

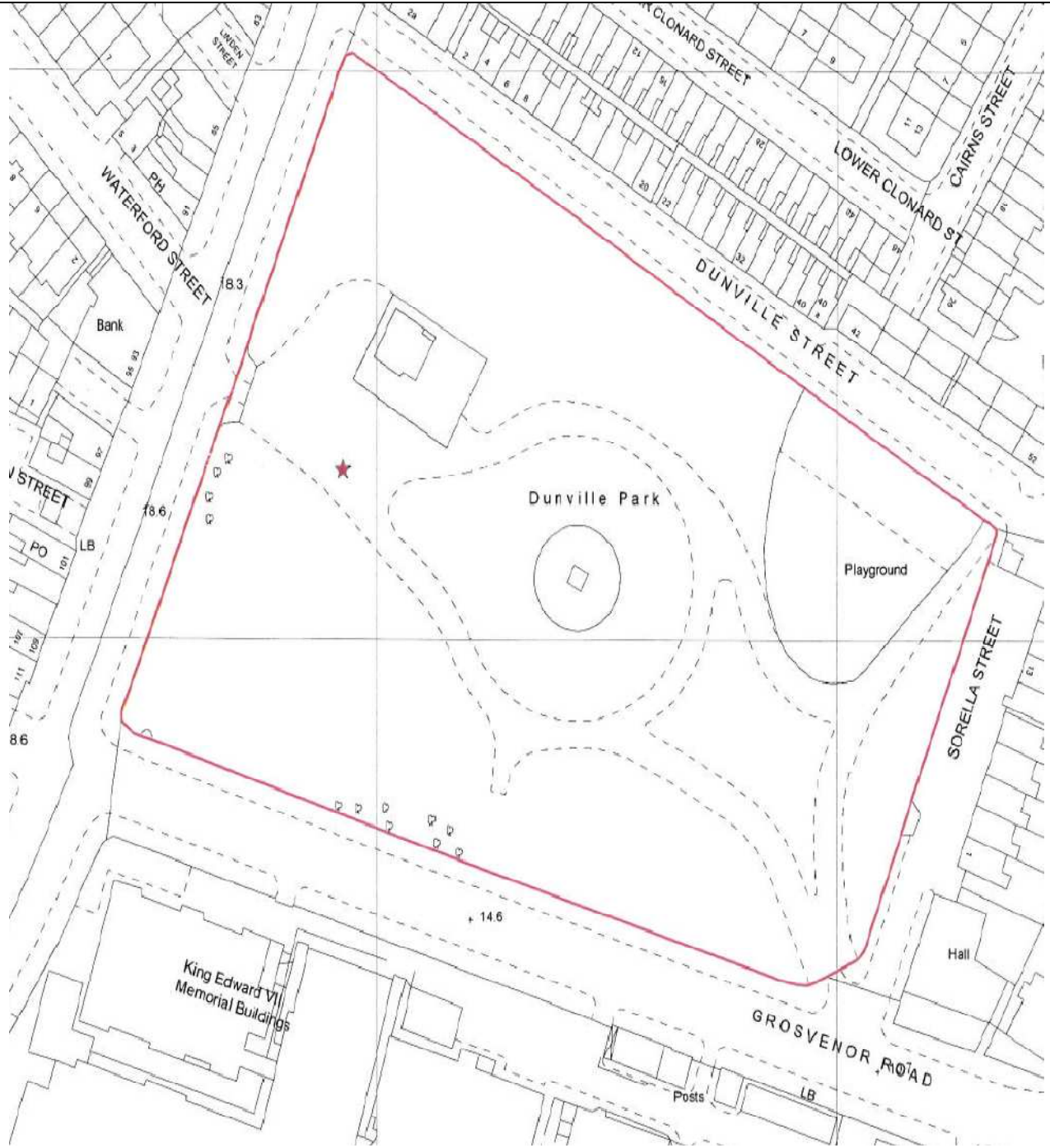


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19.05.2015	Item Number:
Application ID: Z/2015/0143/F	Target Date: 18 th May 2015
Proposal: The site is to be used for the provision of a mobile tea/coffee unit which will provide a range of light food and refreshments. The unit will be self contained and removed from the site each day.	Location: Dunville Park Falls Road Belfast BT12 4PE
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 historic park, garden and demesne.</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, planning policy and guidance. 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: the unit will have a negative impact on the park and an economic impact on surrounding businesses</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	Considered - No Comment Necessary
Statutory	Env Health Belfast City Council	Content

