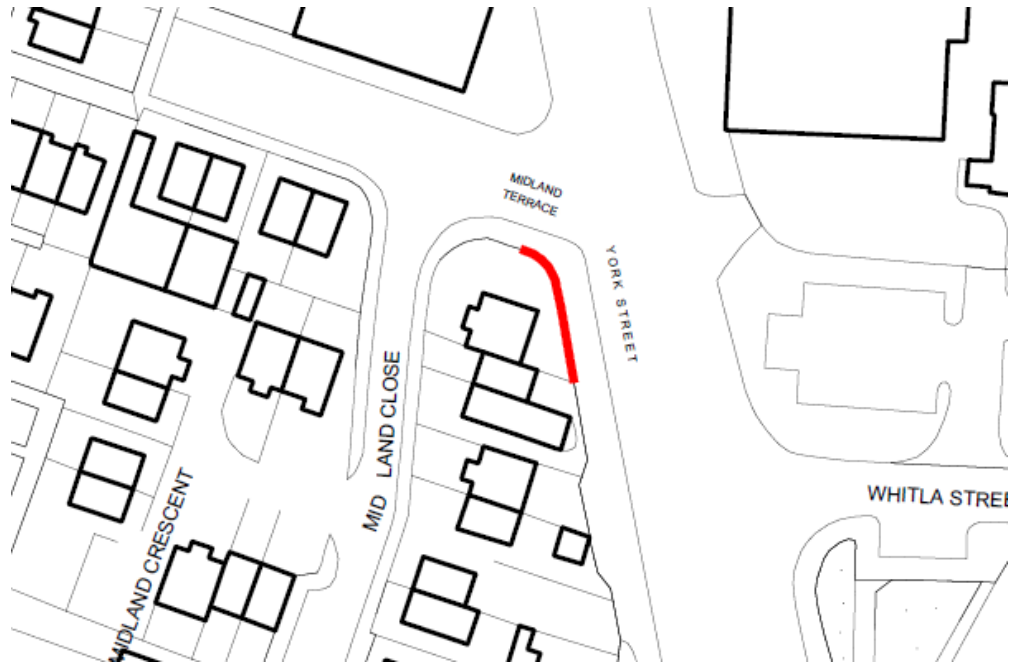


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 17 May 2022	Application ID: LA04/2021/2726/F
Proposal: Art installation of 5no. printed panel measuring 2440mm x 1220mm.	Location: 2 Midland Close Belfast BT15 1FX.
Referral Route: Belfast City Council funding	
Recommendation:	Refusal
Applicant Name and Address: Small Steps North Belfast Orange Memorial Hall 170 Alexandra Park Avenue Belfast BT15 3GJ	Agent Name and Address: OGU Architects Flax Art Studios Havelock House Belfast BT7 1EB
<p>Executive Summary:</p> <p>The proposal seeks permission for the installation of 5 printed panels measuring 2.4m x 1.2m. The proposal is part of a Business Cluster Support Project and is an Ulster-Scots themed project. The panels are proposed to incorporate photographs and text to explain important Ulster-Scots with local connections, including the Mulholland's of York Street Mill; Thomas Gallaher's tobacco factory; motorbike pioneer Rex McCandless whose business is on Limestone Road; and famous local artists John Luke and James Humbert Craig.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> ○ Impact on amenity and general characteristics of the area. ○ Impact on public safety. <p>The site is located on the boundary wall of no. 2 Midland Close located off Antrim Road. The area is predominantly residential in nature.</p> <p>The proposal has been assessed against the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP) and the Draft Metropolitan Area Plan 2015 (BMAP).</p> <p>Recommendation: Refusal.</p> <p>It is recommended that the application is refused and it is requested that delegated authority be given to the Director of Planning and Building Control to finalise the wording for refusal.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	Description of Proposed Development Art installation of 5no. printed panel measuring 2440mm x 1220mm.
2.0	Description of Site The site is located on the boundary wall of no. 2 Midland Close located off Antrim Road. The area is predominantly residential with the exception of Ulster Bank located directly across from the site. On the opposite side of York Street there are large commercial buildings, a car park and York Street train station.
Planning Assessment of Policy and other Material Considerations	
3.0	Relevant Site History
3.1	None
4.0	Policy Framework
4.1	Strategic Planning Policy Statement
4.2	Belfast Urban Area Plan 2001
4.3	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)
4.4	Belfast Local Development Plan Draft Plan Strategy 2035 The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS.
5.0	Consultations:
5.1	Statutory Consultee Responses
5.1.1	None
5.2	Non-Statutory Consultee Responses
5.2.1	None
6.0	Representations
6.1	1 objection was received from the occupier of 4 Midland Close on the basis that they are in agreement with a 3 rd party and the boundary wall is included in this agreement.

