

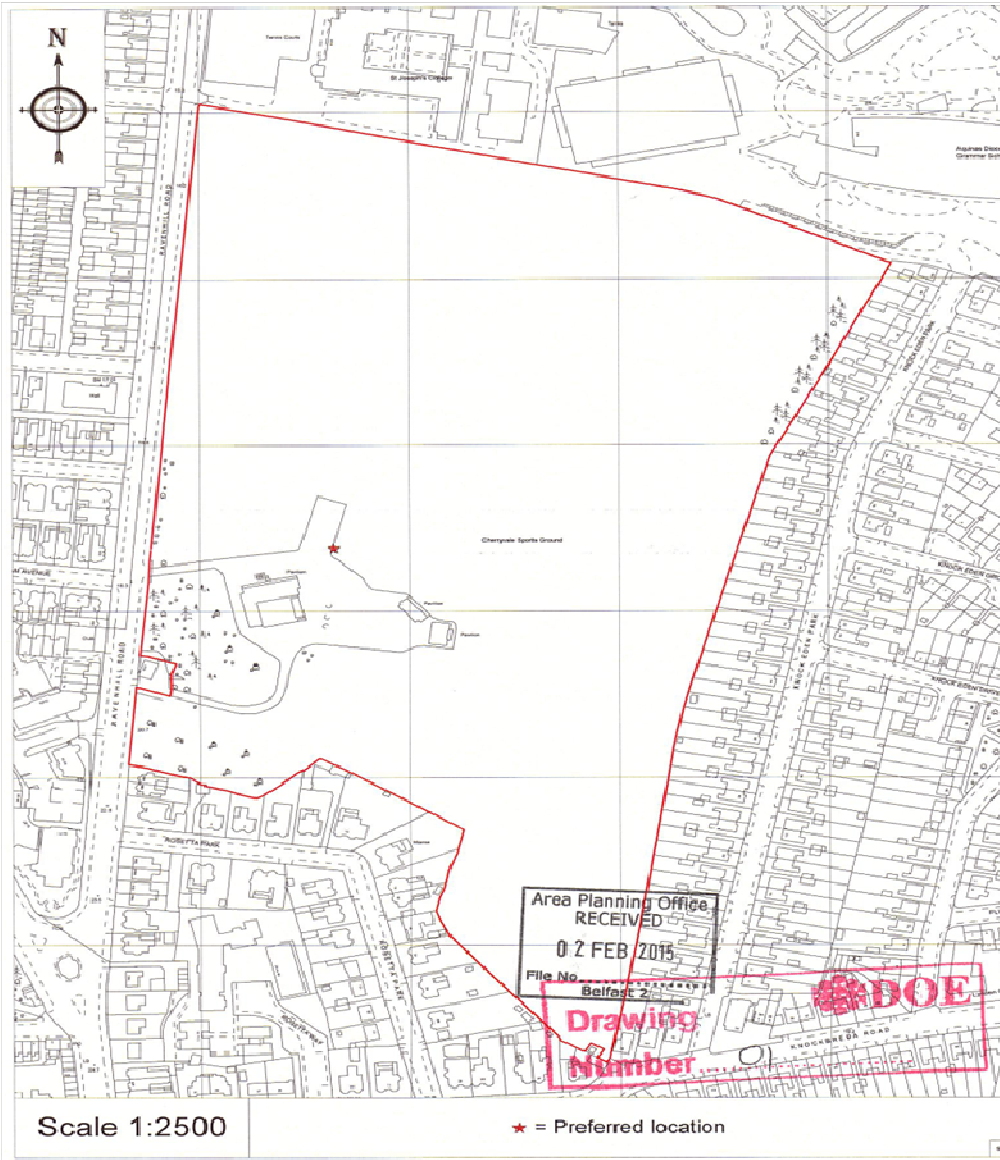


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 May 2015	Item Number:
Application ID: Z/2015/0144/F	Target Date:
Proposal: The provision of a mobile tea/coffee unit	Location: Cherryvale Playing Fields Ravenhill Road Belfast BT6 0BZ
Referral Route: All Belfast City Council applications to be referred to Committee	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council (Parks & Leisure) 24-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address:
Executive Summary: <p>The application seeks permission to provide mobile tea/coffee unit within the park which will provide a range of light food refreshments. The unit will be self contained and removed from the site each day.</p> <p>Area Plan The site is within the settlement/development limits and is further zoned as an area of open space, landscape policy area and a site of local nature conservation importance.</p> <p>The main area of consideration in this case is:</p> <p>1 The principle of a mobile unit operating within the park</p> <p>The operation of a mobile unit is considered acceptable and not likely to adversely impact on the character of the park. The proposal conforms with the area plan, planning policy and guidance.</p> <p>Consultees offered no objection to the proposal</p> <p>One letter of objection was received from a local church regarding potential prejudice of their activities by the proposed use.</p> <p>Recommended for approval subject to condition as set out in the report</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Transport - Hydebank	Substantive Response Received
Non Statutory	Env Health Belfast City Council	Considered - No Comment Necessary
Non Statutory	Env Health Belfast City Council	Substantive Response Received

Representations:

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and	No Petitions Received

signatures	
Number of Petitions of Objection and signatures	No Petitions Received
<p>Summary of Issues</p> <p>The principle of a mobile coffee/tea on the site, impact on the environmental quality, integrity or character of the park, impact upon amenity and consideration of the representation.</p>	
<p>Characteristics of the Site and Area</p> <p>Characteristics of site</p> <p>The site is Cherryvale Playing Fields, Ravenhill Road, Belfast which is a council community park centred around a pavilion building, soccer and Gaelic pitches, informal open space and children's play park with associated parking and deciduous tree groups including mature poplars. The park is open from dawn till dusk and access is from the Ravenhill Road. The preferred location for the coffee van is located on a hard surfaced area located at the edge of the car park at the entrance to the children's playground close to the entrance at Ravenhill Road.