

Development Management Officer Report Committee Application

Summary	
Application Ref: LA04/2024/1084/F	Committee Meeting Date: 17th September 2024
Proposal: 2 no. (35m width x 16m height) ball stop fences. 1.2m height perimeter fencing with 2 no. gate access points. 2 no. (10m width x 4m depth) dugouts + hardstanding path and associated site works.	Location: Henry Jones Playing Fields, Church Road, Belfast, BT6 9SB
Referral Route: Section 3.8.5 (c) of the Scheme of Delegation. Application made by the Council.	
Recommendation:	Approval
Applicant Name and Address: Michael Small 4 th Floor Cecil Ward Building, 4-10 Linenhall Street Belfast BT2 8BP	Agent Name and Address: Michael Small 4 th Floor Cecil Ward Building, 4-10 Linenhall Street Belfast BT2 8BP
Date Valid:	11 th June 2024
Target Date:	24 th September 2024
Contact Officer:	Lisa Walshe, Principal Planning Officer
<p>Executive Summary</p> <p>The application seeks planning permission for proposed 2 no. (35m width x 16m height) ball stop fences, 1.2m height perimeter fencing with 2 no. gate access points, 2 no. (10m width x 4m depth) dugouts, hardstanding path and associated site works.</p> <p>The site is located at Henry Jones Playing Fields, Church Road, Belfast which is a Council site with sports pitches and associated parking. There are a number of trees throughout the site and around the site periphery. The site is located within an Area of High Scenic Value and an Area of Constraint on Mineral Developments designated in dBMAP.</p> <p>The key issues relevant to consideration of the application are:</p> <ul style="list-style-type: none"> • Impact on amenity • Impact on the character and appearance of the area • Other considerations <p>There have been no objections from consultees.</p> <p>One objection has been received. This objection is addressed within the main report and is summarised below:</p> <ul style="list-style-type: none"> • Concerns of littering • Impact on trees 	

- Parking and traffic movements
- Anti-Social Behaviour

Recommendation

Having regard to the development plan and other material considerations, the proposal is acceptable.

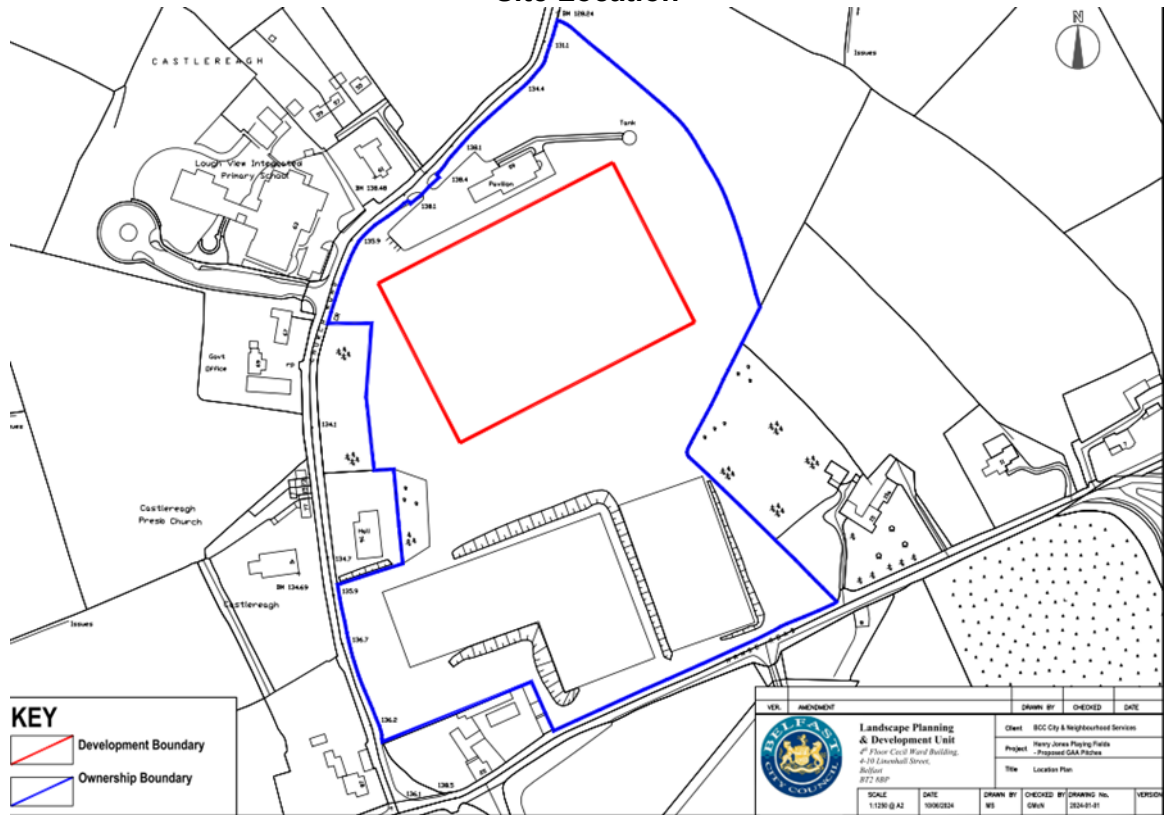
It is recommended that planning permission is approved. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the approval reasons and deal with any other issues that arise, provided that they are not substantive.

Case Officer Report

1.0 Drawings

1.1

Site Location



Proposed Plans



2.0	Characteristics of the Site and Area
2.1	The site is located at Henry Jones Playing Fields, Church Road, Belfast which is a Council owned site with a pavilion, sports pitches, and associated parking. There are a number of trees throughout the site and around the site periphery. The site is located within an Area of High Scenic Value and an Area of Constraint on Mineral Developments designated in dBMAP. To the North of the site is Lough View Integrated Primary and Nursery School. To the West of the site is Castlereagh Presbyterian Church, which is a Grade B+ Listed Building.
3.0	Description of Proposal
3.1	The application seeks full planning permission for proposed 2 no. (35m width x 16m height) ball stop fences, 1.2m height perimeter fencing with 2 no. gate access points, 2 no. (10m width x 4m depth) dugouts, hardstanding path and associated site works.
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.1.1	Policies in the Plan Strategy relevant to the application include the following: <ul style="list-style-type: none"> • Policy HC1 – Promoting Healthy Communities • Policy CI1 – Community Infrastructure • Policy DCI3 – Other Proposed Development in the Countryside • Policy TRE1 – Trees • Policy BH1 – Listed Buildings
4.2	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Relevant Planning History There is no relevant site history.
5.0	Consultations and Representations
5.1	Statutory Consultations. DFI Roads – No Objection Historic Environment Division (HED) – No Objection
5.2	Non-Statutory Consultations None required.
5.3	Representations The Council has received 1 objection letter which is summarised below.

	<ol style="list-style-type: none"> 1. Concerns of potential littering – <i>This is not a material planning consideration and the Council are unable to withhold permission on this basis. This is a site management issue for BCC Parks Department.</i> 2. Impact on trees – <i>the Council is proposing to retain all trees on site and officers consider there will be no adverse impact. A condition is recommended to ensure retention.</i> 3. Parking and Traffic Movements - <i>Dfl Roads offer no objection.</i> 4. Anti-Social Behaviour – <i>anti-social behaviour is a matter that should be raised with the PSNI by those concerned.</i>
6.0	PLANNING ASSESSMENT
6.1	<p>Development Plan Context</p> <p>6.1.1 Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>6.1.2 Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p> <p>6.1.3 The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan (“Departmental Development Plan”) until the Local Policies Plan is adopted.</p> <p>6.1.4 Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in section 4.0 of this report. The Plan Strategy replaces the operational policies previously provided by the Departmental Planning Policy Statements (PPSs). Those policies no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).</p> <p>6.1.5 Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p>6.1.6 The site is located within an Area of High Scenic Value and an Area of Constraint on Mineral Developments within dBMAP (v2004), and an Area of High Scenic Value -</p>

<p>6.2</p> <p>6.2.1</p> <p>6.3</p> <p>6.4</p> <p>6.5</p> <p>6.6</p>	<p>Designation COU 8/06 and an Area of Constraint on Mineral Developments - Designation COU 8/08 within dBMAP (v2014).</p> <p>Key Issues</p> <p>The key issues to be considered in this application are:</p> <ul style="list-style-type: none"> • Impact on Listed Building • Impact on amenity • Impact on the character and appearance of the area • Other Considerations <p>Impact on Listed Building: The proposal site is located in the consultation zone of Grade B+ Listed Building, Castlereagh Presbyterian Church. Historic Environment Division (HED) was consulted and had no objection to the proposal.</p> <p>Impact on Amenity: The proposed ball stop fencing and netting is not located close to any neighbouring dwellings for any loss of light or overshadowing to occur. DfI Roads was consulted in relation to parking and traffic movements with the proposal. They had no objection to the proposal.</p> <p>Character and Appearance of the Area: The proposed ball stop net and 1.2m spectator fencing is considered appropriate for the use of the playing pitch it will border. The use of slim steel posts with the net means is considered sympathetic to the existing site and surrounding area. Public views of the ballstop and spectator fencing would largely be limited to near distance views from Church Road to the north of playing field. It is considered that existing trees around the site periphery would also filter views of the structures and on balance, the proposal would not result in unacceptable detrimental visual impacts.</p> <p>Other Considerations The proposal would not cause any loss of existing trees and an appropriate condition is recommended to ensure the protection of existing trees.</p>
<p>8</p>	<p>Recommendation</p>
<p>8.1</p> <p>8.2</p>	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is approved.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the approval reason and deal with any other issues that arise, provided that they are not substantive.</p>
<p>DRAFT CONDITIONS:</p> <p>1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The existing trees of the site shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal. Compensatory planting shall be completed in accordance with the agreed arrangements and retained as such thereafter.</p>	

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity.