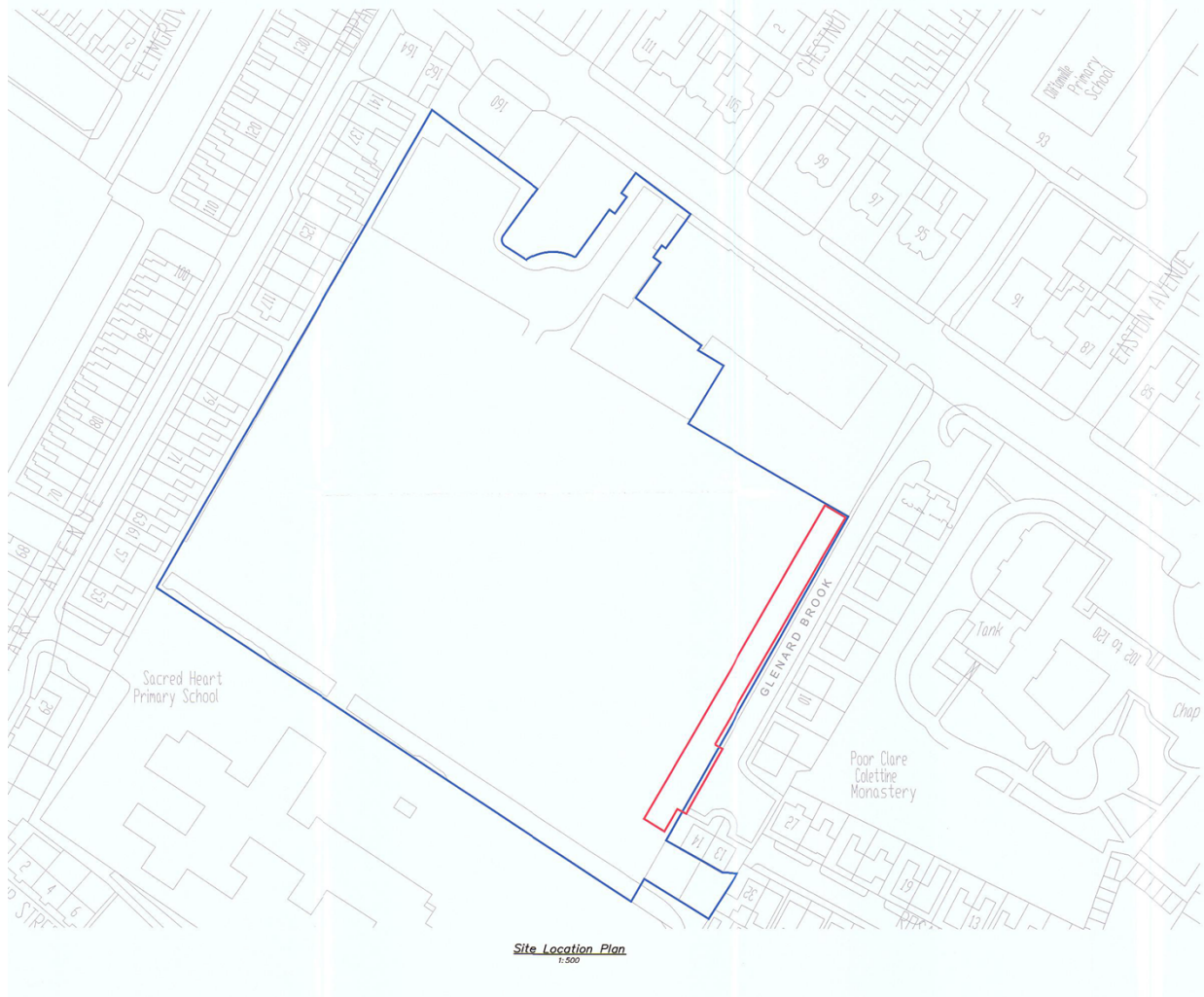


## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 14 <sup>th</sup> February 2017	
<b>Application ID:</b> LA04/2016/2479/F	
<b>Proposal:</b> Installation of ballstop net to the pitch boundary adjacent to Glenard Brook.	<b>Location:</b> Cliftonville Playing Fields Cliftonville Road Belfast BT14
<b>Referral Route: Belfast City Council application</b>	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Belfast City Council Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD	<b>Agent Name and Address:</b> Doran Consulting Norwood House 96-102 Great Victoria Street Belfast BT2 7BE
<p><b>Executive Summary:</b> The application seeks permission to install a 15m high ballstop net, 80m in length, along the boundary of Cliftonville Playing Fields at Glenard Brook . The main issues to be considered in the case are the impact on;</p> <ul style="list-style-type: none"> <li>• Principle of development at this location</li> <li>• Residential amenity</li> <li>• Visual amenity</li> </ul> <p>The proposal has been assessed against policy and is considered compliant.</p> <p>Consultees offered no objections to the scheme, there were no objections or representations.</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	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

<b>1.0</b>	<p><b>Description of Proposed Development</b> Planning permission is sought for the installation of an 80m x 15m high ballstop net along the pitch boundary of Cliftonville Playing Fields.</p>
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<b>2.0</b>	<p><b>Description of Site</b></p> <p>The site is located at Cliftonville Playing Fields, adjacent to Glenard Brook. The boundary is denoted by a 1.8m rendered wall, immediately behind the wall on the playing fields side is a 2.4m high perimeter fence. At present there is a an existing ballstop fence measuring approximately 9m high running from No.5 to No.10 Glenard Brook as approved under Z/2013/0514/F.</p> <p>The site is located within the development limits of Belfast, it is predominantly residential in use characterised by two storey terraced and semi-detached dwellings.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p> <p>Z/2013/0514/F - 5-classbase primary school, sports changing pavilion, and a floodlit 3G sports pitch with perimeter fencing and 9m high ballstop fencing, with ancillary site works and hurling wall. Approved 24.02.2014</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Regional Development Strategy (RDS); Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS)
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	None
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
6.1	Environmental Health – no objection
6.2	
<b>7.0</b>	<b>Representations</b>
7.1	None
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	None
<b>9.0</b>	<b>Assessment</b>
9.1	The proposal is for the erection of an 80m long by 15m high ball catch fence along the South Eastern boundary of Cliftonville Playing Fields. This is required in order to protect the front of properties in Glenard Brook from damage from stray balls These dwelling h front onto the playing field, separated only by the roadway of Glenard Brook. Currently 6 houses have protection from a ballstop fence approved under Z/2013/0514/F however this application seeks to increase the length of the fence to afford protection to properties 11-14 Glenard Brook, the height will also increase from 9-15m.
9.2	The fencing will have a minimal effect on the character and appearance of the area. The proposed fence is larger in height than the existing fence however it will provide more protection to those properties located along Glenard Brook. It is unlikely the fence will have any detrimental impact on the residential amenity of the properties and the mesh structure will allow light through and not cause overshadowing.

<b>10.0</b>	<p><b>Summary of Recommendation: Approval</b></p> <p>The scheme as shown in the drawings is acceptable and it complies with planning policy. The proposed development is in keeping with the recreational nature of the playing fields and given the given the mesh/netting nature of the nets there will be no significant adverse impact on residential amenity due to loss of light or overshadowing. 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.</p>
<b>11.0</b>	<p><b>Conditions</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</li> </ol> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
<p><b>Notification to Department (if relevant)</b></p> <p>N/A</p>	
<p><b>Representations from Elected members:</b></p> <p>N/A</p>	

<b>ANNEX</b>	
<b>Date Valid</b>	22nd November 2016
<b>Date First Advertised</b>	9th December 2016
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 1 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 10 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 11 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 12 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 13 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 14 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 2 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 3 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 31-51 Sacred Heart Primary School, Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HH, The Owner/Occupier, 4 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 5 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 6 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 7 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 8 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 9 Glenard Brook, Town Parks, Belfast, Antrim, BT14 6LW, The Owner/Occupier, 95 Cliftonville Road, Town Parks, Belfast, Antrim, BT14 6JQ, The Owner/Occupier, 97 Cliftonville Road, Town Parks, Belfast, Antrim, BT14 6JQ, The Owner/Occupier, Flat 1, 91 Cliftonville Road, Town Parks, Belfast, Antrim, BT14 6JQ, The Owner/Occupier, Flat 2, 91 Cliftonville Road, Town Parks, Belfast, Antrim, BT14 6JQ, The Owner/Occupier,</p>	

Flat 3,91 Cliftonville Road,Town Parks,Belfast,Antrim,BT14 6JQ, The Owner/Occupier, Flat 4,91 Cliftonville Road,Town Parks,Belfast,Antrim,BT14 6JQ, The Owner/Occupier, Flat 5,91 Cliftonville Road,Town Parks,Belfast,Antrim,BT14 6JQ, The Owner/Occupier, Flat 6,91 Cliftonville Road,Town Parks,Belfast,Antrim,BT14 6JQ, The Owner/Occupier, Oldpark Nursery School,Sylvan Street,Town Parks,Belfast,Antrim,BT14 6GN,	
<b>Date of Last Neighbour Notification</b>	6th December 2016
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>Ref ID: Z/2013/0514/F          Proposal: 5-classbase primary school, sports changing pavilion, and a floodlit 3G sports pitch with perimeter fencing and 9m high ballstop fencing, with ancillary site works and hurling wall [Piling Risk assessment received)          Address: Land adjacent to 160 Cliftonville Road, Belfast,          Decision: PG          Decision Date: 04.03.2014</p> <p>Ref ID: Z/1994/2591          Proposal: Erection of sports screen 57 m long x 10 m high          Address: CLIFTONVILLE PLAYING FIELDS CLIFTONVILLE ROAD BELFAST BT14          Decision:          Decision Date:</p>	
<b>Summary of Consultee Responses</b>	
Environmental Health – no objection	
<b>Drawing Numbers and Title</b>	
01 – Site Location 02 – Proposed plans 03 – Proposed elevations	