</p> <p>Characteristics of area</p> <p>It is designated as an area of existing open space and is also a Local Landscape Policy Area (LLPA) – BT 098. To the North of the site is St Joseph's College and Aquinas Grammar School. Adjacent to the west of the site is the Ravenhill Road an Arterial Route AR 01/13 with residential use on the other side of the road. Adjacent to the south and east of the site is residential use.</p> <p>Description of proposal</p> <p>The proposal is for full planning permission to locate a mobile coffee van (Sui Generis) within the park, which will be a self contained unit removed from the park at the end of the day. Examples of the coffee van have been provided for information purposes.</p>	
<p>Planning Assessment of Policy and Other Material Considerations</p> <p>Regional Development Strategy Belfast Metropolitan Area Plan 2015 Planning Policy Statement 1 – General Principles Planning Policy statement 8 – Open space, Sport and Recreation Development Control Advice Note (DCAN) 4 – Restaurants, Cafes and Fast Food Outlets</p> <p>1 Representation received from the Minister of St Judes Parish, Ballynafeigh raising the following points;</p> <ul style="list-style-type: none"> •No objection to the unit but it may conflict with the churches outreach activities such as 'random acts of kindness' giving out free tea/coffee/hot chocolate, family days and free distribution of food and drink; •Protocol to be drawn up for occasions were there might be a conflict of interest between the coffee van and the Church's events and activities; • The park should remain primarily a people's park. 	

Planning History

Z/2009/0159/F - Upgrade works to park entrance from Ravenhill road, including: road widening, new visibility splays, new entrance walls, tree planting, new pedestrian path and realignment of existing car park - Granted

Z/2014/1124/F - 3G pitch with 2.4m perimeter fencing, 15m high ballstop fencing, floodlighting (20m high masts), single storey extension to existing changing rooms, re-siting of existing storage container and landscaping along boundary with Knock Eden Park - Pending

Consultations

Transport NI – no objection

Belfast City Council Environmental Health – No objection with the attachment of an informative

Assessment

The proposed locations for the coffee van are located within an LLPA BT 098 and therefore policy ENV 1 of BMAP 2015 applies. As the proposed locations are to be on lands that are already tarmac areas and no changes to the landscape of the site are proposed, it is deemed that the proposal will not adversely affect the environmental quality, integrity or character of CherryvalePark and complies with Policy ENV 1.

It is deemed that the proposal will not result in demonstrable harm to interests of acknowledged importance, nor will it unacceptably affect the use of the land as a public park and that it complies with PPS1.

