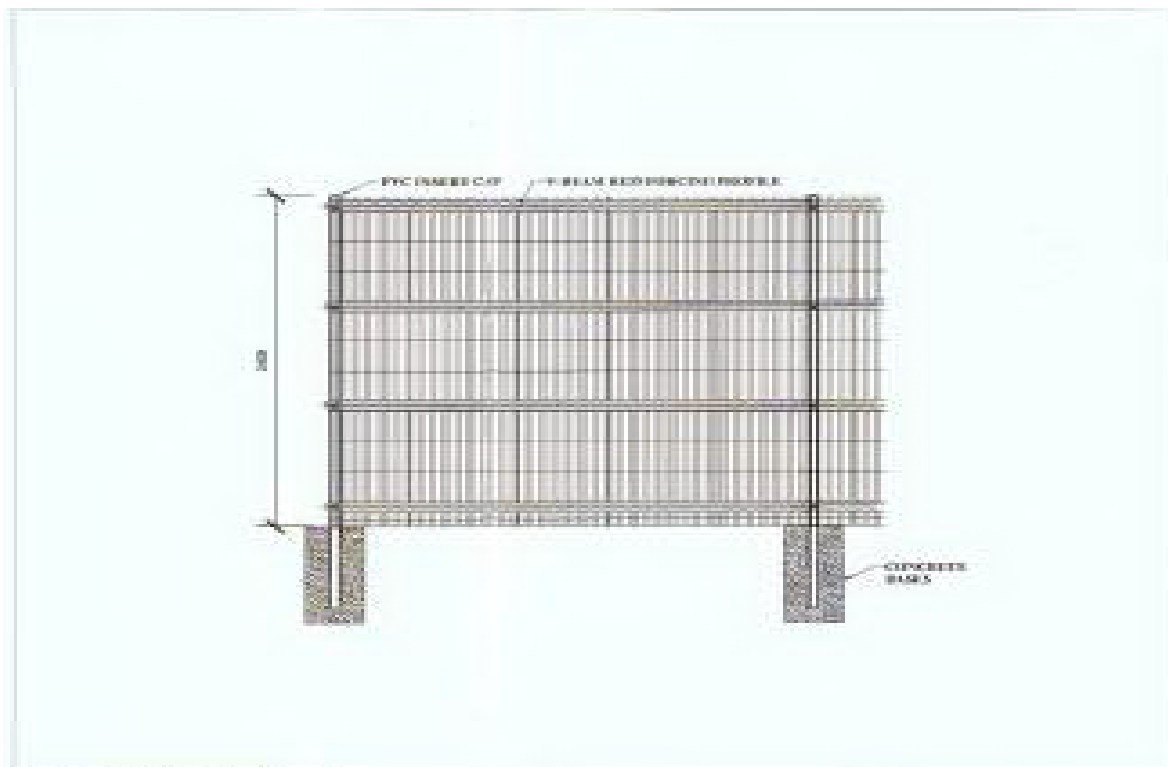
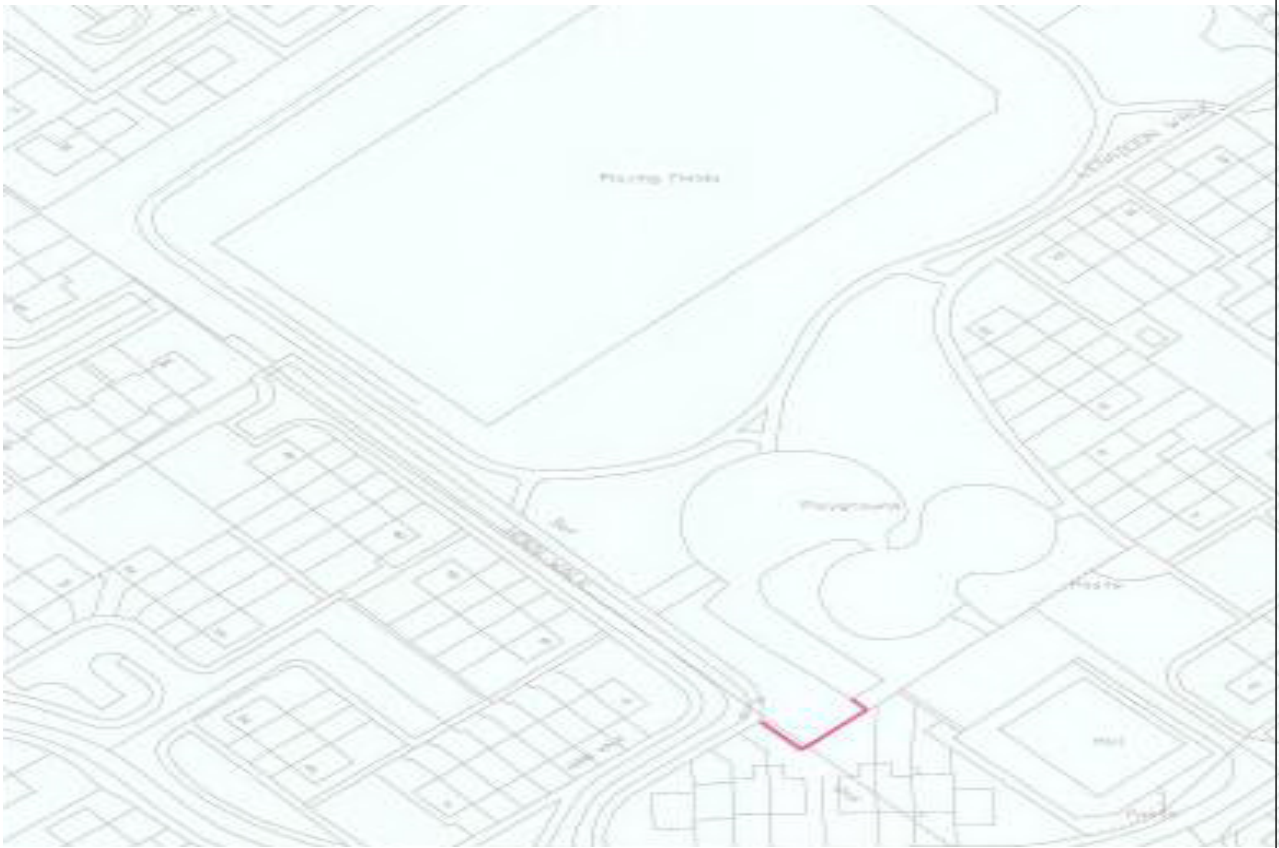


