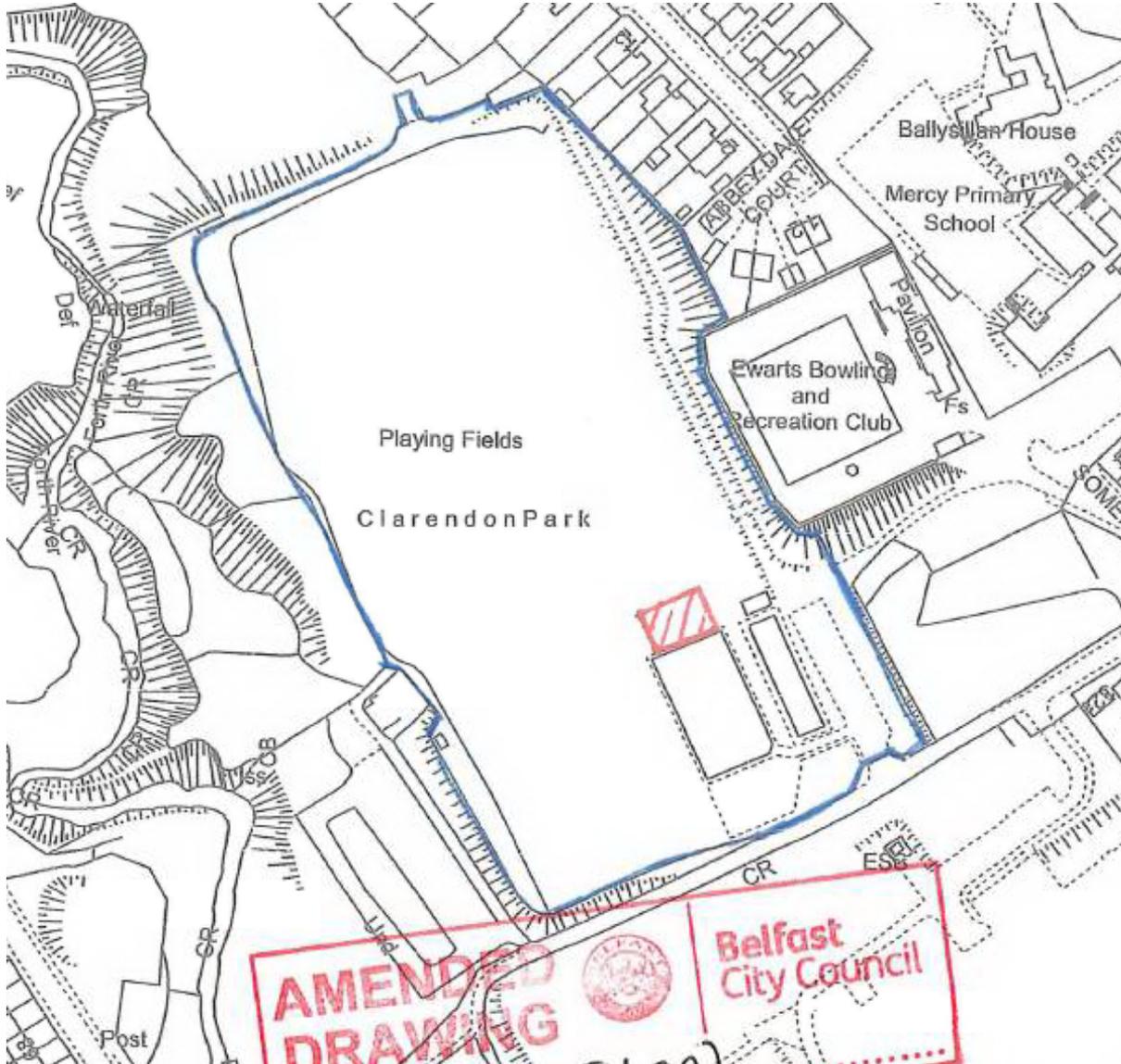


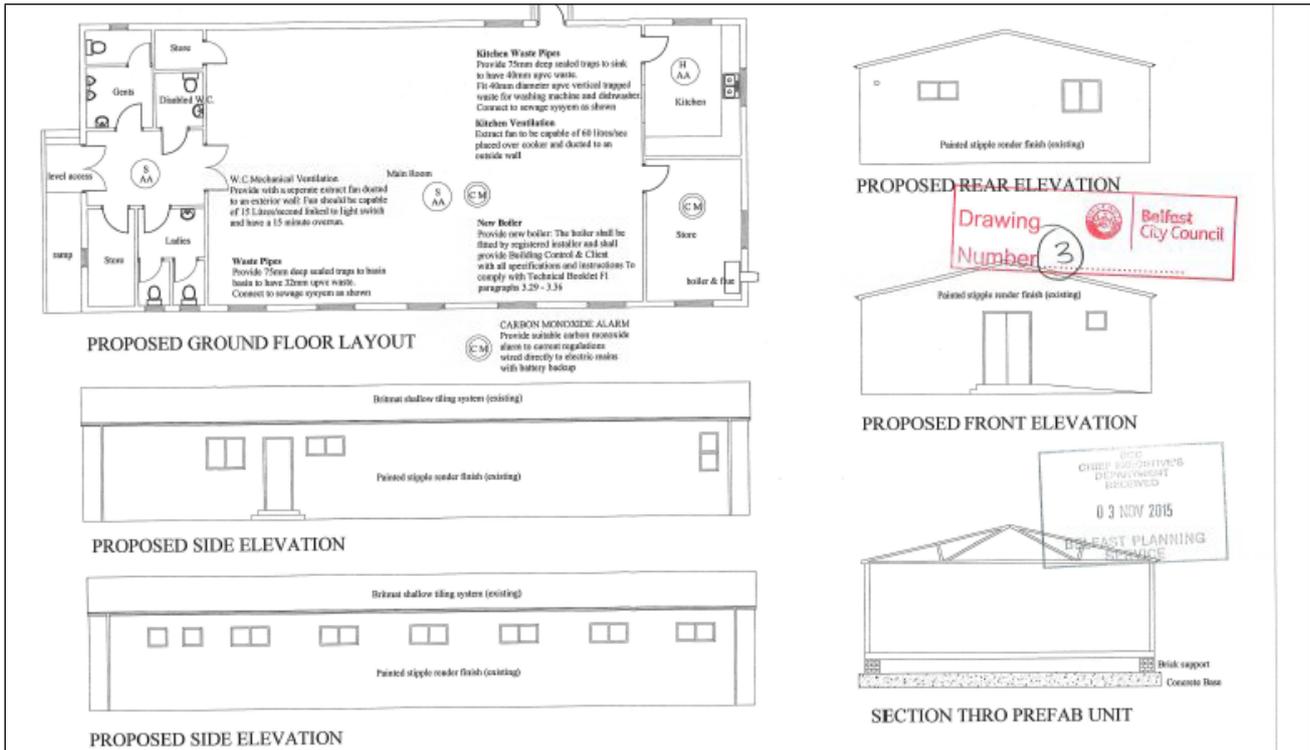
**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date:</b> 14 March 2017	
<b>Application ID:</b> LA04/2015/1356/F	
<b>Proposal</b> Modular building for training facilities and associated services (Retrospective)	<b>Location</b> Clarendon Park (Playing Fields) Somerdale Park Belfast BT14 7HD
<b>Referral Route:</b> BCC is the land owner	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Frank McAllister (Chairman) Clarendon Sports Facility Clarendon Park Somerdale Park Belfast BT14 7HD	<b>Agent Name and Address:</b> Affordable Plans Online 22 Dhu Varren Crescent Belfast BT13 3FL
<p><b>Executive Summary:</b></p> <p>The application seeks full planning permission for a modular building for training facilities and associated clubhouse use.</p> <p>The Development Plan identified the site as being within the Development Limits of Belfast as per Belfast Metropolitan Area Plan 2015. It is designated as an area of existing open space and as a LLPA. The site is located at Clarendon Playing Fields, Somerdale Park.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> <li>• Principle of a modular building on the site;</li> <li>• Road safety;</li> <li>• Design and layout;</li> <li>• Impact on the existing use as open space;</li> <li>• Impact on the BT 107 – Forth River Local Landscape Character (LLPA)</li> <li>• Impact on residential amenity.</li> </ul> <p>The proposal conforms to the area plan zoning and planning policy. The modular building is considered acceptable and will not adversely impact on the character of the area.</p> <p>Consultees have no objections</p> <p>No representations were received.</p> <p>It is recommended that the application is approved as set out in the report</p>	

Case Officer Report

Site Location Plan





**Characteristics of the Site and Area**

**1.0 Description of Proposed Development**

The proposal is for full retrospective planning permission for a modular building for training facilities and associated clubhouse services. The modular building is suspended above a concrete base with brick supports. The building is finished in painted stipple render finish with a pitched roof covered in Britmat shallow tiling system and PVC window frames. The building is located alongside existing tennis courts and changing rooms and measures 20m in length, 8.6m wide and 3.8m to the eaves. (The building has recently been erected)

2.0	<p>The site is located at Clarendon Park playing fields, it is accessed via a gated laneway adjacent to Somerdale Park, Belfast. The site lies within a larger recreational area and contains a number of grassed playing fields, tennis courts and a changing pavilion. The playing fields are surrounded by dense mature vegetation and bounded along the southern boundary by 2m high fencing.</p> <p>The site is located within the development limits of Belfast within Forth River Local Landscape Policy Area (LLPA) BT 107, it is also designated as an area of recreation and open space.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<b>Site History</b>
3.1	Z/2015/0180/F - Construction of new '3G' sports pitch including fencing (max 6m high) and floodlights 10m high to replace existing polymeric pitch and grass pitch training area with existing flood lighting – Granted
3.2	Z/2001/2743/F - Construction of new sports/changing pavilion and associated site works including provision of car parking facilities and alterations to access - Granted
4.0	<b>Policy Framework</b>
4.1	Belfast Metropolitan Area Plan 2015 - Policy ENV 1: Local Landscape Policy Areas Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation – Policy OS1
5.0	<b>Statutory Consultee Responses</b>
	None
6.0	<b>Non Statutory Consultee Responses</b>
6.1	DRD Transport NI has no objection
6.2	BCC Environmental Health has no objection following the submission of a Preliminary Risk Assessment.
7.0	<b>Representations</b>
7.1	None
8.0	<b>Other Material Considerations</b>
	Designated as an area of existing open space.
9.0	<b>Assessment</b>
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>The key issues in this planning application are:</p> <ul style="list-style-type: none"> <li>• Impact on the existing use as open space;</li> <li>• Impact on the BT 107 – Forth River Local Landscape Character (LLPA)</li> <li>• Impact on residential amenity.</li> </ul>
9.3	<p>Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. It is deemed that this proposal will not result in demonstrable harm to the Forth River Local Landscape Policy Area (LLPA) BT 107, the existing area of recreation and open space or the residential amenity of neighbours given its scale, materials and location.</p> <p>Policy ENV 1 of BMAP 2015 applies as the site is located within BT 107 – Forth River</p>

<p><b>9.4</b></p> <p><b>9.5</b></p> <p><b>9.6</b></p> <p><b>9.7</b></p> <p><b>9.8</b></p>	<p>Local Landscape Character (LLPA). The proposal is small scale and located within existing playing fields and involves minimal works and will not adversely affect the features or the environmental quality, integrity or character of the Forth River Area LLPA.</p> <p>The proposal complies with Policy OS 1 – Protection of Open Space of Planning Policy Statement 8. The retention of the modular building for training facilities and associated clubhouse services by football teams using the playing fields. Applicant has advised to be used as a viewing gallery for parents, gathering and classroom activities of children before and after matches, wheelchair access and viewing gallery and providing hot drinks to parents spectating. The training and clubhouse facilities are deemed to be an associated use with the existing open space and does not result in the loss of existing open space but facilitates the viability the use of the playing fields.</p> <p>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. The proposed unit is finished with a red/brown stipple finish which will complement the materials, colour and finish of the adjacent building and integrate well into the site.</p> <p>The modular unit is located adjacent to existing tennis courts with a separation distance of approximately 50m to the nearest residential property, it is therefore considered that the proposal will not have any impact on residential amenity by way of overshadowing, dominance or loss of privacy.</p> <p>The site is zoned as existing recreation and open space as outlined in BMAP, the unit is for facilities associated with the playing fields and thus is in compliance with the plan.</p>
<p><b>9.9</b></p>	<p><b>Conclusion</b> Having regard to the policy context and other material considerations above, the proposal is considered to be acceptable and planning permission should be permitted.</p>
<p><b>10.0</b></p>	<p><b>Summary of Recommendation</b>  Approval</p>
<p><b>11.0</b></p>	<p><b>Conditions</b></p> <p>1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.</p> <p>Reason: This is a retrospective application.</p> <p><b>Informatives</b></p> <p>1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.</p> <p>2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.</p>
<p><b>12.0</b></p>	<p><b>Notification to Department (if relevant)</b> N/A</p>
<p><b>13.0</b></p>	<p><b>Representation from elected member:</b> None</p>

<b>ANNEX</b>	
<b>Date Valid</b>	3rd November 2015
<b>Date First Advertised</b>	20th November 2015
<b>Date Last Advertised</b>	N/A
<b>Details of Neighbour Notification</b> (all addresses) 1 Abbeydale Court,Ballysillan Lower,Belfast 10, 12, 14,16 Abbeydale Gardens,Ballysillan Lower 19, 21, 32, 32a, Somerdale Park,Ballysillan Lower 2, 3, 4, 5 Abbeydale Court,Ballysillan Lower, 2, 4, 6, 8 Abbeydale Gardens,Ballysillan Lower,Belfast, Ewarts Bowling Club 19 Somerdale Park	
<b>Date of Last Neighbour Notification</b>	25th November 2015
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Representation from elected members</b> N/A	
<b>Notification to Department (if relevant)</b> N/A	