Representations:	
Letters of Support	None Received
Letters of Objection	One Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Summary of Issues	
<p>The issues to be considered are the potential impact of the development on a municipal park which is designated as a Local Landscape Policy Area and the issues raised within a letter of objection to the proposal.</p>	
Characteristics of the Site and Area	
<p>The site is a Council community park containing garden areas, pathways and children play facilities which have recently been upgraded. The site is enclosed a dwarf wall topped with steel fencing.</p> <p>The surrounding area is in mix use with residential use to the north and east in the form of terrace housing and commercial/retail and hospital uses to the south and west; the RVH being a dominant feature in the area. The park is surrounded on four sides by roads to the west and south are main arterial roads, Falls Road and Grosvenor Road and to the north and east residential streets, Dunville Street and Sorella Street.</p>	
Planning Assessment of Policy and Other Material Considerations	
<p>The proposal was assessed against the policies and guidance set out in the following planning documentation:</p> <p>BMAP 2015 PPS 1 (General Principles) PPS 6 (Planning Archaeology and Built Heritage)</p> <p>Notifications:</p> <p>The development was neighbour notified and advertised there has been one letter of objection received. The objector referred in his letter to the fact that the proposal will impact on the character of the park and surrounding businesses with the proposed development would have an unfair advantage over the existing businesses. I have set out below how I feel the proposal will not impact significantly on the character of the park. PPS 1 states that; the planning system does not exist to protect the private interest of one person against the activities of another. Therefore in consideration of this paragraph the Council cannot give determining weight to the objection point regarding the potential impact on other businesses in the area.</p> <p>Consultations:</p> <p>TransportNI and Environmental Health were consulted on the proposal, transportNI</p>	

offered no objection to the proposal; Environmental Health also offered no objection and indicated that a noise informative should be included on any grant of permission.

BMAP

The site is located within the existing settlement/development limits for the site it is further designated as being a Historic Park, Garden and Demesne the description indicating that the fountain, gates and pillars being listed. The site is also designated within the area plan as being a Local Landscape Policy Area (LLPA). The proposal is in compliance with Policy ENV 1 and therefore compliant with the area plan

PPS 1

The proposal complies with PPS 1 as it does not impact on the character of the park, the neighbouring premises and traffic flow in the area. Consultees offered no objection to the proposal.

PPS 6

The proposal complies with policies and guidance set out in the policy document and will not harm any feature of environment or archaeological importance.

I am content to recommend approval for this proposal.

Neighbour Notification Checked

Yes

Summary of Recommendation:

The proposal was assessed against current planning policies and consideration taken of the area plan designations for the site, consultations responses and issues raised in objection.

Conditions/Reasons for Refusal:

Conditions

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.

Reason: Time Limit.

Informatives

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

2. 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

Signature(s)

Date:

ANNEX	
Date Valid	2nd February 2015
Date First Advertised	6th March 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Sorella Street,Town Parks,Belfast,Antrim,BT12 4ND, The Owner/Occupier, 10 Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF, The Owner/Occupier, 101 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE, The Owner/Occupier, 101B Falls Road,Edenderry,Belfast,Antrim,BT12 4PE, The Owner/Occupier, 101C Falls Road,Edenderry,Belfast,Antrim,BT12 4PE, The Owner/Occupier, 101D Falls Road,Edenderry,Belfast,Antrim,BT12 4PE, The Owner/Occupier, 103 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE, The Owner/Occupier, 105 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE, The Owner/Occupier, 109 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE, The Owner/Occupier, 109A Falls Road,Edenderry,Belfast,Antrim,BT12 4PE, The Owner/Occupier, 11 Sorella Street,Town Parks,Belfast,Antrim,BT12 4ND, The Owner/Occupier, 111 Falls Road,Edenderry,Belfast,Antrim,BT12 6AA, The Owner/Occupier, 12 Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF, The Owner/Occupier, 13 Sorella Street,Town Parks,Belfast,Antrim,BT12 4ND, The Owner/Occupier, 14 Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF, The Owner/Occupier, 15 Sorella Street,Town Parks,Belfast,Antrim,BT12 4ND, The Owner/Occupier, 16 Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF, The Owner/Occupier, 17 Sorella Street,Town Parks,Belfast,Antrim,BT12 4ND, The Owner/Occupier, 18 Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF, The Owner/Occupier, 19 Sorella Street,Town Parks,Belfast,Antrim,BT12 4ND, The Owner/Occupier, 2 Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF, The Owner/Occupier,</p>	

