

## Committee Application

Development Management Officer Report	
<b>Committee Application Decision Date:</b> Tuesday 21 April 2020	
<b>Application ID:</b> LA04/2019/2358/F	
<b>Proposal:</b> Erection of 65m of 3m high fencing along the western boundary and 95m of 3m high fencing along the northern boundary. New access gates for maintenance.	<b>Location:</b> Glenbryn Play Park Glenbryn Park Belfast BT14 7JG
<b>Referral Route:</b> Belfast City Council Application	
<b>Recommendation:</b> Approve with conditions	
<b>Applicant Name and Address:</b> Belfast City Council Physical Programmes Department 9-21 Adelaide Street Belfast BT2 8DJ	<b>Agent Name and Address:</b> McCartan Muldoon Architects 222a Lisburn Street Hillsborough BT26 6AB
<p><b>Executive Summary:</b></p> <p>This application seeks full planning permission to erect a 65m length of 3m high paladin fencing along the western boundary of Glenbryn Play Park (to the rear of dwellings along Berwick Road) and a 95m length of 3m high paladin fencing along the northern boundary of Glenbryn Play Park (to the rear and side of dwellings 93 to 107 Alliance Road). The new fencing is to be positioned 1 metre from the boundaries with integral access gates to each section for maintenance purposes.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The effect of the proposal on the character and appearance of the area</li> <li>• The impact on the living conditions of the neighbouring properties.</li> <li>• Road safety</li> </ul> <p>No third party objections were received.</p> <p>Consultees Belfast City Council Environmental Health requested a Condition to be added to any approval. DfI Roads offered no objections to the proposal.</p> <p><b>Recommendation:</b> Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.</p>	

**Case Officer Report**

**Site Location Plan**



**Characteristics of the Site and Area**

<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	Erection of a 65m length of 3m high paladin fencing along the western boundary of Glenbryn Play Park (to the rear of dwellings along Berwick Road) and a 95m length of 3m high paladin fencing along the northern boundary of Glenbryn Play Park (to the rear and side of dwellings 93 to 107 Alliance Road). The new fencing is to be positioned 1

	metre from the boundaries with integral access gates to each section for maintenance purposes.
<b>2.0</b>	<b>Description of Site</b>
2.1	<p>The site is a recently developed playground and newly landscaped area of open space bounded by a 1.2m perimeter fence. This was approved in 2017 under application ref LA04/2016/2275/F.</p> <p>The site is generally triangular in shape. A row of semi-detached dwellings along Alliance Road back onto the northern section of the site. Another semi-detached row along Berwick Road backs onto the western section of the site. These northern and western boundaries have defensive shrub planting enclosed by 1.2m high fencing, providing a boundary to the rear of these dwellings.</p> <p>The site is in a mostly high density residential area interspersed with areas of open space and previously developed scrubland.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
	<p>LA04/2016/2275/F Open space adjacent to Glenbryn Park. Provision of playground and erection of fence. Permission Granted</p> <p>LA04/2019/1825/DC Open space adjacent to Glenbryn Park. Discharge of condition no. 2 of LA04/2016/2275/F. Condition Discharged</p> <p>Z/2001/3220/F Sites 14/14a, 15/15a, 16-27, 28/28a, 29/29a Alliance Road (between Glenburn Parade and Glenburn Park). 12No semi-detached dwellings and 8No apartments. Permission Granted</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015
4.2	SPPS, Planning Policy Statements:  Strategic Planning Policy Statements for NI (SPPS) Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005)
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	DfI Roads – No objection.
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
6.1	BCC Environmental Health – No objection, Condition recommended.
<b>7.0</b>	<b>Representations</b>
7.1	The application has been advertised in the local press and neighbours notified. No representations have been received regarding the application.
<b>8.0</b>	<b>Assessment</b>

8.1	<p>The main issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The effect of the proposal on the character and appearance of the area</li> <li>• The impact on the living conditions of the neighbouring properties.</li> <li>• Road safety</li> </ul>
8.2	<p>The application seeks permission to erect a 65m length of 3m high paladin fencing along the western boundary and a 95m length of 3m high paladin fencing along the northern boundary. Existing 1.2m high chestnut/chespale fencing will be removed and replaced with 3m high black mesh paladin fencing, offset by 1m to the adjacent properties along the 2 boundaries. Lockable access gates 2.2m high and 1m wide will be incorporated within the western paladin fence for maintenance access. A gate from Alliance Road will provide access adjacent to the northern boundary fence.</p>
8.3	<p>The proposal is to secure the boundaries of an existing play park which was granted Planning Permission under LA04/2016/2275/F under the provisions of the Area Plan and PPS 8 to utilise an existing green space within a residential zoning (dBMAP) for such use.</p>
8.4	<p><b>Impact on the Character and Appearance of the Area</b></p>
8.5	<p>The proposal is compatible with its surroundings and will not unacceptably affect the existing land use.</p>
8.6	<p>The heavy duty wire mesh perimeter fencing will provide improved security for the park. The new fence will be 3m high and the gates will be self-closing and lockable. The fence will provide a barrier between the play area and the residential properties bounding the site and will deter anti-social behaviour.</p>
8.7	<p>Residential amenity will not be adversely impacted by the wire mesh fence. The existing planted areas between the proposed fencing and the play area will provide a buffer and a degree of visual screening between the adjoining residential properties and the playground. The mesh nature of the fence offers some transparency reducing the visual impact of the increased boundary height.</p>
8.8	<p>The proposal is considered compliant with the principal of supporting good design and positive place-making within the SPPS.</p>
8.9	<p><b>The impact on the living conditions of the neighbouring properties</b></p>
8.10	<p>The proposal will enhance security of the park and as such will positively benefit neighbouring properties. The proposed fencing will deter access between the rear of the residential properties and the play area. The proposal will have no negative impact on the living conditions of the neighbouring properties. Whilst the fencing is higher than existing the transparent mesh nature of the material combined with buffer planting will offset any visual impact.</p>
8.11	<p>The fencing will secure a facility that improves the quality of life of local residents. The proposal is considered compliant with the relevant core planning principals within the SPPS.</p>
8.12	<p><b>Road Safety</b></p> <p>The alterations to the access will allow for maintenance access to the play area. DfI Roads have offered no objection. The proposal complies with PPS 3.</p>

8.13	<p><b>Consultations</b> DfI Roads were consulted and offered no objection. Environmental Health were consulted and offered no objection to the proposal subject to a condition.</p>
8.14	<p><b>Conclusion</b> On balance it is considered that the proposal for a perimeter fence on the application site is acceptable taking account of all the material considerations presented.</p>
9.0	<p><b>Summary of Recommendation: Approval</b></p>
9.1	<p>It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.</p>
10.0	<p><b>Conditions</b></p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. In the event that the proposed development will disrupt the existing capping layer in place on the site then prior to operation of the site, the capping layer must be fully reinstated in line with the documentation submitted under LA04/2016/2275/F and LA04/2019/1825/DC. All materials used in the reinstated capping layer must be suitable for a Public Open Space (Public Park) end use.</p> <p>Reason: Protection of human health.</p> <p><b>Informatives</b></p> <p>The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at <a href="https://www.planningni.gov.uk/index/tools/public-access-info.htm">https://www.planningni.gov.uk/index/tools/public-access-info.htm</a>.</p>

<b>ANNEX</b>	
<b>Date Valid</b>	12 <sup>th</sup> November 2019
<b>Date First Advertised</b>	29 <sup>th</sup> November 2019
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses)	
101 - 107 Alliance Road,Belfast,Antrim,BT14 7JE	
101- 111 Glenbryn Park,Belfast,Antrim,BT14 7JG	
140 - 146 Alliance Road,Belfast,Antrim,BT14 7JD	
199 -217 Berwick Road,Belfast,Antrim,BT14 7JP	
77 - 99 Glenbryn Park,Belfast,Antrim,BT14 7JG	
89 - 99 Alliance Road,Belfast,Antrim,BT14 7JE	
97 Alliance Avenue,Belfast,Antrim,BT14 7NT	
<b>Date of Last Neighbour Notification</b>	20 <sup>th</sup> November 2019
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>Ref ID: LA04/2016/2275/F            Proposal: Provision of playground and erection of fence.            Address: Open space adjacent to Glenbryn Park.            Decision: Permission Granted            Decision Date: 23 May 2017</p> <p>Ref ID: LA04/2019/1825/DC            Proposal: Discharge of condition no. 2 of LA04/2016/2275/F.            Address: Open space adjacent to Glenbryn Park.            Decision: Condition Discharged            Decision Date: 2 October 2019</p> <p>Ref ID: Z/2001/3220/F            Proposal: 12No semi-detached dwellings and 8No apartments.            Address: Sites 14/14a, 15/15a, 16-27, 28/28a, 29/29a Alliance Road (between Glenburn Parade and Glenburn Park).            Decision: Permission Granted            Decision Date: 12 December 2003</p>	

**Summary of Consultee Responses**

**Dfl Roads – no objection**

**BCC Environmental Health – no objection, condition attached.**

**Drawing Numbers and Title**

Drawing No. 01  
Type: Location Map  
Status: Submitted

Drawing No. 02A  
Type: Proposed Layout  
Status: Submitted

Drawing No. 03  
Type: Fencing Detail & Elevation  
Status: Submitted

Drawing No. 04  
Type: Fencing Elevations  
Status: Submitted

**Notification to Department (if relevant)**

Date of Notification to Department:  
Response of Department: