

## Development Management Officer Report Committee Application

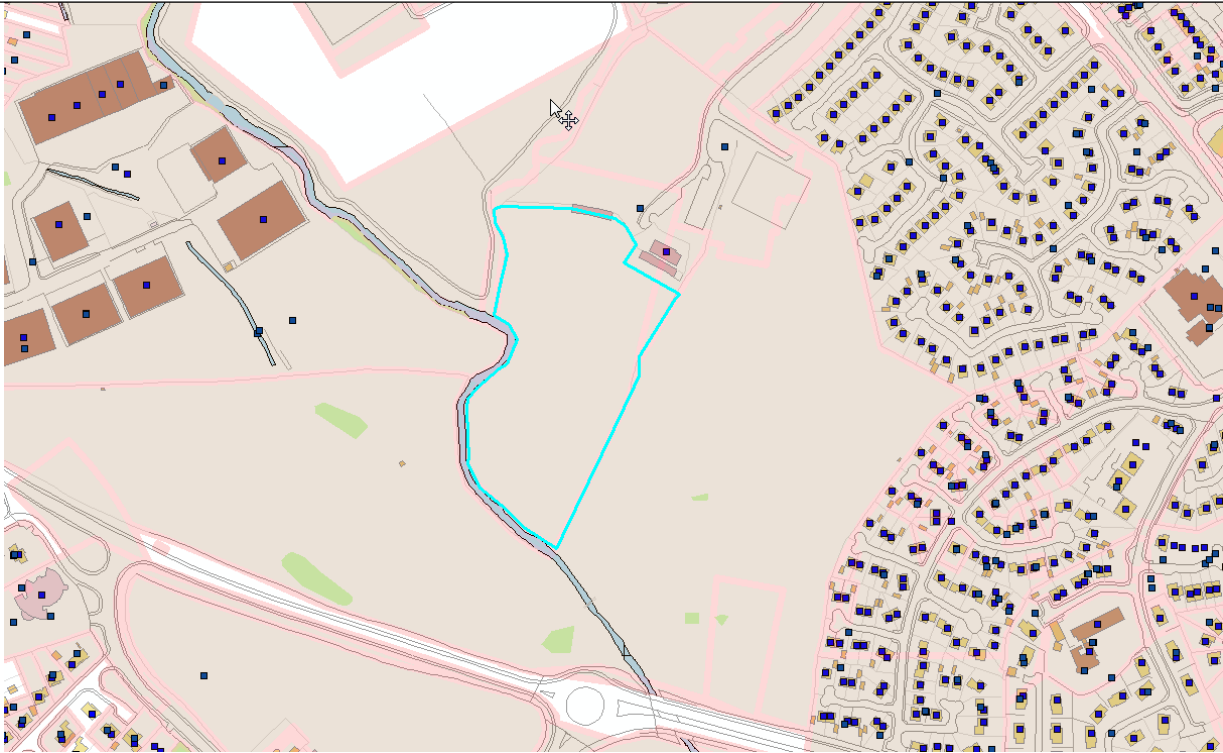
<b>Summary</b>	
<b>Committee Meeting Date: 13 February 2018</b>	
<b>Application ID:</b> LA04/2017/1778/F	
<b>Proposal:</b> Minor works including drainage, lighting, a maintenance path and mounted golf targets.	<b>Location:</b> Colin Park 115 Blacks Road Belfast BT10 0NF
<b>Referral Route:</b> Council Interest	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Colin Glen Trust 163 Stewartstown Road Belfast BT17 0HW	<b>Agent Name and Address:</b> AECOM Ltd 2 Clarence Street West Belfast BT2 7GP
<p><b>Executive Summary:</b></p> <p>Planning permission is sought for minor works including drainage, lighting, a maintenance path and mounted golf targets.</p> <p>The site is within an area of existing open space and is located within the Colin Glen Urban Landscape Wedge (ML 21) and in close proximity to the Lady Dixon/Belfast Hills Community Greenway (ML 23/01). The site comprises an existing golf driving range adjacent to Colin Park Golf Course, proximate playing fields and industrial and residential estates.</p> <p>No representations have been received in relation to the application.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The impact on the character and appearance of the area</li> <li>• Impact on amenity</li> <li>• Road Safety and traffic impact</li> <li>• Floor Risk and drainage</li> </ul> <p>It is not considered that the proposal will cause demonstrable harm on the character and appearance of the surrounding area. These works will upgrade the facility and will largely integrate into the environment or be screened from public view.</p> <p>In terms of amenity, it is not considered that the proposal will have an adverse impact on the adjacent properties and neighbouring residential homes which are separated from the driving range by adjacent areas of open space and significant separation distance.</p> <p>Consultees, DfI Roads, Council's Environmental Health Service, Rivers Agency and NI Water offer no objections subject to Conditions and / or informative.</p> <p>Having regard to the policy context and other material considerations, the proposal is considered acceptable</p>	

**Recommendation**

Planning permission is recommended subject to conditions.