21 Sorella Street, Town Parks, Belfast, Antrim, BT12 4ND,
The Owner/Occupier,
22 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
24 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
26 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
28 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
2A Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
3 Sorella Street, Town Parks, Belfast, Antrim, BT12 4ND,
The Owner/Occupier,
30 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
32 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
321 Grosvenor Road, Town Parks, Belfast, Antrim, BT12 4LP,
The Owner/Occupier,
34 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
36 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
38 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
4 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
40 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
40A Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
42 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
44 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
46 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
48 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
5 Sorella Street, Town Parks, Belfast, Antrim, BT12 4ND,
The Owner/Occupier,
50 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
52 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
6 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
7 Sorella Street, Town Parks, Belfast, Antrim, BT12 4ND,
The Owner/Occupier,
75-79, Falls Road, Edenderry, Belfast, Antrim, BT12 4PE,
The Owner/Occupier,
8 Dunville Street, Town Parks, Belfast, Antrim, BT12 4NF,
The Owner/Occupier,
81 Falls Road, Edenderry, Belfast, Antrim, BT12 4PE,

The Owner/Occupier,
 83 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE,
 The Owner/Occupier,
 83A Falls Road,Edenderry,Belfast,Antrim,BT12 4PE,
 The Owner/Occupier,
 85 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE,
 The Owner/Occupier,
 87 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE,
 The Owner/Occupier,
 89 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE,
 The Owner/Occupier,
 9 Sorella Street,Town Parks,Belfast,Antrim,BT12 4ND,
 The Owner/Occupier,
 91 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE,
 The Owner/Occupier,
 91-93,Falls Road,Edenderry,Belfast,Antrim,BT12 4PE,
 The Owner/Occupier,
 97 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE,
 The Owner/Occupier,
 97 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE,
 The Owner/Occupier,
 99 Falls Road,Edenderry,Belfast,Antrim,BT12 4PE,
 The Owner/Occupier,
 99A Falls Road,Edenderry,Belfast,Antrim,BT12 4PE,
 The Owner/Occupier,
 APARTMENT 1,20 Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF,
 The Owner/Occupier,
 Apartment 2,20 Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF,
 The Owner/Occupier,
 Apartment 3,20 Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF,
 The Owner/Occupier,
 Flat 1,2B Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF,
 The Owner/Occupier,
 Flat 2,2B Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF,
 The Owner/Occupier,
 Flat 3,2B Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF,
 The Owner/Occupier,
 Flat 4,2B Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF,
 The Owner/Occupier,
 Flat 5,2B Dunville Street,Town Parks,Belfast,Antrim,BT12 4NF,
 The Owner/Occupier,
 Receipt & Distribution,274 Grosvenor Road,Town Parks,Belfast,Antrim,BT12 4LL,

Date of Last Neighbour Notification	11th March 2015
Date of EIA Determination	
ES Requested	Yes /No

Planning History

Ref ID: Z/2015/0107/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 and refreshments. The unit will be self-contained and removed from the site each day.

Address: Dunville Park, Falls Road, Belfast, BT12 4PE,

Decision:

Decision Date:

Ref ID: Z/2015/0143/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 and refreshments. The unit will be self contained and removed from the site each day.

Address: Dunville Park, Falls Road, Belfast, BT12 4PE,

Decision:

Decision Date:

Ref ID: Z/1985/1753

Proposal: ERECTION OF 32 DWELLINGS

Address: AREA BOUNDED BY GROSVENOR ROAD, DUNVILLE PARK, THEODORE STREET AND ABERCORN

Decision:

Decision Date:

Ref ID: Z/1993/2297

Proposal: Improvements including new pitched roof

Address: DUNVILLE DAY CENTRE, DUNVILLE PARK, FALLS ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1985/1310

Proposal: ERECTION OF RAILINGS TO ENCLOSE DAY CENTRE

Address: DUNVILLE PARK, GROSVENOR ROAD

Decision:

Decision Date:

Ref ID: Z/2010/1466/F

Proposal: Park to be regenerated to include a new synthetic pitch, flood lighting and ballstop fencing, sports pavilion, new play areas, conservation and landscaping works.

Address: Dunville Park, Junction of Falls Road and Grosvenor Road, Belfast, BT13 3RD,

Decision:

Decision Date: 26.08.2011

Ref ID: Z/2012/0133/F

Proposal: Amendment to elevations approved under Z/2010/1466/F (Change of materials from laminate panelling to rendered block work)

Address: Dunville Park, junction of Falls Road and Grosvenor Road, Belfast, BT13 3RD,

Decision:
Decision Date: 06.04.2012

Summary of Consultee Responses

Drawing Numbers and Title

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
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Status: Submitted

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Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: