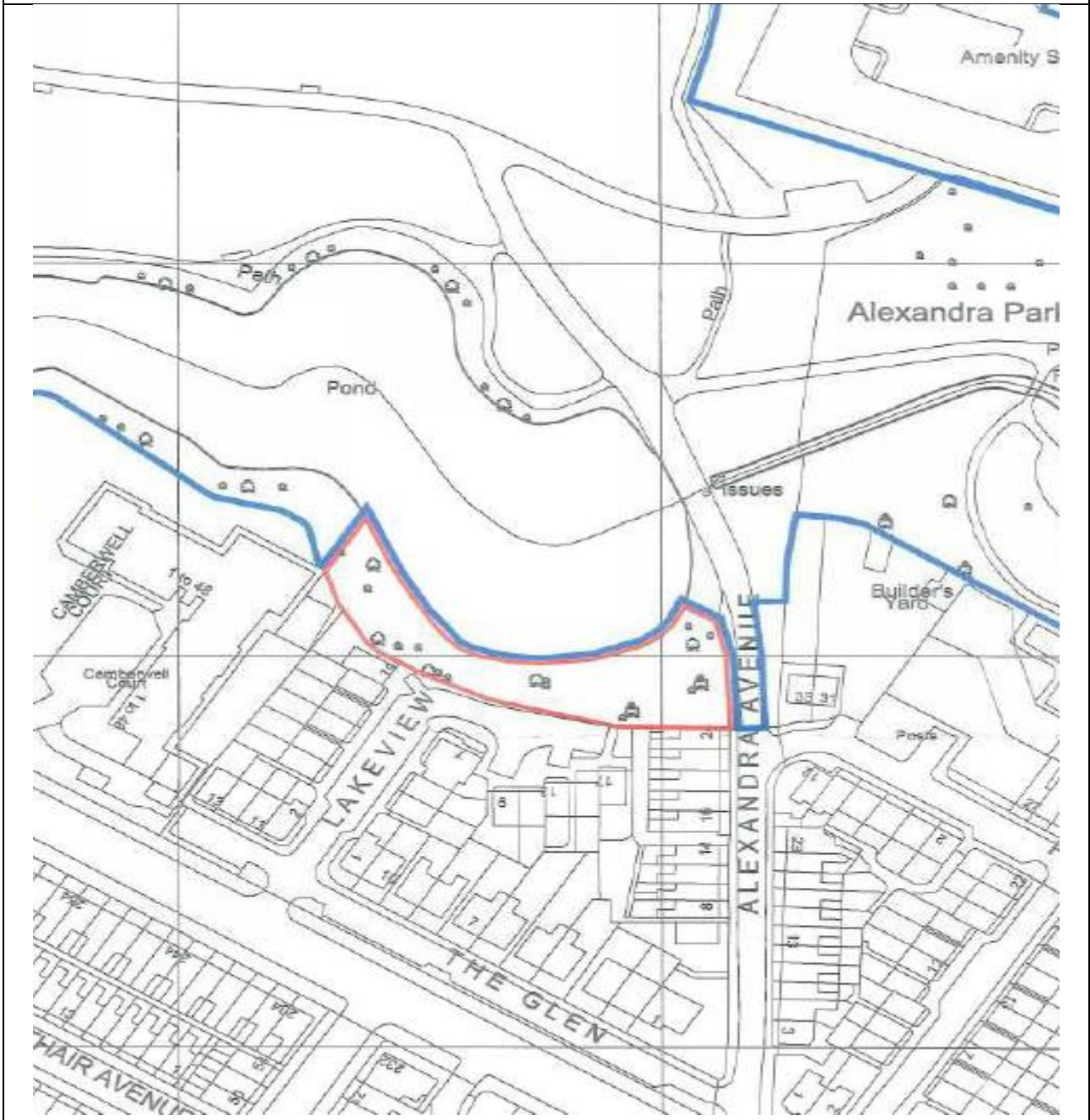


Development Management Report Committee Application

Application ID: LA04/2019/1161/F	Date of Committee: Tuesday 17 th September 2019
Proposal: Installation of 90m rigid mesh panel security fencing 2.4m high finished galvanised & polyester power coated green RAL 6005.	Location: Alexandra Park Antrim Road Belfast BT15 3BY
Referral Route: Application made by Belfast City Council	
Recommendation: Approval	
Applicant Name and Address: Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast BT3 9BP	Agent Name and Address: Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast BT3 9BP
<p>Executive Summary:</p> <p>Planning permission is sought for the erection of a 90m long mesh panel security fence. The fence will be 2.4m in height and will be galvanised and the colour finish will be green.</p> <p>The proposed fence is located within an enclosed portion of Alexandra Park which is not accessible to members of the public. An existing large metal fence encloses this portion of the park, along with a boundary wall and railing to the rear which separates the park from a housing development south of the site.</p> <p>The surrounding area is characterised by the open green space of the park, as well as the large pond which is situated north of the site. A housing development which borders the park is located to the rear of the site.</p> <p>The application was advertised in the local press with no representations being received.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of Development • The impact on the character and appearance of the area • Impact on amenity <p>This fence will serve as a boundary treatment to residential properties only and will not sever the park or the visual amenity of it. It is considered that due to the height of the fence and the topography of the site clear views of the park will remain from the residential properties to the rear despite the erection of the fence. The fence will only appear marginally higher than the existing railing and wall separating the site from the residential development due to the topography of the site, clear views will remain and is considered acceptable.</p> <p>Recommendation</p> <p>Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for the installation of a 90m long mesh panel security fence. The fence will be 2.4m in height and will be galvanised and finished in Green RAL 6005. The fence will be situated in an area of the park which is closed off from public access and will run parallel to the southern boundary of the park.</p>
2.0	<p>Description of Site</p> <p>The site encompasses an irregular portion of land located within Alexandra Park. The proposed fence is situated within a section of the park which is closed off from members of the public. A small pond borders the north of the site, while on the southern boundary of the site there is a railing fixed to a wall approx. 2.5m in height. A 2.5m security fence prevents access to the site from Alexandra Avenue and ensures the site is totally enclosed.</p> <p>The surrounding area is defined by the large Park in which the site is situated. In the wider context of the site there is a housing development to the south of the site, which has views into the park. The topography of the site slopes towards the pond north of the site, as a result the park has a lower ground level than the housing development which adjoins the site.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <ul style="list-style-type: none"> None
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	<p>(Draft) Belfast Metropolitan Area Plan 2015</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 planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p>
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation
4.4.1	Policy OS 1
5.0	Statutory Consultees Responses
5.1	None
6.0	Non-Statutory Consultees Responses
6.1	DFI Roads – No objection
7.0	Representations
7.1	The application has been advertised in the local press. No representations have been made regarding the application.
8.0	Other Material Considerations
8.1	None
9.0	Assessment

9.1	The site is located within the settlement limit for Belfast as designated by the Draft Belfast Metropolitan Plan. The site is located within Alexandra Park and is characterised by areas of open space and a large pond which is situated to the North of the site. Access to the park is gained from either the pedestrian access on Alexandra Avenue, as well Castleton Gardens.
9.2	Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise. The site is located within the harbour area of Belfast. The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18th May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area with draft BMAP remaining a material consideration.
9.3	The site is zoned within an area of existing open space as designated within Draft BMAP.
9.4	The SPPS provides a regional framework of planning policy that will be taken account of in the preparation of Belfast City Council's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9. 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.
9.5	Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation Policy OS 1 within PPS 8 states that development will not be permitted that would result in the loss of existing open space. Whether or not there is public access to the land, open space is important for its contribution to the quality of urban life by providing visual breaks in built up areas. The site is currently enclosed by a metal security fence and a boundary wall and railings therefore access cannot be obtained to this section of the park. The scheme will not result in a loss of open space. However, the impact of higher fencing on the open space is assessed in terms of its impact on visual amenity. Paragraph A3 of Annex A within PPS 8 states that even without public access people can enjoy having open space near them to provide an outlook and variety in the urban scene and a habitat for wildlife. It is considered that due to the height of the fence and the topography of the site clear views of the park will remain from the residential properties to the rear despite the erection of the fence. The fence will only appear marginally higher than the existing railing and wall separating the site from the residential development due to the topography of the site. The park will still provide a visual break in the urban setting and will enhance the character of the residential area south of the site. This fence will serve as a boundary treatment to residential properties only and will not sever the park or the visual amenity of it.
9.6	The scheme will not erode the character or amenity of the area and the proposal does not erode any key features which contribute to the character of the park.
9.7	Taking this into account the development is considered to meet policy contained within Policy OS 1 of PPS 8. The overall amenity, character and biodiversity of the area will be remain due to the small scale of the proposal in the wider context of the Park.
9.8	Taking into account the location of the site and the character of the surrounding area the proposal will not have a significant adverse impact on any existing properties in terms of amenity by way of noise or disturbance.
9.9	DFI Roads are satisfied that the proposed development is in accordance with their guidelines and prevailing policy. Having regard to the policy context above, the proposal is considered acceptable, and planning permission is recommended.
10.0	Summary of Recommendation:

	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.</p>
<p>11.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 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. The development shall be carried out in accordance with the details shown on drawing no XX date stamped received XX Reason: in the interests of residential and visual amenity
<p>Notification to Department (if relevant)</p>	
<p>Representations from Elected members: No representation has been received from elected members.</p>	

ANNEX	
Date Valid	15th May 2019
Date First Advertised	7 th June 2019
Date Last Advertised	7th June 2019
Details of Neighbour Notification (all addresses)	
<ul style="list-style-type: none"> • 9 Lakeview, Belfast, Antrim, BT15 3AT • 11 Lakeview, Belfast, Antrim, BT15 3AT • 13 Lakeview, Belfast, Antrim, BT15 3AT • 14 Lakeview, Belfast, Antrim, BT15 3AT • 15 Lakeview, Belfast, Antrim, BT15 3AT • 17 Lakeview, Belfast, Antrim, BT15 3AT • 33 Parkside Gardens, Belfast, Antrim, BT15 3AW • 7A Lakeview, Belfast, Antrim, BT15 3AT • 7B Lakeview, Belfast, Antrim, BT15 3AT • 7C Lakeview, Belfast, Antrim, BT15 3AT • Flat 2 - 48, Camberwell Court, Limestone Road, Belfast, Antrim, BT15 3BH • Flat A, 24 Alexandra Avenue, Belfast, Antrim, BT15 3AU • Flat B, 24 Alexandra Avenue, Belfast, Antrim, BT15 3AU • Warden'S House & Common Areas, Camberwell Court, Limestone Road, Belfast, Antrim, BT15 3BH 	
Date of Last Neighbour Notification	30 th May 2019
Date of EIA Determination	
ES Requested	No
Drawing Numbers and Title	
01- Location Plan, 02- Site Layout Plan	
Notification to Department (if relevant)	
Date of Notification to Department: Response of Department:	