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Non Statutory	Rivers Agency	No Objection
Statutory	DFI Roads - Hydebank	Content
Non Statutory	Rivers Agency	Add Info Requested
Non Statutory	NI Water - Strategic Applications	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

### Summary of Issues

The key issues to be considered are:

- The impact on the character and appearance of the area
- Impact on amenity
- Road Safety and traffic impact
- Flood Risk and drainage

### **Characteristics of the Site and Area**

- 1.0 The site, located at Colin Park, 115 Blacks Road, Belfast, is in an area of existing open space and comprises an existing golf driving range adjacent to Colin Park Golf Course, proximate playing fields and industrial and residential estates. The site is located within the Colin Glen Urban Landscape Wedge (ML 21) and in close proximity to the Lady Dixon/Belfast Hills Community Greenway (ML 23/01).

### **Description of Proposal**

- 2.0 The proposal is for minor works including drainage, lighting, a maintenance path and mounted golf targets.

### **Planning Assessment of Policy and Other Material Considerations**

- 3.0 Site History and Surrounding Site History
- 3.1 Site History
- S/1997/0329 - Golf club development, both building and driving range Colin Valley Golf Course Blacks Road Belfast (Permission Granted)
- 3.2 Surrounding Site History
- S/1974/0454 - Housing (Permission Refused)
  - S/1975/0109 - Four additional golf holes (Permission Refused)
  - S/1975/0781 - Four additional golf holes (Permission Granted)
  - S/1981/0219 - Four additional golf holes (Permission Granted)
  - S/1996/0093 - Golf Clubhouse, Indoor & Outdoor Bowling facilities (Permission Granted)
  - S/2006/1230/F - Proposed new golf driving range building, associated site works, access road and range floodlighting. Change of use of existing range buildings to grass cutting machinery store. (Permission Granted)
  - S/2011/0149/F - Proposed new golf driving range building. (Permission Granted)
  - S/2014/0519/F - Conversion of part of the old driving range into a room to be used for a community fitness suite (Permission Granted)
- 4.0 Policy Framework
- 4.1 Belfast Urban Area Plan (BUAP) 2001
- 4.2 Draft Belfast Metropolitan Area Plan 2015 (dBMAP)
- 4.2.1 Policy UE 4 – Urban Landscape Wedges
- 4.3 Strategic Planning Policy Statement for Northern Ireland (SPPS)
- 4.3.1 Furthering Sustainable Development Para. 3.8
- 4.3.2 Decision-taking Principles and Practices Para. 5.72
- 4.3.3 Good Design Paras. 4.23 – 4.30
- 4.4 Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation
- 4.4.1 Policy OS 7 – The Floodlighting of Sports and Outdoor Recreational Facilities
- 4.5 Planning Policy Statement 15 – Planning and Flood Risk
- 5.0 Statutory Consultees Responses
- 5.1 Department for Infrastructure (Dfi) Roads
- 6.0 Non Statutory Consultees Responses
- 6.1 Council's Environmental Health Service
- 6.2 Rivers Agency
- 6.3 NI Water

## 7.0 Representations

7.1 The application has been advertised in the local press. No representations have been received.

## 8.0 Other Material Considerations

8.1 None

## 9.0 Assessment

### 9.1 Site

The site, located at Colin Park, 115 Blacks Road, Belfast, is in an area of existing open space and comprises an existing golf driving range adjacent to Colin Park Golf Course, proximate playing fields and industrial and residential estates. The site is located within the Colin Glen Urban Landscape Wedge (ML 21) and in close proximity to the Lady Dixon/Belfast Hills Community Greenway (ML 23/01).

### 9.2 Proposal

The proposal is for minor works including drainage, lighting, a maintenance path and mounted golf targets.

### 9.3 DfI Roads Consideration

DfI Roads has been consulted. It has offered no objection to the application.

### 9.4 Environmental Health Service Consideration

The Council's Environmental Health Service has been consulted and has raised no objection subject to informatives.

### 9.5 Rivers Agency Consideration

The Rivers Agency has been consulted, and following its consideration of the submitted Drainage Assessment, has offered no objection to the proposal. It has put forward informatives for inclusion on the decision notice, should planning approval be granted. The Rivers Agency has also clarified that the development does not lie within the 1 in 100 year fluvial flood plain.

### 9.6 NI Water

NI Water have been consulted and provided a generic response that offers information to house owners and developers. It raised no objection to the proposal, but has offered conditions.

### 9.7 Assessment

The key issues to be considered are:

- Impact on the character and appearance of the surrounding area
- Impact on amenity
- Road Safety and traffic impact
- Flood Risk and drainage

The proposal concerns the enhancement of the existing driving range with works in the form drainage, lighting, a maintenance path and mounted golf targets.