7.0	Assessment
7.1	The proposal seeks permission for the installation of 5 printed panels measuring 2.4m x 1.2m. These panels are to be located along the boundary wall of no. 2 Midland Close, located off York Street. The proposal is part of a Business Cluster Support Project and is an Ulster-Scots themed project. The panels are proposed to incorporate photographs and text to explain important Ulster-Scots with local connections, including the Mulholland's of York Street Mill; Thomas Gallaher's tobacco factory; motorbike pioneer Rex McCandless whose business is on Limestone Road; and famous local artists John Luke and James Humbert Craig.
7.2	The proposed panels are not illuminated and are not considered to prejudice public safety.
7.3	The proposed panels are considered unacceptable as they do not respect amenity when assessed in the context of the general characteristics of the locality. The panels, if approved, given to their extent and position would not result in good design as outlined in the SPPS, and would be out of place in this residential setting. The panels cumulatively would result in clutter when read together and with the existing poster panel located on the gable wall of no. 2 Midland Close. This poster panel does not benefit from planning approval but has been present for more than 10 years and is immune from enforcement action.
7.4	The scale, intrusive nature and cumulative effect of the proposed panels are considered unacceptable in this predominantly residential area.
8.0	Conclusion The proposal is considered to have a detrimental impact on the amenity of the residential area and, if approved, would result in clutter. The proposal is recommended for refusal.
9.0	Reason for refusal:
9.1	The proposal is contrary to the Strategic Planning Policy Statement in that, if approved, be detrimental to the residential amenity of the area and result in clutter when read cumulatively within the context of the surrounding area.

ANNEX	
Date Valid	16th November 2021
Date First Advertised	17th December 2021
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 2 Midland Close, Belfast, Antrim, BT15 1FX The Owner/Occupier, 2-6 , Whitla Street, Belfast, Antrim, BT15 1JP The Owner/Occupier, 202-206 , York Street, Belfast, Antrim, BT15 1HY The Owner/Occupier, 4 Midland Close, Belfast, Antrim, BT15 1FX The Owner/Occupier, 6 Midland Close, Belfast, Antrim, BT15 1FX The Owner/Occupier, 8 Midland Close, Belfast, Antrim, BT15 1FX	
Date of Last Neighbour Notification	31st January 2022
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: LA04/2021/2726/F Proposal: Art installation of 5no. printed panel measuring 2440mm x 1220mm. Address: 2 Midland Close, Belfast, BT15 1FX., Decision: Decision Date: Ref ID: Z/1984/0804 Proposal: CONSTRUCTION OF 72 DWELLINGS Address: BROUGHAM STREET/YORK STREET Decision: Decision Date: Ref ID: Z/1983/0910 Proposal: RESIDENTIAL DEVELOPMENT Address: BROUGHAM STREET/CANNING STREET Decision:	

Decision Date:
Drawing Numbers and Title
01- Location Plan and block plan 02- Proposed site plan and elevations
Notification to Department (if relevant) Date of Notification to Department: Response of Department: