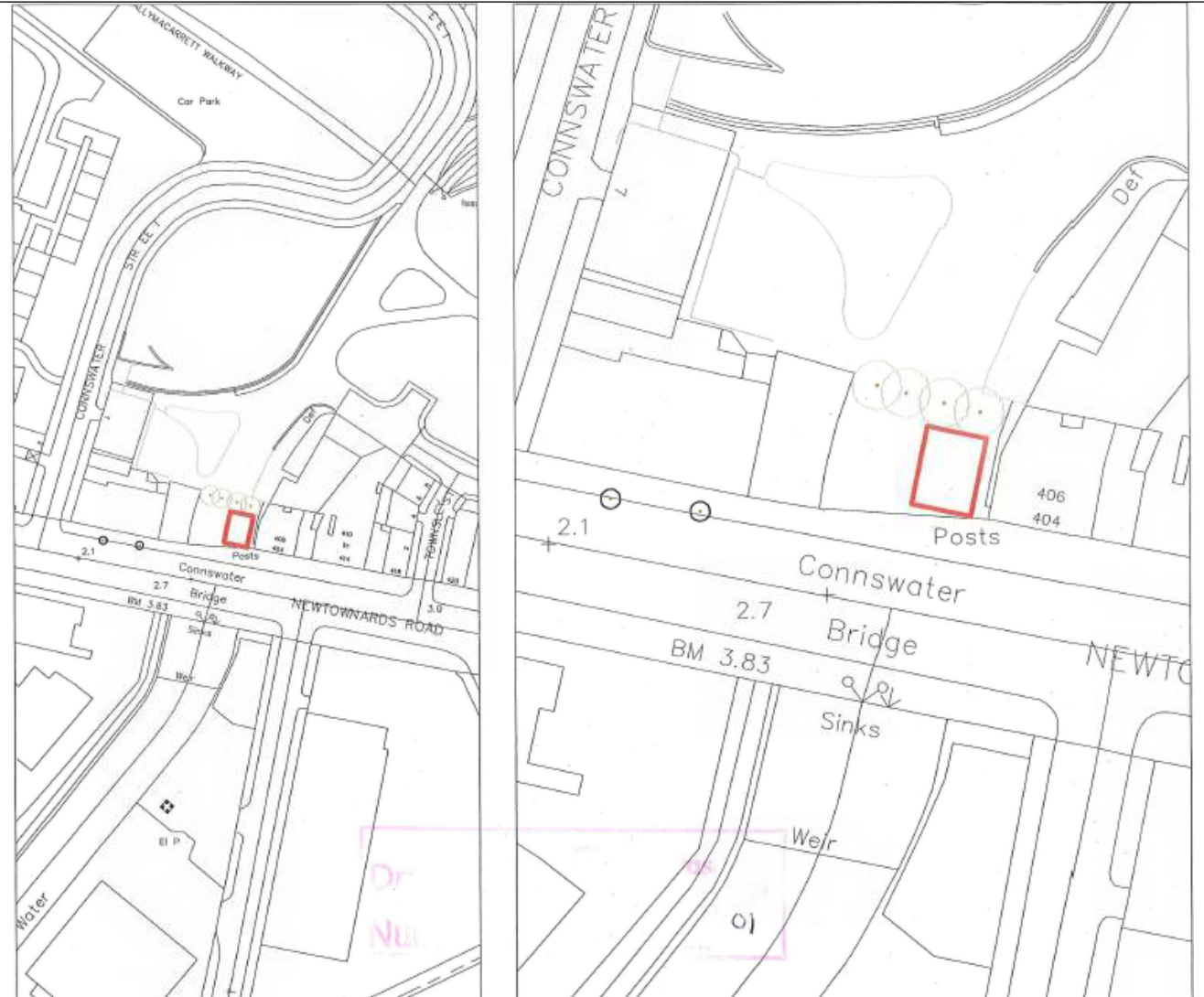


Committee Application

Development Management Report	
Application ID: LA04/2018/0593/F	Date of Committee: 17 th April 2018
Proposal: Temporary single storey open timber structure	Location: C.S. Lewis Square Newtownards Road BT4 1HU
Referral Route: Belfast City Council is the landowner	
Recommendation:	Approve
Applicant Name and Address: EastSide Partnership Avalon House 278-280 Newtownards Road Belfast BT4 1HE	Agent Name and Address: DOUG Works 70 Burghley Road London NW5 1UN
<p>Executive Summary: This application seeks full planning permission for the construction of an open timber structure to be put in place for a temporary period of 18 months as part of C.S. Lewis Square.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of development • Impact on character and appearance of the surrounding area • Access • Flooding <p>The proposal would provide an addition to the visitor attraction at the Hub and offer shelter to users of the recently completed C.S. Lewis Square. Overall, it would not detract from this public space and surrounding area including the Connswater Greenway.</p> <p>There is outstanding consultation responses from Environmental Health and Rivers Agency. As the structure is a relatively minor form of development, it is considered acceptable to report these responses as an update to planning committee. It is not considered that the proposal will raise any principle issues of objection from the consultees.</p> <p>No representations have been received to date. If any representations are received they will be reported as an update to committee.</p> <p>The proposal has been assessed against and is considered to comply with the BUAP, Draft BMAP, SPPS, PPS3, PPS8 and PPS15. Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved.</p> <p>Recommendation Approve</p> <p>It is requested that committee delegate authority to the Head of Planning and Policy to grant planning permission subject to the conditions listed in Section 11 of the report with the final wording of conditions to be agreed</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development This application seeks full planning permission for the construction of an open timber structure for a temporary period of 18 months as part of C.S. Lewis Square. The structure is to be used to provide shelter and as a visitor attraction.</p>
2.0	<p>Description of Site The application site is located at the entrance to C.S. Lewis Square from the Newtownards Road. It is a paved area between the Eastside Visitor Centre and 404 – 406 Newtownards Road, which serves as a public right of way. There is a line of street trees to the north.</p> <p>The wider area is predominantly commercial with the Connswater Greenway to the north.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History Z/2007/0350/F - Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College, Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd - Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Holywood Arches and installation of weir infrastructure at entrance to Victoria Park – Approved 26.07.2007</p> <p>Z/2008/0795/F - Variation of conditions 5 and 6 of Z/2007/0350/F – Approved 28.10.2008</p> <p>Z/2012/0815/F - 402 Newtownards Road - Erection of 4 storey Greenway information hub - providing information and facilities associated with Connswater and Comber Greenways, small retail/cafe, office, info point and meeting room – Approved 10.10.2013</p> <p>Z/2014/0482/F - Facade development on selected areas on 6-8 Townsley Street, back of property at 420-426 Newtownards Road and 2 Manderson Street - Proposed artworks as part of environmental improvement scheme/community arts project – Approved 30.05.2014</p> <p>Z/2014/1000/F - 402 Newtownards Road - 4 storey greenway information hub providing information facilities associated with Connswater Comber Greenway providing small retail/cafe/exhibition space, meeting and offices – Approved 05.11.2014</p> <p>LA04/2016/0910/F - Civic Square at Holywood Arches – Approved 19th October 2016</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan 2015
	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 planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.1.1	BMA Open Space, Sport & Outdoor Recreation Strategy

	4.1.2	Zoned Area of Existing Open Space
4.3	Regional Development Strategy 2035	
4.4	Strategic Planning Policy Statement 2015	
4.5	Planning Policy Statement 3: Access, Movement and Parking Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation Planning Policy Statement 15: Planning and Flood Risk	
5.0	Statutory Consultees Responses	
5.1	Rivers – No response to date, will be reported as an update to Committee	
6.0	Non Statutory Consultees Responses	
6.1	BCC Environmental Health - No response to date, will be reported as an update to committee BCC Tree Officer – No objection	
7.0	Representations	
7.1	The application was neighbour notified on the 9 th April 2018 and advertised in the local press on the 30 th March 2018. The consultation period does not expire until the 13 th April 2018. No comments have been received to date. If any comments are received they will be reported as an update to committee.	
8.0	Other Material Considerations	
8.1	None	
9.0	Assessment	
9.1	The proposal is considered to be in compliance with the development plan.	
9.2	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> - Principle of development - Impact on character and appearance of the area - Access - Flooding 	
9.3	<u>Principle of development</u> The proposal involves the erection of a temporary structure at the entrance to the newly completed Civic Square which is an area of existing open space. There will be no loss of existing open space in accordance with Policy OS1 of PPS8 and the SPPS.	
9.4	<u>Impact on character and appearance of the area</u> The proposal comprises of a timber trussed open structure, which has been designed to reflect the local architectural heritage of the 'Belfast truss' which was a prevalent roof structure of industrial buildings in Belfast. It would also serve a practical function providing shelter to users of this public space. It is considered that it would offer an enhancement to the character and appearance of this public space and the surrounding area in accordance with the SPPS.	
9.5	A line of four oak trees lie directly behind the proposed structure. The structure has been positioned to stay clear of the canopy of these trees and its construction is largely completed off site. Protection measures will also be put in place when being installed. In light of this, it is considered that it would not have a detrimental impact upon these trees.	
	<u>Access</u>	

<p>9.6</p>	<p>The proposal would maintain pedestrian / cyclist connectivity to/from Newtownards Road and C.S. Lewis Square in accordance with Policy AMP1 of PPS3 and the SPPS.</p>
<p>9.7</p>	<p><u>Flooding</u> The application site is located within the flood plain. The proposal represents an exception to Policy FLD 1 of PPS15 and the SPPS as it is a minor development within an area protected by flood defences. A Flood Risk Assessment was previously completed as part of the redevelopment of C.S Lewis Square. The proposal is an open structure which would not impede the flow of water. As such, no concern is raised in respect of flooding. Rivers have been consulted and their consultation response will be reported as an update to committee.</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 conditions for the following reasons.</p>
<p>11.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 1. The permission hereby granted is for a limited period of 18 months only and shall expire on (from date of decision XXX). Reason: A permanent structure at this location has not been assessed and may result in a detrimental impact to the locality. 2. The development hereby permitted shall be constructed in the materials shown on the approved plans. Reason: To protect the visual amenities of the area. 3. Tree protection measures Reason: To protect the visual amenities of the area.
<p>Notification to Department (if relevant): N/A</p>	
<p>Representations from Elected members: N/A</p>	