9.7.1 Policy UE 4 of the draft BMAP 2015 sets criteria that must be met in order for planning permission to be granted for outdoor recreational uses within designated Urban Landscape Wedges. Criterion 1 and 3 of Policy UE 4 apply to the proposal. It is considered that the proposal satisfies these criteria in that it will retain the open nature of the landscape and not impact upon long and short range views which are

protected by existing landscape features

9.7.2 Paragraphs 3.8 and 5.72 of the SPPS state 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. Paragraph 3.8 further states that in practice this means that development that accords with an up-to-date development plan should be approved and proposed development that conflicts with an up-to-date development plan should be refused, unless other material considerations indicate otherwise.

9.7.3 It is not considered that the proposal will cause demonstrable harm on the character and appearance of the surrounding area. The proposed LED floodlights are to be fixed to the existing netting fence poles positioned along the inner edge of the site and screened by the existing landscape features which are to be retained. The proposed mounted golf targets, to be finished with a synthetic surface, and the proposed maintenance path, laid in gravel, will similarly be screened from public view

9.7.4 In terms of the amenity, it is not considered that the proposal will have an adverse impact on the adjacent properties and neighbouring residential homes which are separated from the driving range by adjacent areas of open space. The Council's Environmental Health Service was consulted and raised no objection to the proposal. It is considered therefore that neighbouring properties will not be impacted by issues of noise or light pollution through the introduction of the LED Floodlights.

9.7.5 It is not considered that the proposal will present any road safety or traffic impacts. Transport NI has offered no objection to the proposal.

9.7.6 In terms of flood risk and drainage, the Rivers Agency and NI Water have been consulted and have offered no objection to the proposal

9.7.7 Having regard to the policy context and other considerations above, the proposal is considered acceptable. Planning permission is recommended subject to conditions.

**Neighbour Notification Checked**

**N/A**

**10. Summary of Recommendation:**

Approval – With Conditions as set out below

**11. Conditions**

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. All services within the development should be laid underground.

Reason: In the interests of visual amenity

3. Development shall not be occupied until the onsite works have been completed in accordance with the drainage details submitted to and approved by the relevant authority.

Reason: In the interest of public health.

4. Development shall not be become operational until surface water drainage works on-site and off-site have been submitted, approved and constructed by developer and the relevant authority.

Reason: To safeguard the site and adjacent land against flooding and standing water.

#### Informatives

1. External Lighting  
Artificial 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>.
2. Contaminated Land  
Should any unforeseen ground contamination be encountered during the development, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.
3. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.
4. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
5. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
6. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.
7. Where an undesignated watercourse flows through or adjacent to a development site, it is strongly advised that a working strip of appropriate width is retained to, in future, enable riparian landowners to fulfil their statutory obligations/responsibilities.
8. The undesignated watercourse which (lies within / bounds) the development site, requires improvement works to (facilitate increased storm runoff / to enhance protection against flooding) and such works will be undertaken at the developer's expense.

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<b>ANNEX</b>	
<b>Date Valid</b>	18th August 2017
<b>Date First Advertised</b>	1st September 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) N/A	
<b>Date of Last Neighbour Notification</b>	N/A
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<p><b>Planning History</b></p> <p>Site History</p> <ul style="list-style-type: none"> <li>S/1997/0329 - Golf club development, both building and driving range Colin Valley Golf Course Blacks Road Belfast (Permission Granted)</li> </ul> <p>Surrounding Site History</p> <ul style="list-style-type: none"> <li>S/1974/0454 - Housing (Permission Refused)</li> <li>S/1975/0109 - Four additional golf holes (Permission Refused)</li> <li>S/1975/0781 - Four additional golf holes (Permission Granted)</li> <li>S/1981/0219 - Four additional golf holes (Permission Granted)</li> <li>S/1996/0093 - Golf Clubhouse, Indoor &amp; Outdoor Bowling facilities (Permission Granted)</li> <li>S/2006/1230/F - Proposed new golf driving range building, associated site works, access road and range floodlighting. Change of use of existing range buildings to grass cutting machinery store. (Permission Granted)</li> <li>S/2011/0149/F - Proposed new golf driving range building. (Permission Granted)</li> <li>S/2014/0519/F - Conversion of part of the old driving range into a room to be used for a community fitness suite (Permission Granted)</li> </ul>	
<p><b>Summary of Consultee Responses</b></p> <ul style="list-style-type: none"> <li>DfI Roads offered no objection to the application.</li> <li>The Council's Environmental Health Service raised no objection subject to informatives.</li> <li>The Rivers Agency offered no objection to the proposal, but put forward informatives.</li> <li>NI Water raised no objection to the proposal, but put forward conditions.</li> </ul>	

<b>Drawing Numbers and Title</b>
01 – Colin Glen Forest Park Location Map 02 – Colin Glen Forest Park Red Line Boundary 03 – Colin Glen Driving Range General Arrangement 04 – Colin Glen Driving Range Illustrative Plan 05 – Colin Glen Forest Park Drainage Collector Pipe Long Section & Plan 06 – Colin Glen Driving Range Storm Headwall Details 07 – Colin Glen Driving Range Typical Details 08 – Colin Glen Driving Range Proposed External Lighting Layout
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department: