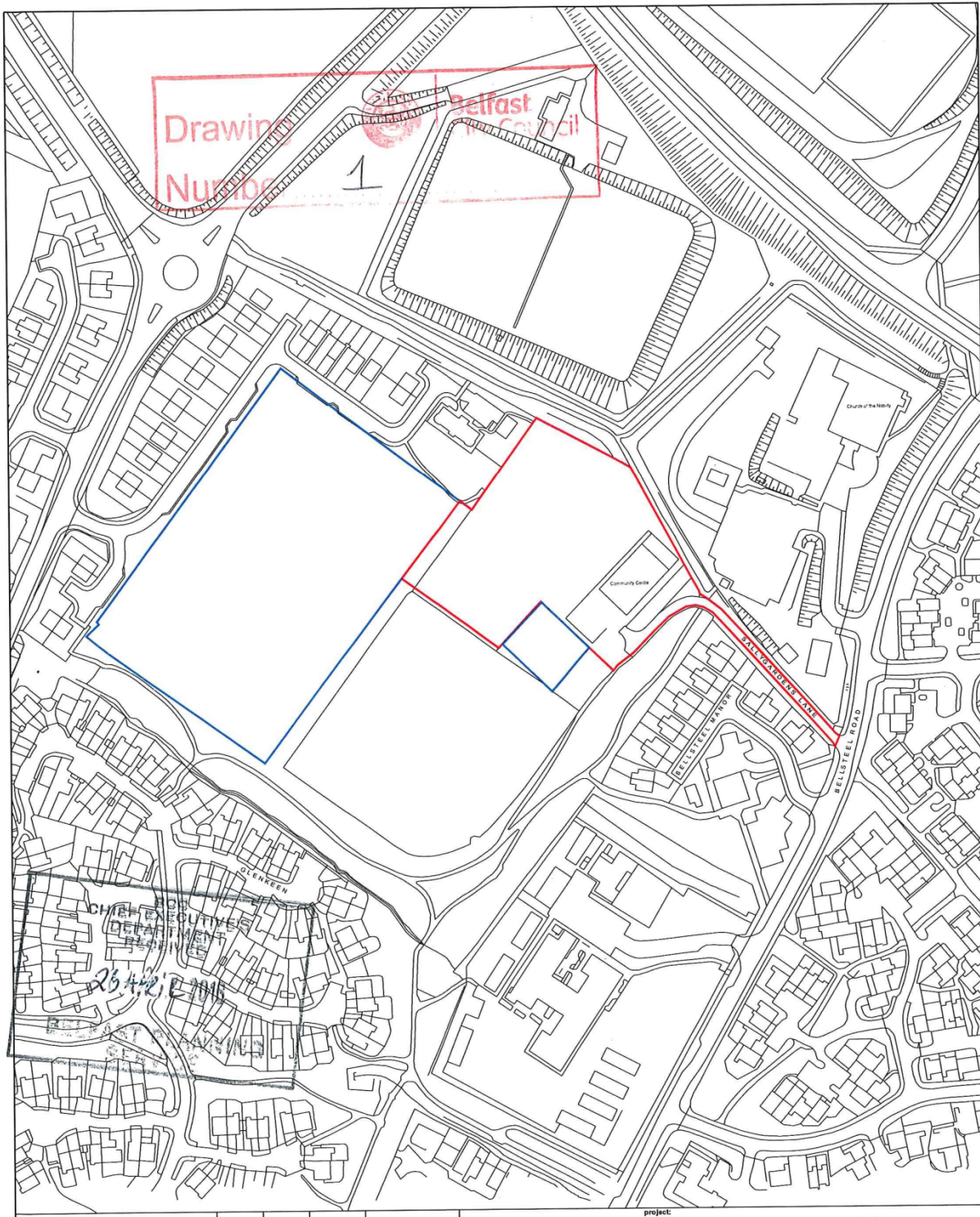


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 th August, 2016	Item Number: 80
Application ID: LA04/2016/0943/F	
Proposal: Erection of changing pavilion with perimeter fencing and relocation of gate.	Location: Sally Gardens Lane Bell Steele Road Dunmurry Belfast BT17 0UJ
Referral Route: Belfast City Council Application	
Recommendation: Approval	
Applicant Name and Address: Belfast City Council Project Management Unit Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address: Gregory Architects 4 Crescent Gardens Belfast BT7 1NS
<p>Executive Summary: The application seeks permission to provide a new changing pavilion and 3m high perimeter fencing at Sally Gardens Lane. The main issues to be considered in the case are;</p> <ul style="list-style-type: none"> • Principle of proposal at this location • Residential amenity • Impact on open space <p>The area is designated as an area of Existing Recreation and Open space as outlined in BMAP. And the proposed pavilion building complies with this designation and Planning Policy Statement 8.</p> <p>Consultees offered no objections to the scheme and no objections were received.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Transport NI - Hydebank	Substantive Response Received

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	

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development Planning permission is sought for the erection of a changing pavilion with associated perimeter fencing.</p>
2.0	<p>Description of Site The site is located at Sally Gardens Lane, Belfast and is contained within an existing recreational/sports area. The site contains a community centre, 3G sports pitch, children's playground and associated car parking. It is accessed via a lane way off Bell Steele Road and is enclosed by 3m high fencing. The northern boundary of the site contains a slightly raised bank with mature trees and hedges.</p> <p>The site is located within the development limits of Belfast and is designated as an existing area of open space. The area is of mixed use but is largely residential characterised by semi detached dwellings.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>S/2013/0057/F - Proposed changing accommodation, full size 3G Gaelic Pitch, fencing, earth retaining wall, floodlighting, ball stop fencing, car parking and associated siteworks. Permission Granted 13.09.13</p> <p>S/2013/0512/F - Construction of changing accommodation comprising 2 No changing rooms, shower rooms, disabled changing and toilets and link corridor to main Community Centre, fencing and associated works. Permission Granted 11.06.14</p>
4.0	Policy Framework
4.1	<p>Regional Development Strategy Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 8 – Open Space and Recreation</p>
5.0	Statutory Consultees Responses
5.1	None

6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection
6.2	Transport NI – No objection
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	Planning permission is sought for a changing pavilion and perimeter fencing at existing recreational grounds. The building is to be located on a grassed area along the northern boundary of the site. It will measure approximately 41m in length, 8.2m in width and 4.5m to the eaves and will contain four changing rooms and store/plant room. A new tarmac pathway surrounding the building is also proposed which will be bounded by 3m high fence. In relation to the adjacent buildings the unit is of similar dimensions and scale and will not appear dominant or cause overdevelopment of the site.
9.2	The proposed changing pavilion will be finished with a mixture of sand cement render and vertical green cladding which will compliment the materials, colour and finish of the adjacent community centre and integrate well into the site.
9.3	The building is located adjacent to residential dwellings with a separation distance of approximately 27m to the nearest property. There is dense vegetation located along the boundary comprising of large mature trees which will provide a level of screening. It is therefore considered that the proposal will not have a detrimental impact on residential amenity by way of overshadowing, dominance or loss of privacy.
9.4	The area is designated as an area of Existing Recreation and Open space as outlined in BMAP. Policy OS 1 – Protection of Open Space applies to all areas of existing open space and states that development will not be permitted if it would result in a loss of open space. It is considered that the proposal will not result in a loss of formal; open space but will bring an area of unused land into use whilst still maintaining an associated recreational function.
10.0	Summary of Recommendation: Approval The scheme as shown in the drawings is acceptable and it complies with planning policy. The proposed development is in keeping with the surrounding area and conforms to the local character and design; there will be no significant adverse impacts on residential amenity. The site can comfortably accommodate the extension without overdevelopment or loss of open space. No objections or representations were received. After taking into account all relevant information, including current planning policy, previous history and the current drawings approval is recommended.
11.0	Conditions/Reasons for Refusal 1. Time Limits for commencement

	<p>Informative</p> <p>1. CLEAN NEIGHBOURHOOD AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011</p> <p>Should any unforeseen ground contamination be encountered during the development and in order to protect human health, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with the current government guidance (Model Procedures for the Management of land Contamination CLR11) that details the nature of the risks and any necessary mitigation measures and verification (if required) should be prepared and submitted for appraisal.</p>
<p>Notification to Department (if relevant)</p>	
<p>Representations from Elected members:</p>	

ANNEX	
Date Valid	5th May 2016
Date First Advertised	27th May 2016
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Bell Steel Manor,Poleglass,Dunmurry,Belfast,Antrim,BT17 0WE, The Owner/Occupier, 1 Bell Steele Road,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0PB, The Owner/Occupier, 10 Bell Steel Manor,Poleglass,Dunmurry,Belfast,Antrim,BT17 0WE, The Owner/Occupier, 2 Bell Steel Manor,Poleglass,Dunmurry,Belfast,Antrim,BT17 0WE, The Owner/Occupier, 3 Bell Steel Manor,Poleglass,Dunmurry,Belfast,Antrim,BT17 0WE, The Owner/Occupier, 32 Brians Well Grove,Poleglass,Dunmurry,BELFAST,Co. Antrim,BT17 0YQ The Owner/Occupier, 33 Brians Well Grove,Poleglass,Dunmurry,BELFAST,Co. Antrim,BT17 0YQ The Owner/Occupier, 34 Brians Well Grove,Poleglass,Dunmurry,BELFAST,Co. Antrim,BT17 0YQ The Owner/Occupier, 4 Bell Steel Manor,Poleglass,Dunmurry,Belfast,Antrim,BT17 0WE, The Owner/Occupier, 5 Bell Steel Manor,Poleglass,Dunmurry,Belfast,Antrim,BT17 0WE, The Owner/Occupier, 6 Bell Steel Manor,Poleglass,Dunmurry,Belfast,Antrim,BT17 0WE, The Owner/Occupier, 6 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RU, The Owner/Occupier, 7 Bell Steel Manor,Poleglass,Dunmurry,Belfast,Antrim,BT17 0WE, The Owner/Occupier, 8 Bell Steel Manor,Poleglass,Dunmurry,Belfast,Antrim,BT17 0WE, The Owner/Occupier, 9 Bell Steel Manor,Poleglass,Dunmurry,Belfast,Antrim,BT17 0WE, The Owner/Occupier, Church Of The Nativity (r C),Bell Steele Road,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0PB, The Owner/Occupier, Water Service,Brians Well Road,Poleglass,Dunmurry,Belfast,Antrim,,</p>	
Date of Last Neighbour Notification	23rd May 2016
Date of EIA Determination	N/A

ES Requested	No
Drawing Numbers and Title 01 – Site location plan 02 – Site layout 03 - Elevations	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	