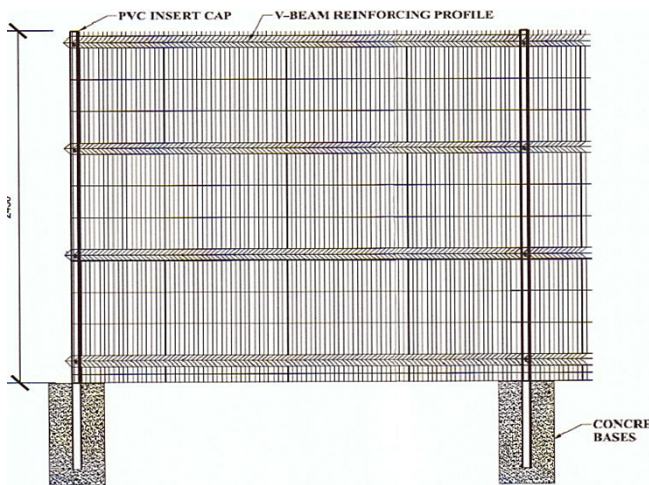


Development Management Officer Report Committee Application

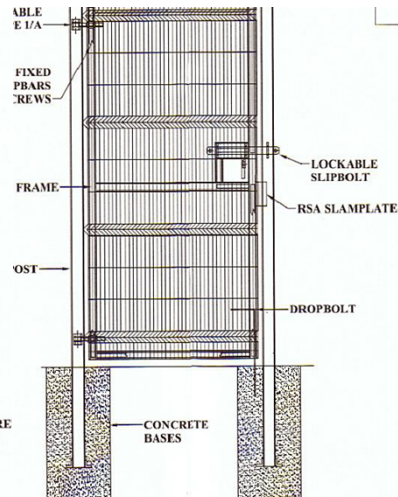
Summary	
Committee Meeting Date: 14 March 2017	
Application ID: LA04/2017/0194/F	
Proposal: Replacement of 1.8m high steel bow-top fencing and associated gates at public access points with 2.45m high paladin fence including associated gates access points. Approximately 505 linear metres of fencing to be replaced.	Location: Lenadoon Park Belfast BT11 9
Referral Route: Belfast City Council project.	
Recommendation:	Approval
Applicant Name and Address: James Gordon BCC Project Mg Unit 1st Floor Adelaide Exchange 22-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address:
Executive Summary: The application seeks permission for a replacement of 1.8m high steel bow-top fencing and associated gates at public access points with 2.45m high paladin fence including associated gates access points. Approximately 505 linear metres of fencing to be replaced. The site is within an area zoned in BMAP as existing open space. The key issues to be considered are: <ul style="list-style-type: none"> • The effect on character and appearance • Design of the proposal • Impact on amenity The proposal is in accordance with the area plan zoning and planning policy. The replacement fence is considered acceptable and will not adversely impact on the character of the area or the amenity of neighbouring properties. No consultations were necessary and following neighbour notification, one objection was received. It is recommended that the application is approved subject to conditions as set out in the case officer's report.	

Case Officer Report

Site Location Plan



Typical fence elevation



Typical gate elevation

Characteristics of the Site and Area

1.0	<p>Description of Proposed Development Replacement of 1.8m high steel bow-top fencing and associated gates at public access points with 2.45m high paladin fence including associated gates access points. Approximately 505 linear metres of fencing to be replaced.</p>
2.0	<p>Description of Site The site is located at Lenadoon Park, zoned in BMAP as an area of existing open space. The site is situated off Lenadoon Avenue within a residential area. The site area is enclosed by a 1.8 metre fence. Within the park there is a playing field which is enclosed by a tall fence, approximately 3 metres tall, situated at the corner of the park</p>

	on Lenadoon Avenue.
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Relevant Planning History –</p> <ul style="list-style-type: none"> • Z/1994/2193 – Permission granted for provision of recreational facilities to include football pitches, playground, landscaping and erection of 1.8 m high palisade fencing. • Z/2010/1697/F – Permission granted for erection of 3 metre high security fencing and gates around existing playground at Horn Drive.
4.0	<p>Policy Framework</p> <p>Belfast Metropolitan Area Plan 2015</p> <ul style="list-style-type: none"> - Zoned as an area of existing open space. <p>Strategic Planning Policy Statement for Northern Ireland</p> <ul style="list-style-type: none"> - Good Design Paras. 4.23-4.30 <p>Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation</p>
5.0	<p>Other Material Considerations</p> <p>Existing fence</p>
6.0	Statutory Consultees – None
7.0	Non-Statutory Consultee Responses – None
8.0	<p>Representations</p> <p>The application has been neighbour notified and advertised in the local press. An objection was received from a neighbouring resident at 54 Lenadoon Avenue. The main objections include:</p> <ol style="list-style-type: none"> 1) The height of the fence is considered too high and is considered to be an eyesore to those that live facing it. 2) It is not considered that such a fence will successfully act as a deterrent to anti-social behaviour. 3) Potential of blocking views of those houses which face onto the park. 4) Insufficient drawings to show what the fence will look like.
9.0	<p>Assessment</p> <p>The concerns raised above have been taken into consideration and assessed as follows:</p> <p>The proposal is considered to be in compliance with good design paragraphs within the Strategic Planning Policy Statement for Northern Ireland which seeks to ensure good design. The proposed replacement fence is not considered to adversely impact the character and appearance of the surrounding area as there is already a fence in place and other higher fences in the area.</p> <p>The proposed replacement fence is not considered to impact on the character and appearance of the area. While it is higher than the current railings, the paladin nature of the fence will allow views through to the park and will therefore not block views nor impact on the residential amenity currently enjoyed by residents. The height is not considered overbearing, again given the transparent nature of the fence it is not considered to be an eyesore.</p> <p>In addition, the boundary fence will not be as tall as other fences located within the park</p>

