrian area and Church Lane is a zoned pedestrian precinct for much of the day. The character of the area is also contributed to by older buildings in the area especially those buildings along Church Lane facing onto the site and the Morning Star Public House on Pottinger's Entry.

### Planning Assessment of Policy and Other Material Considerations

#### 3.0 Site History

3.1 LA04/2016/0642/A shop-front signage

#### 4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan 2015

4.2 Strategic Planning Policy Statement

4.3 Planning Policy Statement 6 (PPS 6) - Planning, Archaeology and the Built Heritage.

**5.0 Statutory Consultees Responses**

5.1 TransportNI no objection - no conditions and informatives offered

**6.0 Non Statutory Consultees Responses**

6.1 BCC Conservation area officer (CAO) – No objection.

6.2 BCC Environmental Health - No Objection in principle – final details of conditions to be delegated to Director of Planning and Place if committee agreed with officer recommendation.

**7.0 Representations**

7.1 No third party comments have been received for this proposal following neighbour notifications and press advertisements

**8.0 Other Material Considerations**

8.1 City Centre Conservation Area guide

**9.0 Assessment**

9.1 The site is zoned within the existing development limits of the city and is further zoned as being within the City Centre Conservation area Primary Retail Core CC 005. In principle the proposed development at this location is acceptable providing it can comply with policy restrictions as set out in the Area Plan.

9.2 Policy R1 of the Plan states that non retail development will be restricted in designated primary retail cores so that no more than 25% of the frontage of the shopping street to which it relates is in non retail use and no more than three adjacent units are in non retail use. I am content that the level of retail use within the street will remain above 25% of the street frontage. Neighbouring land uses include super market, optician, locksmith, sandwich bars and clothing and tools sales. These land uses are all standard A1 retail uses and they form the majority of uses within Church Lane. The Pottinger's Entry frontage is currently all in retail use the exception being the Morning Star public house ensuring that a below 25% target is achieved.

Strategic Planning Policy Statement (SPPS)

9.3 The proposal complies with paragraph 3.8 of the SPPS which indicates that development within the development limits is acceptable where no areas of acknowledged importance are negatively impacted upon. The areas of acknowledge importance in this case are the potential impact on the Conservation Area designation. The CAO has stated that the proposal will have no negative impact on the conservation area. Therefore this area of acknowledge importance is unaffected by the proposal ensuring compliance with the SPPS. The responses from Environmental health and TransportNI have indicated that there will be no negative impacts on environmental or transport issues.

Planning Policy Statement 6- Planning Archaeology and Built Heritage

9.4 Policy BH 12 of Planning Policy Statement 6 refers to new development within the Conservation Area. BH 12 indicates that approval will only be granted where seven key criteria is met. The proposal will preserve the character of the area and with no external

changes it will be sympathetic to the built form; the materials are to be employed in updating the facade of the units are to match those used in the entrance to the car park i.e. stone cladding, the CAO was content with this visual change to the facade. The comments from environmental health indicate that mitigation measures to be employed will prevent noise pollution from causing a nuisance to neighbouring premises. Important views from within, into and out of the CA will be unaffected. No trees or other landscape features will be affected by the proposal. It is considered that the proposal conforms with relevant guidance set out for the CA.

#### **10.0 Summary of Recommendation.**

10.1 The proposal complies with the Area Plan restrictions and relevant planning policy and guidance. I am content to recommend approval for this application.

#### **11.0 Conditions.**

11.1 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

11.2 Prior to the operation of the development, the recommendations contained within the F. R Mark and Associates 'Noise Impact Assessment for Change of Use to a Gym and Fitness Studio; Hi Park Centre, Church Lane, Belfast', dated July 2016, shall be implemented and retained thereafter.

Reason: Protection of amenity.

<b>ANNEX</b>	
<b>Date Valid</b>	9th March 2016
<b>Date First Advertised</b>	8th April 2016
<b>Date Last Advertised</b>	8 <sup>th</sup> April 2016
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 1-9,Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 11 Pottingers Entry,Town Parks,Belfast,Antrim,BT1 4DT, The Owner/Occupier, 11-13,Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 13 Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 13-15,Pottingers Entry,Town Parks,Belfast,Antrim,BT1 4DT, The Owner/Occupier, 17-19,Pottingers Entry,Town Parks,Belfast,Antrim,BT1 4DT, The Owner/Occupier, 19-21 High Park Centre,Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 2 Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 20-22,Pottingers Entry,Town Parks,Belfast,Antrim,BT1 4DT, The Owner/Occupier, 24-26,Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 28 Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 30 Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 35 Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 36 Ann Street,Town Parks,Belfast,Antrim,BT1 4EG, The Owner/Occupier, 36-40,Ann Street,Town Parks,Belfast,Antrim,BT1 4EG, The Owner/Occupier, 40 Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 42 Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 42 Church Lane,Town Parks,Belfast,Antrim,BT1 4QN, The Owner/Occupier, 42-44,Ann Street,Town Parks,Belfast,Antrim,BT1 4EG, The Owner/Occupier,</p>	

46 Ann Street, Town Parks, Belfast, Antrim, BT1 4EG,  
The Owner/Occupier,  
48-50, Ann Street, Town Parks, Belfast, Antrim, BT1 4EG,  
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52-54, Ann Street, Town Parks, Belfast, Antrim, BT1 4EG,  
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56-58, Ann Street, Town Parks, Belfast, Antrim, BT1 4EG,  
The Owner/Occupier,  
59 High Street, Town Parks, Belfast, Antrim, BT1 2AB,  
The Owner/Occupier,  
6 Pottingers Entry, Town Parks, Belfast, Antrim, BT1 4DT,  
The Owner/Occupier,  
6 Pottingers Entry, Town Parks, Belfast, Antrim, BT1 4DT,  
The Owner/Occupier,  
60-62, Ann Street, Town Parks, Belfast, Antrim, BT1 4EG,  
The Owner/Occupier,  
64 Ann Street, Town Parks, Belfast, Antrim, BT1 4EH,  
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7 Pottingers Entry, Town Parks, Belfast, Antrim, BT1 4DT,  
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Canston House, 38 Church Lane, Town Parks, Belfast, Antrim, BT1 4QH,  
The Owner/Occupier,  
Hi-Park Centre, High Street, Town Parks, Belfast, Antrim, BT1 2AB,  
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Hi-Park Centre,High Street,Town Parks,Belfast,Antrim,BT1 2JZ,  
The Owner/Occupier,  
High Park Centre,15 Church Lane,Town Parks,Belfast,Antrim,BT1 4QN,  
The Owner/Occupier,  
High Park Centre,17 Church Lane,Town Parks,Belfast,Antrim,BT1 4QN,  
The Owner/Occupier,  
UNIT 6,Hi-Park Centre,High Street,Town Parks,Belfast,Antrim,BT1 2JZ,  
The Owner/Occupier,  
UNITS 11-13,Hi-Park Centre,High Street,Town Parks,Belfast,Antrim,BT1 2JZ,  
The Owner/Occupier,  
UNITS 77-79,Hi-Park Centre,High Street,Town Parks,Belfast,Antrim,BT1 2JZ,  
The Owner/Occupier,  
Unit 4,11 Pottingers Entry,Town Parks,Belfast,Antrim,BT1 4DT,  
The Owner/Occupier,  
Units 102-104,Hi-Park Centre,High Street,Town Parks,Belfast,Antrim,BT1 2JZ,  
The Owner/Occupier,

<b>Date of Last Neighbour Notification</b>	
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<b>Drawing Numbers and Title</b>
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01-04
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<b>Notification to Department - N/a.</b>
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