

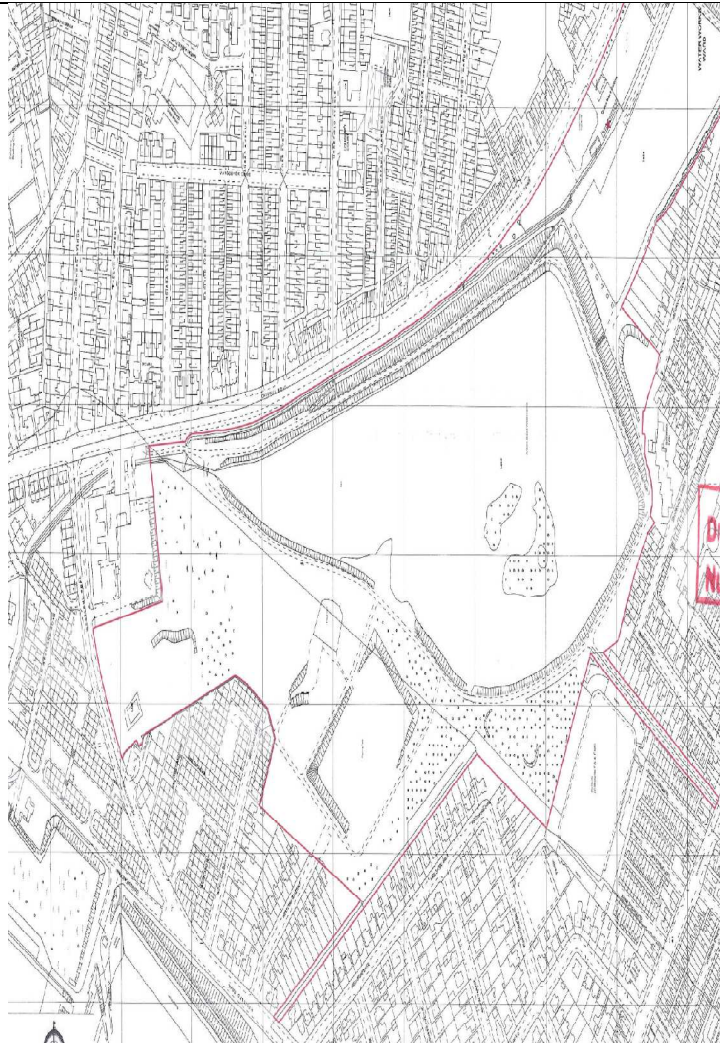


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 May 2015	Item Number:
Application ID: Z/2015/0142/F	Target Date:
Proposal: The site is to be used for the provision of a mobile tea/coffee unit which will provide a range of light food refreshments. The unit will be self contained and removed from the site each day.	Location: Waterworks Park Antrim Road Belfast BT146NG
Referral Route: Belfast City Council Application	
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</p> <p>Area Plan The site is zoned as an area of open space, landscape policy area and a site of local nature conservation importance.</p> <p>The main issue in this case is:</p> <ul style="list-style-type: none">the principle of a mobile unit operating within the park <p>The proposal conforms to the area plan zoning and planning policy. The operation of a mobile unit was considered acceptable and unlikely to adversely impact on the character of the park.</p> <p>Consultees offered no objection to the proposal</p> <p>One letter of objection was received. The issues raised are: effect on character of park, additional traffic created and potential litter problem.</p> <p>It is recommended that the application is approved 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	No Objection
Non Statutory	Env Health Belfast City Council	No objection
Statutory	Env Health Belfast City Council	Content

Representations:

Letters of Support	None Received
Letters of Objection	2
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

The proposal will be assessed against the policies and guidance set out in BMAP 2015 and PPS 1 (General Principles) the issues to be considered is whether the proposal will have a significant

impact on areas of acknowledged importance; comments from consultees will also be considered to its impact on roads and environmental health issues.

Characteristics of the Site and Area

The site is a public municipal park for public recreation.

The surrounding area is mainly residential in character however; the Antrim Road section of boundary is mainly in commercial use.

Planning Assessment of Policy and Other Material Considerations

The proposal was assessed against the policies and guidance set out in the following planning documentation:

BMAP 2015

PPS 1 (General Principles)

PPS 8 (Open Space, Sport and Outdoor Recreation)

Site History:

There are no other similar proposals on this site though there have many various applications for differing developments within the site over the previous years.

Consultations:

TransportNI and Environmental Health were consulted on the proposal both consultees offered no objection to the proposal.

BMAP

The site is located within the existing settlement/development limits for the city and is further designated as being an area of existing open space, Local Landscape Policy Area and a Site of Local Nature Conservation Importance. The development is compliant with the area plan in terms of being development within the development limits.

PPS 1

The proposal is considered to be in compliance with PPS 1 in that it will not impact on the local character, neighbouring premises or traffic flow within the area.

PPS 2

I am content that the proposal, as submitted is compliant with the policy, the unit will have minimal impact on the surrounding environment.

PPS 8

The proposal is compliant with the policy, the unit will not significantly impact on the open space status of the park

Objections

The Council has received two letters of objection to the proposal; both letters are from the one address. The main objection points in both letters were:

The mobile unit will impact negatively on the park's character and will pose additional impacts with regards to traffic and creation of litter. Both letters also state that there are sufficient establishments within the area to cater for light refreshments.

One letter goes on to state that the proposal has the potential to set a precedent for other mobile units and an argument for as many as 5 such units to be sited within the park. The remaining points related to the neighbour notification and the time period allowed for a response to be submitted.

Although development always impact on the surrounding environment, it is the degree to the impact that has to be considered and assessed against the benefits arising from the development. In this case it is hard to arrive at the opinion that a small mobile tea/coffee unit within the confines of a large public park will have such a detrimental impact on the character of the park that it would warrant a recommendation of refusal. Views of the unit will be limited given the topography of the site and the limited size of the vehicle. There is a potential for the vehicle to provide facilities to those partaking in the benefits the park offers to both local residents and those from further afield. The issue of traffic was a consideration for transportNI, they, having considered the proposal and offered no objection. The issue of litter will remain the responsibility of the park authorities and can be govern by conditions imposed on any future operator of the mobile unit. The issue surrounding neighbour notifications is a statutory issue that is beyond the scope of this application and beyond the control of the Council, therefore appropriate comment cannot be given.

I recommend approval for this scheme; it is acceptable in terms of compliant with the area plan and relevant planning policies.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Approval is recommended the proposal is compliant with the area plan and relevant planning policies.

Conditions/Reasons for Refusal:

Conditions

1. As required by Article 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

Informatives

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.

ANNEX

Date Valid	2nd February 2015
Date First Advertised	6th March 2015
Date Last Advertised	
Date of Last Neighbour Notification	11th March 2015
Date of EIA Determination	
ES Requested	Yes /No

Planning History

Ref ID: Z/2014/0813/F

Proposal: Installation of 40 x 2.4m high palisade fencing and 5 x 2.4m high palisade fencing and 190 x 3m high mesh fencing. All existing fencing to remain.

Address: Waterworks Park, Antrim Road, BT14 6NG,

Decision: PG

Decision Date: 21.10.2014

Ref ID: Z/2001/2697/F

Proposal: Erection of fencing at the Waterworks. Amended scheme showing removal of internal gates. Second Amendment - Fence to rear of Knutsford Drive raised to 4m and set 13.5 m from park boundary.

Address: The Waterworks, Cavehill Road, Belfast

Decision:

Decision Date: 15.11.2002

Ref ID: Z/2014/0486/F

Proposal: Two storey detached dwelling.

Address: Site adjacent to 35 Brookvale Avenue, Belfast, BT14 6BW,

Decision: PG

Decision Date: 19.08.2014

Ref ID: Z/2015/0142/F

Proposal: The site is to be used for the provision of a mobile tea/coffee unit which will provide a range of light food refreshments. The unit will be self contained and removed from the site each day.

Address: Waterworks Park, Antrim Road, Belfast, BT146NG,

Decision:

Decision Date:

Ref ID: Z/2015/0106/F

Proposal: The site is to be used for the a mobile tea/coffee unit which will provide a range of light food and refreshmentss. The unit will be self contained and remained and removed from the site

each day.

Address: Waterworks Park, Antrim Road, Belfast, BT14 6NG,

Decision:

Decision Date:

Ref ID: Z/2007/2261/F

Proposal: Erection of 2no detached dwellings in rear garden.

Address: 27 Westland Gardens, Old Park, Belfast BT14 6NF

Decision:

Decision Date: 31.01.2008

Ref ID: Z/2004/2066/F

Proposal: Replacement of a flat roof with pitched roof

Address: 25 Westland Gardens, Old Park, Belfast, Northern Ireland, BT14 6NF

Decision:

Decision Date: 12.11.2004

Ref ID: Z/2005/1792/F

Proposal: Erection of two storey extension to rear of dwelling.

Address: 83 Knutsford Drive, Old Park, Belfast, BT14 6NA

Decision:

Decision Date: 25.05.2006

Ref ID: Z/2001/0478/A41

Proposal: Single storey bedroom/ensuite extension to rear of dwelling

Address: 85 Knutsford Drive, Belfast

Decision:

Decision Date:

Ref ID: Z/2000/2803/F

Proposal: Demolition of existing end terrace and re-building of new seated stand

Address: 31 Cliftonville Street, Town Parks, Belfast, Northern Ireland, BT14 6LP

Decision:

Decision Date: 21.02.2001

Ref ID: Z/2000/1262/F

Proposal: Extend internal entrance lobby to include area under overhang

Address: 1-29 Brookvale Street, Belfast, BT14 6BZ

Decision:

Decision Date: 28.06.2000

Ref ID: Z/1978/0145

Proposal: SHELTERED HOUSING DEVELOPMENT

Address: BROOKVALE AVENUE

Decision:

Decision Date:

Ref ID: Z/1982/0661

Proposal: ERECTION OF GARAGE AND BOUNDARY WALL

Address: 20 LINDEN GARDENS

Decision:

Decision Date:

Ref ID: Z/1987/1579

Proposal: Installation of floodlights

Address: CLIFTONVILLE FOOTBALL CLUB CLIFTONVILLE STREET BELFAST BT14

Decision:

Decision Date:

Ref ID: Z/2006/0921/F

Proposal: Demolition of existing terrace and construction of seated end stand including turnstiles and ancillary accommodation and new toilet block to existing seated stand.

Address: Cliftonville Football Club, 31 Cliftonville Street, Town Parks, Belfast, BT14 6LP

Decision:

Decision Date: 05.07.2006

Ref ID: Z/2009/0265/F

Proposal: Erection of 4 No. 35m high floodlight poles with 24 lights on each one and installation of associated generator.

Address: Cliftonville Football Club, 31 Cliftonville Street, Belfast. BT14 6LP

Decision:

Decision Date: 13.08.2009

Ref ID: Z/2008/1207/F

Proposal: Erection of 4 no. floodlights (24m) and installation of associated generator.

Address: Cliftonville Football Club, 31 Cliftonville Street, Town Parks, Belfast, BT14 6LP

Decision:

Decision Date: 13.11.2008

Ref ID: Z/1977/1091

Proposal: SPORTS AND SOCIAL CLUB

Address: WESTLAND ROAD, BELFAST

Decision:

Decision Date:

Ref ID: Z/2011/0516/F

Proposal: Single storey extension and basement extension to rear of dwelling and external alterations (Amended scheme).

Address: 33 Brookvale Avenue, Belfast, BT14 6BW,

Decision:

Decision Date: 05.12.2011

Ref ID: Z/1990/2263

Proposal: Change of use from lock up garage to workshop

Address: 42A LINDEN GARDENS BELFAST BT14

Decision:
Decision Date:

Ref ID: Z/1977/1164

Proposal: IMPROVEMENTS TO PROPERTY INCLUDING REINSTATEMENT OF LOCK-UP GARAGES

Address: 42A LINDEN GARDENS, CLIFTONVILLE ROAD

Decision:
Decision Date:

Ref ID: Z/1989/2293

Proposal: Refurbishment of workshop and erection of toilets

Address: 42A LINDEN GARDENS, BELFAST BT14

Decision:
Decision Date:

Ref ID: Z/1974/0921

Proposal: CHANGE OF USE - DWELLING HOUSE AND DENTAL SURGERY TO OFFICES

Address: 58 WELLINGTON PARK

Decision:
Decision Date:

Ref ID: Z/1993/2806

Proposal: Extension to dwelling

Address: 42 LINDEN GARDENS BELFAST BT14

Decision:
Decision Date:

Ref ID: Z/2004/1400/F

Proposal: Widening of front access door and provision of new access ramp

Address: Antrim Road Water Works Pavillion, Cavehill Road, Belfast

Decision:
Decision Date: 22.10.2004

Ref ID: Z/2011/0260/F

Proposal: Telecommunications development comprising of 1No. 15m high Hutchinson Jupiter 811E Streetworks Pole with 6No. Vodafone and O2 antennas within shroud, 1No. vulcan equipment cabinet, 1No. alifabs meter pillar.

Address: Footpath of Antrim Road, Approx 100m south east of junction of Antrim Road and Cavehill Road, Belfast, Bt15 2HF,

Decision:
Decision Date: 10.01.2012

Ref ID: Z/1987/2469

Proposal: Erection of free standing bus shelter

Address: OPPOSITE TO 295 ANTRIM ROAD, BELFAST BT1

Decision:
Decision Date:

Ref ID: Z/2002/2777/F

Proposal: Erection of bus shelter on public footpath

Address: Cavehill Road, 75m n/w of Antrim Road, Belfast, BT15 5BE

Decision:

Decision Date: 30.01.2003

Ref ID: Z/2013/0191/F

Proposal: Proposed changing pavilion and associated alterations to existing fence and pedestrian pathways.

Address: Waterworks Park, Westland Gardens, Belfast,

Decision: PG

Decision Date: 06.06.2013

Ref ID: Z/2014/0397/F

Proposal: Erection of community facility and 1 retail unit.

Address: 89 Westland Road, BT14 6TA,

Decision: PG

Decision Date: 13.11.2014

Ref ID: Z/1996/2984

Proposal: Provision of additional car parking with security fencing and lighting for Brigade Training School and Fire Station

Address: LAND ADJACENT TO BRIGADE TRAINING SCHOOL 14 CAVEHILL ROAD, BELFAST, BT15

Decision:

Decision Date:

Ref ID: Z/2012/0064/F

Proposal: Provision of a multiuse sports area (MUSA) with floodlighting and ball stop fencing including new access to site

Address: Open space between sheltered housing and fire station, Westland Road, Belfast, BT14 6TB and BT15 5EY,

Decision: PG

Decision Date: 13.05.2013

Ref ID: Z/1999/2678

Proposal: Erection of temporary community centre

Address: Adjacent to no. 89 Westland Road Belfast BT14

Decision:

Decision Date: 13.03.2000

Ref ID: Z/2005/0936/F

Proposal: Environmental improvements to include 1.8m railing and arched entrance feature, multisport area, play area, increased parking spaces and other alterations.

Address: Westlands Club House and Environs, Westland Road, Belfast, BT14 6TA

Decision:

Decision Date: 24.08.2005

Ref ID: Z/2001/3094/O

Proposal: Construction of 6No. of single storey dwellings and associated access way/road for social housing

Address: 89 Westland Road, Old Park, Belfast, Northern Ireland, BT14 6TD

Decision:

Decision Date: 04.03.2002

Ref ID: Z/2002/1379/RM

Proposal: Construction of 6No single storey dwellings with associated road for social housing

Address: 89 Westland Road, Belfast

Decision:

Decision Date: 26.11.2002

Ref ID: Z/1989/2291

Proposal: Extension to dwelling

Address: 13 WESTLAND GDNS. BELFAST BT14

Decision:

Decision Date:

Ref ID: Z/2002/1563/A41

Proposal: Single storey kitchen extension to rear of dwelling

Address: 11 Westland Gardens, Belfast, BT14 6NF

Decision:

Decision Date:

Ref ID: Z/2001/2510/A41

Proposal: Single storey kitchen extension to rear of dwelling

Address: 87 Knutsford Drive, Belfast, BT14 6NA

Decision:

Decision Date:

Ref ID: Z/2002/0389/F

Proposal: Single storey extension to rear of dwelling.

Address: 87 Knutsford Drive, Old Park, Belfast, Northern Ireland, BT14 6NA

Decision:

Decision Date: 16.07.2002

Ref ID: Z/2010/0606/F

Proposal: Single-storey extension to rear of dwelling.

Address: 91 Knutsford Drive, Old Park, Belfast, Northern Ireland, BT14 6NA

Decision:

Decision Date: 15.06.2010

Ref ID: Z/2002/0332/F

Proposal: Rear and side 2 storey extension to dwelling.

Address: 59 Westland Road, Old Park, Belfast, Northern Ireland, BT14 6NL

Decision:

Decision Date: 09.08.2002

Ref ID: Z/1975/1197

Proposal: ERECTION OF GARAGE AND TOOLSHED

Address: 59 WESTLAND ROAD

Decision:

Decision Date:

Ref ID: Z/2004/1777/F

Proposal: Construction of a roof exercise tower beside existing drill tower

Address: Westland Fire Station, Cavehill Road, Belfast BT14 6PB

Decision:

Decision Date: 21.10.2004

Ref ID: Z/1999/2218

Proposal: Multi-sport pitch including the fencing, floodlighting and pavilion refurbishment.

Address: THE WATERWORKS AND QUEEN MARY GARDENS, JUNCTION OF CAVEHILL ROAD AND ANTRIM ROAD, BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/2000/1929/A

Proposal: Hoarding

Address: Westland Fire Station, Cavehill Road, Belfast

Decision:

Decision Date: 23.09.2000

Ref ID: Z/1989/2727

Proposal: Erection of temporary mobiles

Address: WESTLAND FIRE STATION WESTLAND ROAD, BELFAST BT14

Decision:

Decision Date:

Ref ID: Z/1974/0603

Proposal: ERECTION OF FIRE STATION AND TRAINING CENTRE

Address: CAVEHILL ROAD/WESTLAND ROAD

Decision:

Decision Date:

Ref ID: Z/1973/0121

Proposal: CONSTRUCTION OF A FIRE STATION

Address: WESTLAND ROAD/CAVEHILL ROAD

Decision:

Decision Date:

Ref ID: Z/1983/0066
Proposal: EXTENSION TO FIRE STATION
Address: WESTLAND FIRE STATION, CAVEHILL ROAD
Decision:
Decision Date:

Ref ID: Z/2005/2612/F
Proposal: Two-storey extension to rear of dwelling.
Address: 33 Knutsford Drive, Old Park, Belfast, Northern Ireland, BT14 6LZ
Decision:
Decision Date: 31.01.2006

Ref ID: Z/1978/1765
Proposal: PLAY AREA, ALL WEATHER PITCH
Address: WESTLAND GARDENS, BT14
Decision:
Decision Date:

Ref ID: Z/2008/0641/F
Proposal: Provision of 2.45 metre high mesh panel fence and double gate around existing football pitch.
Address: Water Works playing fields adjacent to 63 Westland Road, Old Park, Belfast, BT14 6NL
Decision:
Decision Date: 17.05.2008