	<p>such as the playground and playing fields which are also in front of resident's houses.</p> <p>The replacement fencing is considered to provide better security for the area in order to minimise the level of anti-social behaviour at the site.</p>
9.1	<p><u>Conclusion</u></p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
Neighbour Notification Checked: Yes	
Summary of Recommendation: Approval Subject to Conditions	
<p>Conditions</p> <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>Informatives</p> <p>1. 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>2. 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>	

ANNEX	
Date Valid	26th January 2017
Date First Advertised	10th February 2017
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>1 Mizen Gardens,Ballymoney,Belfast,Antrim,BT11 9GQ, 1, 11 Rinnalea Walk,Ballymoney,Belfast,Antrim,BT11 9DY, 10, 12 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 12, 16 Rinnalea Grove,Ballymoney,Belfast,Antrim,BT11 9DF, 13 Rinnalea Walk,Ballymoney,Belfast,Antrim,BT11 9DY, 14 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 14 Rinnalea Grove,Ballymoney,Belfast,Antrim,BT11 9DF, 15 Rinnalea Walk,Ballymoney,Belfast,Antrim,BT11 9DY, 16 Horn Walk,Englishtown,Belfast,Antrim,BT11 9NG, 16 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 17 Rinnalea Walk,Ballymoney,Belfast,Antrim,BT11 9DY, 18 Horn Walk,Englishtown,Belfast,Antrim,BT11 9NG, 18 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 18 Rinnalea Grove,Ballymoney,Belfast,Antrim,BT11 9DF, 19 Rinnalea Walk,Ballymoney,Belfast,Antrim,BT11 9DY, 2 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 2 Mizen Gardens,Ballymoney,Belfast,Antrim,BT11 9GQ, 20 Horn Walk,Englishtown,Belfast,Antrim,BT11 9NG, 20 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 20 Rinnalea Grove,Ballymoney,Belfast,Antrim,BT11 9DF, 22 Horn Walk,Englishtown,Belfast,Antrim,BT11 9NG, 22 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 24, 26, 28, 30, 32, 34, 36, 38 Horn Walk,Englishtown,Belfast,Antrim,BT11 9NG, 24 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 26 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 28 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 3 Rinnalea Walk,Ballymoney,Belfast,Antrim,BT11 9DY, 30 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 38 Horn Walk,Englishtown,Belfast,Antrim,BT11 9NG, 4 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 40 Lenadoon Avenue,Ballymoney,Belfast,Antrim,BT11 9HD, 44D Horn Drive,Ballymoney,Belfast,Antrim,BT11 9GS, 44E Horn Drive,Englishtown,Belfast,Antrim,BT11 9GS, 44F Horn Drive,Englishtown,Belfast,Antrim,BT11 9GS, 45 Lenadoon Avenue,Ballymoney,Belfast,Antrim,BT11 9HB, 48 Lenadoon Avenue,Ballymoney,Belfast,Antrim,BT11 9HD, 5 Rinnalea Walk,Ballymoney,Belfast,Antrim,BT11 9DY, 50, 52 , 54 Lenadoon Avenue,Ballymoney,Belfast,Antrim,BT11 9HD, 6 Lenadoon Walk,Ballymoney,Belfast,Antrim,BT11 9GR, 62, 64, 66, 68, Derryveagh Drive,Englishtown,Belfast,Antrim,BT11 9PT,</p>	

7 Rinnalea Walk, Ballymoney, Belfast, Antrim, BT11 9DY, 8 Lenadoon Walk, Ballymoney, Belfast, Antrim, BT11 9GR, 9 Rinnalea Walk, Ballymoney, Belfast, Antrim, BT11 9DY,	
Date of Last Neighbour Notification	3rd February 2017
Date of EIA Determination	N/A
ES Requested	No
Representations for Elected Representatives:	
Drawing Numbers and Title	
Drawing No. 01 Type: Site Location Map	
Drawing No. 02 Type: Proposed Works	
Notification to Department (if relevant) N/A	