

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 14 February 2017	
Application ID: LA04/2016/2500/F	
Proposal: Upgrade to bowling green walls, paths, flood lighting, PA system, irrigation compound with GRP kiosk	Location: Belmont Bowling Club 6A Kincora Avenue Belfast BT4 3DW
Referral Route: Request by Belfast City Council Member	
Recommendation:	Approval Subject to Conditions
Applicant Name and Address: Belmont Bowling Club 6A Kincora Avenue Belfast BT4 3DW	Agent Name and Address: AECOM Andy Patterson 9th Floor Clarence West Building 2 Clarence Street West Belfast BT2 7GP
<p>Executive Summary:</p> <p>Full planning permission is sought for the upgrade to a bowling green including works to walls, paths, flood lighting, PA system and the installation of an irrigation compound.</p> <p>The key issues in this case are:</p> <ul style="list-style-type: none"> • Effect on neighbouring residential amenity • Effect of proposed landscaping on visual amenity • Potential noise nuisance • Potential adverse effects on traffic <p>The proposal has been assessed against the relevant planning policies and considered compliant. Consultees offered no objection to the scheme and there were no objections or representations.</p> <p><u>Recommendation</u></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>	

Site Location Plan

Case Officer Report

Characteristics of the Site and Area

1.0 Description of Proposed Development
 The proposal is for the upgrade of an existing bowling green’s walls, paths, floodlighting, PA system with a proposed irrigation compound and GRP (Glass Reinforced Plastic) kiosk.

2.0 Description of Site
 The site is located at the Belmont Bowling Club at 6A Kincora Avenue in East Belfast. It falls within the Belmont Area of Townscape Character.

3.0 Planning History
 Z/1976/0323 - 6A KINCORA AVENUE - ERECTION OF ADDITIONAL CLUB HOUSE AND CAR PARK - PERMISSION GRANTED

 Z/1980/0010 - BELMONT BOWLING CLUB - ERECTION OF EXTENSION TO BALLROOM AND KITCHEN - PERMISSION GRANTED

 Z/2009/0469/F - 6a Kincora Avenue - Erection of floodlighting around two bowling greens - PERMISSION GRANTED - 08.09.2009

4.0 Policy Framework



LOCATION PLAN

	Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement
5.0	Statutory Consultee Responses
	Transport NI – No objection NI Water – No objection
6.0	Non Statutory Responses
	Environmental Health BCC – No objection
7.0	Representations
	The application has been neighbour notified and advertised in the local press. No objections have been received.
8.0	Other Material Considerations
	None
9.0	Assessment
	<u>Site</u>
9.1	The site is the Belmont Bowling Club at 6A Kincora Avenue in East Belfast. It is bound to the south, east and west by residential properties and to the north by Belmont Grange. It consists of two bowling greens in the south half, separated by a pavilion building, a second pavilion building at the main Belmont Park entrance and a car park to the north of the site.
9.2	<u>Proposal</u> The proposal is for the upgrade of an existing bowling green's walls, paths, floodlighting, PA system with a proposed irrigation compound and GRP (Glass Reinforced Plastic) kiosk. Details: <ul style="list-style-type: none"> • The proposed floodlighting replaces the four existing 10m high columns in the front bowling green which are to be of the same height. • An irrigation compound is to be located along the eastern boundary of the rear green. It is to include a 3m x 3m and 2.5m high GRP pump house kiosk with a brown finish. Adjacent to this is proposed a 2.5m high galvanised steel or GRP water tank with the enclosure fenced off by a 2.4m close boarded timber fence • A public address system is to be located in the existing tournament hut in the rear bowling green with speakers positioned around both bowling greens • A new open graded asphalt concrete footpath is proposed around the perimeter of both bowling greens
9.3	<u>Consideration</u> The Planning (Northern Ireland) Act 2011 requires that the determination of proposals must be in accordance with the local development plan unless material considerations indicate otherwise. The local development plan in this instance is the Belfast Area Metropolitan Plan 2015 (BMAP). The site is within the development limit of Belfast and falls within the Belmont Area of Townscape Character. As there are no specific policies relating to this type of proposal, the Strategic Planning Policy for Northern Ireland (SPPS) provides relevant guidance.
9.4	SPPS: The purpose of planning is to prevent proposals which would unacceptably affect

	amenity and the existing use of land. Planning authorities are guided by the principle that sustainable development should be permitted, having regard to the local development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.
9.5	The proposed works are considered minor and are required to upgrade and enhance the facilities of the existing club which has operated for a number of years. The works are all internal and are not considered to have a detrimental impact on residential amenity.
9.6	The Council's Environmental Health Unit was consulted. It responded: <ul style="list-style-type: none"> The Environmental Health Service has reviewed the above planning application. This response considers the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations. The Belmont Bowling Club has operated for a number of years in the area and the floodlighting has been in place since 2009. The proposal is for an upgrade to existing bowling green walls, paths, flood lighting, PA system.
9.7	Transport NI was consulted with regard to potential impact on the road and traffic and had no objection.
9.8	NI Water was consulted with regard to the proposed irrigation compound and offered no objection.
9.9	No other objections were received.
9.10	For the above reasons I recommend approval.
10.0	Summary of Recommendation: Approval
10.1	It is considered that the proposed works will be beneficial to users of the bowling club and that the proposed works will not have any negative impact on neighbouring residents. For this reason I recommend that it is approved with conditions.
Conditions	
<p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>	
<p>2. The irrigation compound hereby approved shall be constructed in accordance with Drawing No.03A, date stamped 12 December 2016.</p> <p>Reason: In the interests of general amenity.</p>	
<p>3. The external floodlights hereby permitted shall be positioned in accordance with Drawing No.08, date stamped 09 December 2016.</p> <p>Reason: In the interests of general amenity.</p>	
<p>4. The reinstatement of external surfaces and boundary treatment shall be carried out in accordance with Drawing No. 14, date stamped 12 December 2016.</p>	

Reason: In the interests of visual amenity.

Informatives

1. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Regional Development for which separate permissions and arrangements are required.
2. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
3. All construction plant and materials shall be stored within the curtilage of the site.
4. Statutory water regulations are in force, which are designed to protect public water supplies against contamination, undue consumption and misuse. All internal plumbing installation must comply with the current Water Supply (Water Fittings) Regulations (Northern Ireland). Applicants should contact NI Water's Water Fittings Regulations team via waterline@niwater.com if they have any queries.
5. CLEAN NEIGHBOURHOODS AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011

External Flood Lighting

Artificial flood lighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill. Guidance notes for the reduction of obtrusive light may be obtained from the Institution of Lighting Engineers, Lennox House, 9 Lawford Road, Rugby, Warwickshire CV21 2DZ, available at <http://www.britastro.org/dark-skies/pdfs/ile.pdf>.

ANNEX

Date Valid	30 November 2016
Date First Advertised	09 December 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 11 Kincora Avenue,Strandtown,Belfast,Down,BT4 3DW, The Owner/Occupier, 13 Kincora Avenue,Strandtown,Belfast,Down,BT4 3DW, The Owner/Occupier, 29 Belmont Park,Strandtown,Belfast,Down,BT4 3DU, The Owner/Occupier, 29 Earlswood Road,Strandtown,Belfast,Down,BT4 3DZ, The Owner/Occupier, 31 Earlswood Road,Strandtown,Belfast,Down,BT4 3DZ, The Owner/Occupier, 33 Earlswood Road,Strandtown,Belfast,Down,BT4 3DZ, The Owner/Occupier, 6 Kincora Avenue,Strandtown,Belfast,Down,BT4 3DW, The Owner/Occupier, 7 Kincora Avenue,Strandtown,Belfast,Down,BT4 3DW, The Owner/Occupier, 8 Kincora Avenue,Strandtown,Belfast,Down,BT4 3DW, The Owner/Occupier, 9 Kincora Avenue,Strandtown,Belfast,Down,BT4 3DW,</p>	

Date of Last Neighbour Notification	21 December 2016
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers 01, 02, 03A, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14	
Notification to Department (if relevant) - N/A Date of Notification to Department: Response of Department:	