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15th August 2017	
Application ID:	LA04/2017/1125/F
Proposal: Replacement of 22.25 linear metres of 1.8m high steel bow-top fencing with 2.45m high paladin fencing.	Location: Lenadoon Millennium Park Belfast BT11 9
Referral Route: Applicant - Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: James Gordon BCC Project Management Unit 9 Adelaide Street 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address:
<p>Executive Summary: The application seeks permission for a replacement of 22.25 linear metres of 1.80m high steel bow-top fencing with 2.45m high paladin fencing.</p> <p>Area Plan Context The site is not zoned in the BUAP but is identified as a 'Local Recreation Scheme' in the BUAP. The site is identified as an area of existing open space in draft BMAP.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • The effect of the proposal upon the character and appearance of the area • Design of the proposal • Impact on amenity <p>The proposal conforms to the area plan zoning and planning policy. The proposed development is considered acceptable and will not adversely impact on the character of the area or the amenity of neighbouring properties.</p> <p>Transport NI offered no objection to the proposal.</p> <p>One objection was received raising the following issues:</p> <ul style="list-style-type: none"> • Objection to removal of existing fence • Removal of trees/bushes to facilitate fence will result in loss of privacy • Fencing recently erected unsecure • Concerns regarding anti-social behaviour <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved subject to conditions as set out in the case officer's report</p>	

Case Officer Report

Site Location Plan



Proposed plans

1.0	<p>Description of Proposed Development</p> <p>The proposal is for replacement of 22.25 linear metres of 1.80m high steel bow-top fencing with 2.45m high paladin fencing.</p>
2.0	<p>Description of Site</p> <p>The site is located off Horn Walk and borders part of an open space complex (Lenadoon Millennium Park) including playing fields and a playground. The site is within a predominantly residential area. The existing park is enclosed by a 1.8 metre fence. Within the park the playing field is enclosed by a tall fence, approximately 3 metres tall.</p>
3.0 3.1	<p>Site History</p> <p>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.</p> <p>Z/2010/1697/F - Permission granted for erection of 3 metre high security fencing and gates around existing playground at Horn Drive.</p> <p>LA04/2017/0194/F - Lenadoon Park Belfast BT11 9 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. Permission Granted 15/03/2017</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Metropolitan Area Plan (BUAP) Draft Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation</p>
5.0 5.1	<p>Statutory Consultees</p> <p>None</p>
6.0 6.1 6.2	<p>Non-Statutory Consultees</p> <p>Transport NI – No objection</p>
7.0 7.1	<p>Representations</p> <p>The application has been neighbour notified and advertised in the local press and 1 objection was received.</p> <p>The issues raised include:</p> <ul style="list-style-type: none"> • Objection to removal of existing fence • Removal of trees/bushes to facilitate fence will result in a loss of privacy • Fencing recently erected unsecure • Concerns regarding anti-social behaviour
8.0 8.1	<p>Other Material Considerations</p> <p>None</p>
9.0 9.1 9.2	<p>Assessment</p> <p>Development Plan Context</p> <p>The site is not zoned in the BUAP but is identified as a 'Local Recreation Scheme' in the BUAP. The site is identified as an area of existing open space in BMAP.</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of</p>

<p>9.3</p> <p>9.4</p> <p>9.5</p> <p>9.6</p>	<p>planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • The effect of the proposal upon the character and appearance of the area. • On the living conditions on the neighbouring properties. • Design of the proposal. <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 and is a continuation of a fence previously approved around parts of the boundary of the park which was recently has been erected.</p> <p>The proposed replacement fence to the rear of Nos 44E and 44F Horn Drive will sit behind the existing close boarded fences along the rear garden boundaries of these properties and whilst it is higher than the close board fences the transparent nature of the paladin fence will not result in any adverse impact on the amenity of the adjoining neighbouring properties. The proposed fence will not be as tall as other fences located within the park (e.g. around the playing field and playground) and will not adversely impact on the character and appearance of the area. 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> <p>The objector raised concerns regarding the impact of the proposal on her property including the loss of trees. However it is noted that the objector's property is at the opposite end of the park (north- eastern end) and does not abut the application site therefore the proposal will not impact on the property at No. 20 Rinnalea Grove. In addition neither the current or recently approved application do not propose to remove the existing fencing to the rear of No. 20 Rinnalea Grove.</p>
<p>10.0</p>	<p>Summary of Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to the condition below.</p>
<p>11.0</p> <p>11.1</p>	<p>Condition(s)</p> <p>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>Representations for Elected Representatives: None</p>	
<p>Notification to Department (if relevant): N/A</p>	

ANNEX	
Date Valid	12th June 2017
Date First Advertised	7th July 2017
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>10 – 30 Lenadoon Walk, Ballymoney, Belfast, Antrim, BT11 9GR, 11 Rinnalea Way, Ballymoney, Belfast, Antrim, BT11 9DZ, 12, 14 Rinnalea Grove, Ballymoney, Belfast, Antrim, BT11 9DF, 15 - 17 Rinnalea Walk, Ballymoney, Belfast, Antrim, BT11 9DY, 16 Horn Walk, Englishtown, Belfast, Antrim, BT11 9NG, 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 Rinnalea Grove, Ballymoney, Belfast, Antrim, BT11 9DF, 28 Horn Walk, Englishtown, Belfast, Antrim, BT11 9NG, 38 Horn Walk, Englishtown, Belfast, Antrim, BT11 9NG, 4 Lenadoon Walk, Ballymoney, Belfast, Antrim, BT11 9GR, 38 – 43 Lenadoon Avenue, Ballymoney, Belfast, Antrim, BT11 9HD, 44E – G Horn Drive, Englishtown, Belfast, Antrim, BT11 9GS, 45 - 56 Lenadoon Avenue, Ballymoney, Belfast, Antrim, BT11 9HB, 58 Derryveagh Drive, Englishtown, Belfast, Antrim, BT11 9PT, 6 Lenadoon Walk, Ballymoney, Belfast, Antrim, BT11 9GR, 60 - 68 Derryveagh Drive, Englishtown, Belfast, Antrim, BT11 9PT, 8 Lenadoon Walk, Ballymoney, Belfast, Antrim, BT11 9GR</p>	
Date of Last Neighbour Notification	30th June 2017
Date of EIA Determination	
ES Requested	No
<p>Planning History</p> <p>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.</p> <p>Z/2010/1697/F - Permission granted for erection of 3 metre high security fencing and gates around existing playground at Horn Drive.</p> <p>LA04/2017/0194/F Lenadoon Park Belfast BT11 9 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. Permission Granted 15/03/2017</p>	

Summary of Consultee Responses

Non-Statutory Consultees

Transport NI – No objection

Drawing Numbers and Title

Drawing No 01 - Site location

Drawing No 02 - Proposed Plans