The proposal complies with Policy OS 1 – Protection of open space of PPS 8, in that the proposal will not result in the loss of existing open space as the two locations for the proposed coffee vans are on areas that are already tarmac and will not result in any works to the site. The proposal will benefit those members of the community that use the park without adversely affecting its facilities and existing uses.

Amenity

In terms of DCAN 4 a number of factors need to be considered in terms of noise disturbance, smells and fumes, refuse and litter, traffic considerations and car parking and provision for people with disabilities.

Noise disturbance

Given the proposed locations of the coffee van I do not believe noise disturbance will result from the proposal.

Smells and fumes

The coffee van is for providing coffee and light refreshments and therefore smells and fumes should be minimal and with no residential use directly adjacent I do not believe this will be an issue.

<p>Refuse and litter A number of litter bins are provided within Victoria Park for litter disposal.</p> <p>Traffic considerations and car parking This has been considered by Transport NI who has no objections.</p> <p>Provision for people with disabilities As the proposal is for a mobile coffee van it is as accessible as the park for people with disabilities.</p> <p>In respect of the representation from the Minister of St Jude's Parish which although states that they have no objection to the proposal, the accommodating of both the proposal and the Church's events and activities without conflict would be a civil matter and does not preclude the granting of planning permission. This would be for the church to make a representation to the Parks and Leisure Department.</p> <p>Whilst a preferred siting of the coffee van has been shown on drawing no.01, it is deemed appropriate on any part of the hard surfaced ancillary areas within the site and therefore it is not deemed appropriate to restrict the siting.</p> <p>Taking all factors into consideration on balance approval of the proposal is recommended.</p>	
Neighbour Notification Checked	Yes
<p>Summary of Recommendation: Relevant planning policy and representation fully considered. Proposal deemed to not adversely affect the environmental quality, integrity or character of Cherryvale Playing Fields. The amenity of nearby residents will not be adversely affected by the proposal.</p>	
<p>Conditions/Reasons for Refusal:</p> <p>Conditions</p> <p>1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>Informatives</p> <p>1. Clean Neighbourhood and Environment Act (Ni) 2011 Noise The applicant is advised to ensure that all plant and equipment associated with the proposed development is so situated, operated and maintained as to prevent the transmission of noise to nearby premises.</p>	
<p>Signature(s)</p> <p>Date:</p>	

ANNEX	
Date Valid	2nd February 2015
Date First Advertised	13th March 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) 162 neighbours were notified in accordance with legislative requirements.	
Date of Last Neighbour Notification	5th March 2015
Date of EIA Determination	N/A
ES Requested	No
Planning History	
<p>Ref ID: Z/2009/1605/F Proposal: Erection of 3.6m high ibex fencing around ball courts adjacent to Ravenhill Road. Replace existing fencing around remainder of ball courts with 3m high ibex fencing. Address: St. Joseph's College, 518 Ravenhill Road, Belfast, BT6 0BY Decision: Decision Date: 15.02.2010</p> <p>Ref ID: Z/1977/1212 Proposal: NEW GATEWAY Address: CHERRYVALE SPORTS GROUND, RAVENHILL ROAD Decision: Decision Date:</p> <p>Ref ID: Z/2009/0159/F Proposal: Upgrade works to park entrance from ravenhill road, including: road widening, new visibility splays, new entrance walls, tree planting, new pedestrian path and realignment of existing car park. Address: Cherryvale Playing Fields, Ravenhill Road, Belfast BT6 0BZ Decision: Decision Date: 13.05.2009</p> <p>Ref ID: Z/2014/1124/F Proposal: 3G pitch with 2.4m perimeter fencing, 15m high ballstop fencing, floodlighting (20m high masts), single storey extension to existing changing rooms, re-siting of existing storage container and landscaping along boundary with Knock Eden Park. Address: Cherryvale Playing Fields, Ravenhill Road, Belfast, BT6 0BT, Decision: Decision Date:</p>	

Summary of Consultee Responses

Environmental Health and Transport NI consulted and no objections. Environmental Health recommended the attachment of an informative.

Drawing Numbers and Title

Drawing No. 01
Type: Site Location Plan
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department: N/A
Response of Department: N/A