

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Decision Date:</b> 16 June 2020	
<b>Application ID:</b> LA04/2019/2990/F	
<b>Proposal:</b> Change of Use of land from derelict hardstand to (temporary) replacement car park, new access/egress via Severn Street and Boundary treatment. (Amended description _ address)	<b>Location:</b> Lands adjacent to and south east of Ballymacarrett Community Centre between Severn Street and Ballymacarrett Walkway Belfast BT4 1SX
<b>Referral Route:</b> Applicant is Belfast City Council	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Belfast City Council City & Neighbourhood Services Dept 4-10 Linenhall Street Belfast BT2 8BP	<b>Agent Name and Address:</b> Belfast City Council 4-10 Linenhall Street Belfast BT2 8BP
<p><b>Executive Summary:</b></p> <p>This application seeks full planning permission for change of use of land from derelict hardstanding to temporary carpark, new access/egress via Severn Street and boundary treatment.</p> <p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> <li>• Principle of development and use;</li> <li>• Parking provision and access;</li> <li>• Impact on area of existing open space;</li> <li>• Visual Impact;</li> <li>• Impact on residential amenity of neighbours.</li> </ul> <p>No third party objections have been received.</p> <p>DFI Roads have no objection to the proposal.</p> <p>The proposal will facilitate 17 parking spaces, 8 of which will be accessible spaces for use only by staff and users of the centre, who have been displaced, from their previous car park due to Environmental Improvement works to the Ballymacarrett Walkway. The proposal will provide a temporary functional ancillary use to benefit the community centre staff and users until the Recreational Masterplan has been progressed.</p> <p>The site is within a wider designation as an Area of Existing Open Space in the Belfast Metropolitan Area Plan 2015 (BMAP) and the 2004 version. The BUAP 2001 designates the site as un-zoned white land.</p>	

The area proposed to be designated as an Area of Existing Open Space extends to 1.8ha. The proposed site covers a small fraction of that area at 0.061ha and equates to 3.4% of the wider proposed area of existing open space. The proposal site is of a minor scale in context with the extensive Comber Greenway and open space in which it is located. The proposal serves to provide a relatively small ancillary use to the recreational function of the community centre and the wider linear park, which forms part of the larger Comber Greenway. The site is in close proximity to the CS Lewis Square, which was designated as white land and now provides a much used public open space and acts as a vital linkage between the adjacent linear parks at Severn Street through to the Newtownards Road and the wider Comber Greenway.

Given the public gain of Lewis Square in the immediate locality, the loss of a small area to facilitate an existing recreational use in the short term is considered acceptable and will not result in a negative impact on the provision of open and recreational space to the area.

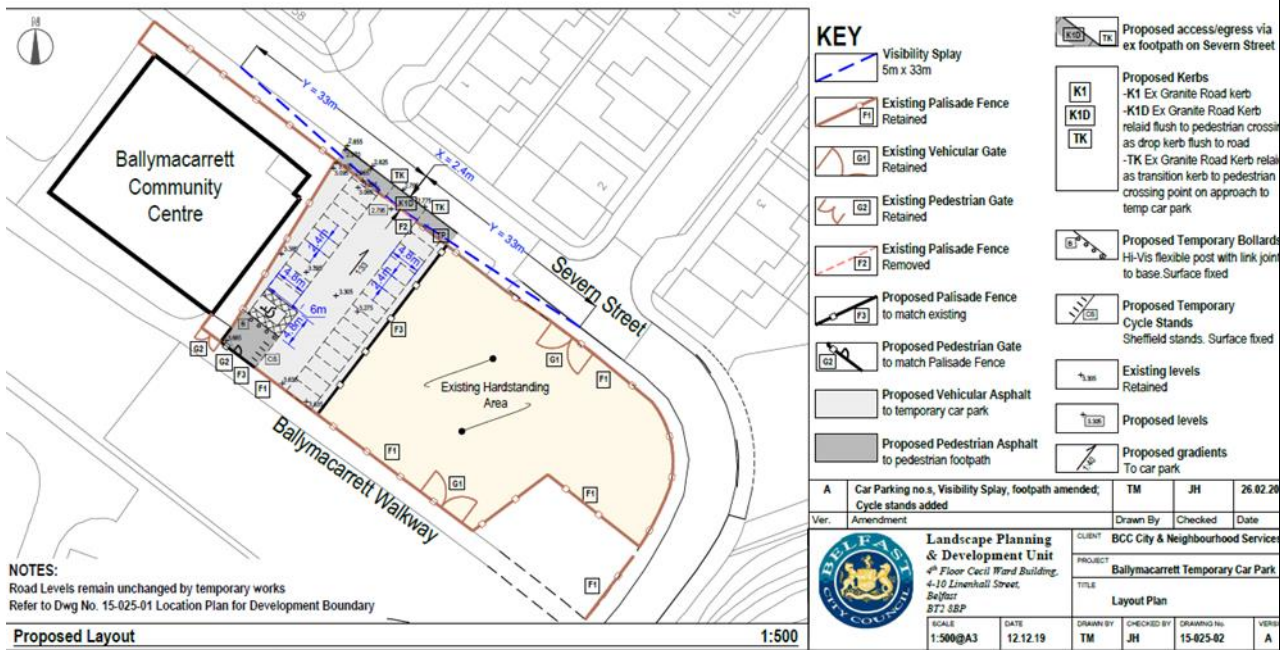
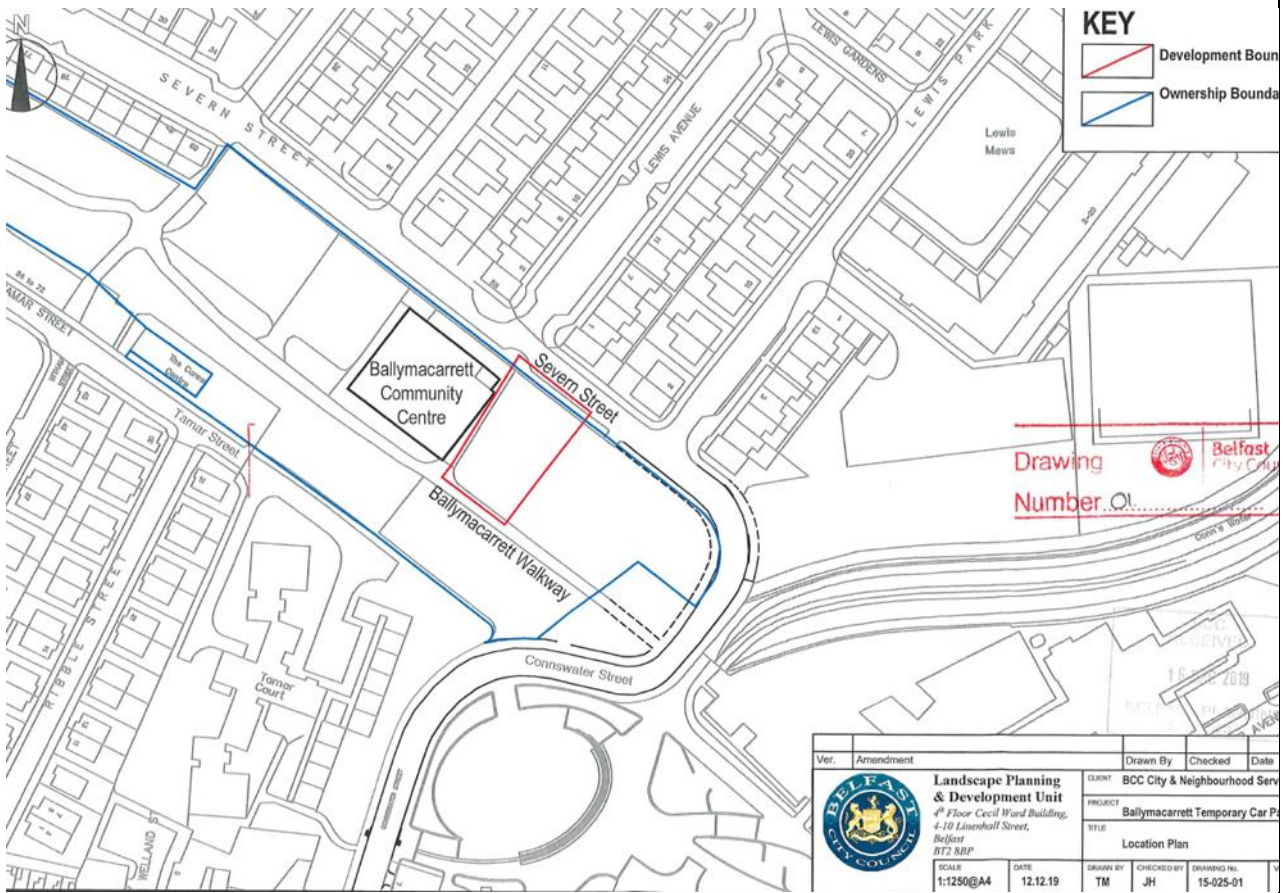
The proposal is considerable to be acceptable subject to a temporary time condition of 2 years.

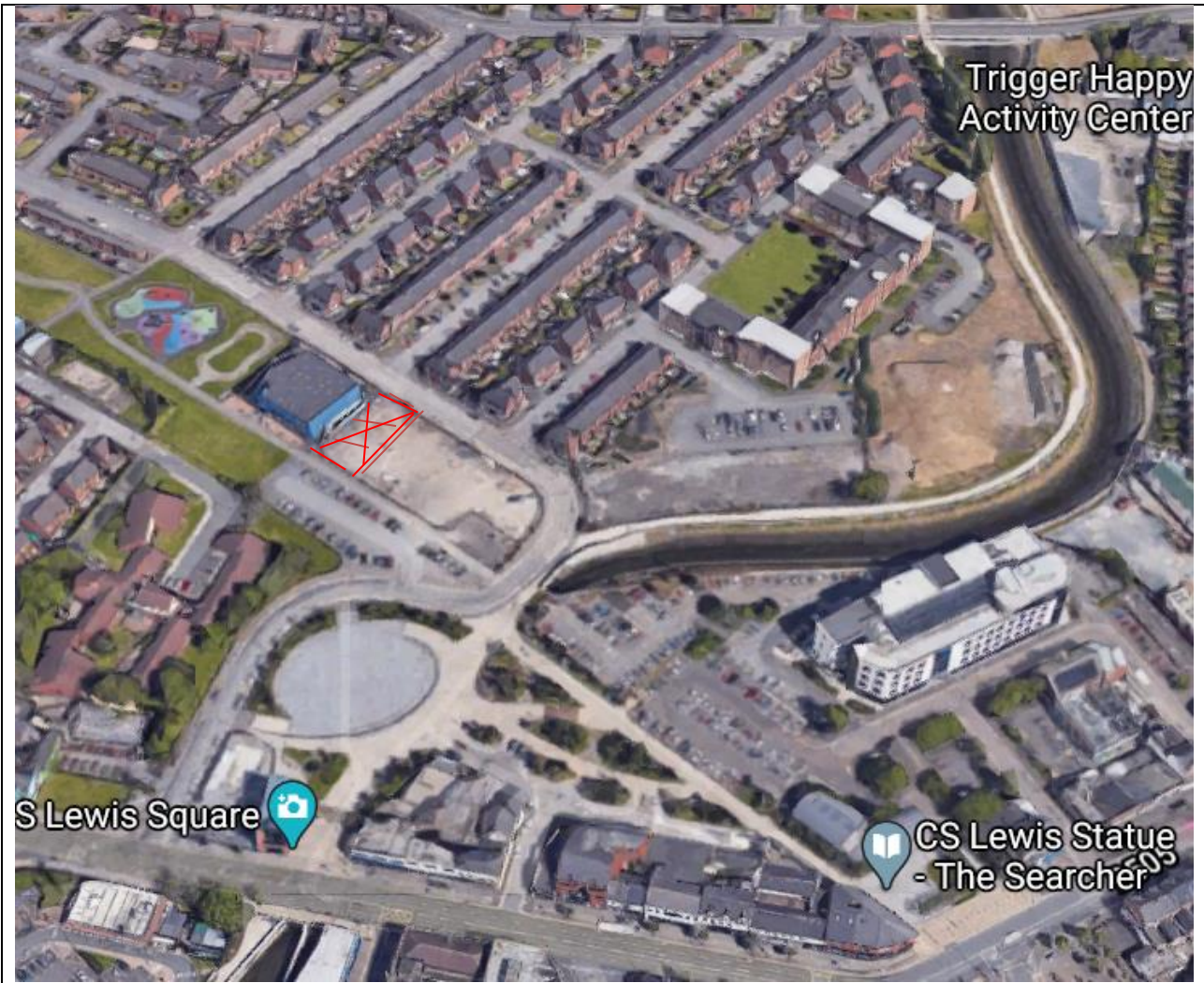
**Recommendation**

Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved subject to conditions 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.

# Case Officer Report

## Site Location Plan





**Consultations:**

Consultation Type	Consultee	Response
Statutory	DFI Roads - Hydebank	Advice
Statutory	DFI Roads - Hydebank	Content
Statutory	DFI Roads - Hydebank	Consultation reminder letter
Statutory	DFI Roads - Hydebank	Consultation reminder letter

**Representations:**

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

<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b>  The proposal is for full planning permission for the change of Use of land from derelict hardstanding to replacement car park, new access/egress via Severn Street and Boundary treatment. The proposal will facilitate 17 parking spaces, 8 of which will be accessible spaces for use only by staff and users of the centre, who have been displaced, from their previous car park due to Environmental Improvement works to the Ballymacarrett Walkway.
<b>2.0</b>	<b>Description of Site</b>  The site is located at lands adjacent to and south east of Ballymacarrett Community Centre, between Severn Street and Ballymacarrett Walkway, Belfast. The site is currently in hardstanding having been used previously, temporarily to facilitate the wider works to the Greenway. The site is bounded by a metal palisade fence, approximately 2.4m.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
3.1	Z/2008/0795/F - Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C - Variation of conditions 5 and 6 of planning approval Z/2007/0350/F - Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park- an extension to the time period for the preparation of baseline surveys and an ecological management plan for the Connswater community greenway - Granted
3.2	Z/2007/0350/F - Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C - Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park - Granted
3.3	Z/2004/0558/F - Ballymacarrett Recreational Centre, Connswater, Belfast - Environmental improvements including provision of ramps to existing leisure centre - Granted
3.4	Z/2007/0899/A - Lands extending from Victoria Park to Cregagh Glen - Banners along route of Community Greenway – Granted

3.5	Z/1985/0656 – Ballymacarrett Recreation Centre – Name Sign – Granted
3.6	Z/1985/2109 – Extension to recreation hall - Granted
3.7	Z/1982/1125 – Erection of recreation Hall - Granted
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2004
4.3	Draft Belfast Metropolitan Area Plan 2015
4.4	4.4.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.4.2 Planning Policy Statement 3: Access, Movement and Parking 4.4.3 Planning Policy Statement 8: Open Space and Recreation 4.4.4 Planning Policy Statement 13: Transportation and Land Use
<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	None
<b>7.0</b>	<b>Representations</b>
7.1	The application has been re-neighbour notified and re-advertised in the local press. No representations have been received.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	The adopted Belfast Urban Area Plan 2001 designates the site as white un-zoned land.
8.2	Under the draft BMAP 2004 plan the site is proposed to be designated within an area of exiting open space and is located adjacent to the community Greenway.
8.3	Under the draft BMAP 2015 plan the site is proposed to be designated within an area of exiting open space and is located adjacent to the community Greenway.
<b>9.0</b>	<b>Assessment</b>
9.1	The key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> <li>• Principle of development and use;</li> <li>• Parking provision and access;</li> <li>• Impact on area of existing open space;</li> <li>• Visual Impact;</li> <li>• Impact on residential amenity of neighbours.</li> </ul>
9.2	The Belfast Urban Area Plan 2001 (BUAP) is the statutory development plan for the area.

<p>9.3</p> <p>9.4</p> <p>9.5</p> <p>9.6</p> <p>9.7</p> <p>9.8</p> <p>9.9</p> <p>9.10</p>	<p>The adopted Belfast Metropolitan Area Plan 2015 (BMAP) is a material consideration</p> <p>Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.</p> <p>Section 6 (3) of the Planning Act for Northern Ireland 2001 states;  <i>'If to any extent a policy contained in a local development plan conflicts with another policy in that plan the conflict must be resolved in favour of the policy which is contained in the last development plan document to be adopted or, as the case may be, approved'.</i></p> <p>The adopted Belfast Urban Area Plan 2001 designates the site as un-zoned white land.</p> <p><b><u>Principle of development and use</u></b>  The principle of the development is considered acceptable at this location, the existing use as hardstanding has been in use for approximately 20 years and will not result in the loss of green open space. The proposal will provide a functional use for this derelict land that will be to the benefit of the community centre staff and users. Belfast City Council has advised that the site will be included in a future re-development proposal for the Ballymacarrett Community Centre and therefore it is considered that a temporary time frame of 2 years will enable the centre to benefit from this proposal and allow time for recreational masterplan to be progressed.</p> <p>Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. It is considered that this proposal will not result in demonstrable harm to nearby residents or the environmental quality of the area.</p> <p><b><u>Parking provision and access</u></b>  DFI Roads were consulted and have no objection to the proposal for the replacement car park. The 17 numbered car parking spaces proposed, of which 8 are to be accessible are required at this location to enable staff and users of the centre, including elderly to park in close proximity to the centre and easily access the facilities which it provides for the wider community. It is assumed that the catchment for the community centre will be from the immediate area in which it is located or within close proximity to the site and therefore considered to be a sustainable location for other users of the centre to access via public transport, walking and cycling.</p> <p><b><u>Impact on Area of Existing Open Space</u></b>  The site is designation as an Area of Existing Open Space was contained in the Belfast Metropolitan Area Plan 2015 (BMAP) and the 2004 version. The BUAP 2001 designates the site as un-zoned white land.</p> <p>The area proposed to be designated as an Area of Existing Open Space extends to 1.8ha. The proposal site is a small fraction of that area at 0.061ha and equates to 3.4% of the wider proposed area of existing open space. The proposal site is of a minor scale in context with the much larger Comber Greenway and open space in which it is located. The proposal serves to provide a relatively small ancillary use to the recreational function of the community centre and the wider linear park, which forms part of the larger Comber Greenway.</p>
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9.11	The site is in close proximity to the CS Lewis Square, which was designated as white land and now provides a much used public open space and acts as a vital linkage between the adjacent linear parks at Severn Street through to the Newtownards Road and the wider Comber Greenway.
9.12	Given the gain of Lewis Square in the immediate locality, the loss of a small area to facilitate an existing recreational use in the short term, is considered to result in no detrimental impact on the provision of open and recreational space to the area.
9.13	The proposal will provide a temporary functional use for a part of this derelict land that will be of benefit to the community centre staff and users until the recreational masterplan has been progressed. The proposal is an ancillary use to a building that is in a recreational function as per PPS 8. There are also site specific circumstances which must be considered in this case, given that the Recreation Masterplan is anticipated to come forward within the next two years, on balance the proposal is considered acceptable subject to a time limited condition to ensure its ongoing recreational use in the future.
9.14	<p><b><u>Visual Impact</u></b></p> <p>In respect of visual impact the proposal is for a change of use of the land from derelict hardstanding to a car park, with a boundary fence along the south eastern side of the proposed car park and a new vehicular access. The hardstanding of the proposal site will remain with minor changes to facilitate the car park use and will not have any greater detrimentally impact on the visual amenity of the area than the existing hardstanding, the Ballymacarrett Walkway/Comber Greenway or the residential area in which it is located directly adjacent to the site.</p>
9.15	<p><b><u>Impact on residential amenity of neighbours</u></b></p> <p>The proposed scale of the car park is considered to be acceptable, and of a level that will not result in unacceptable noise, nuisance or disturbance to nearby residential properties and is a use that is compatible use alongside the community centre.</p> <p><b><u>Recommendation</u></b></p> <p>The proposal is considerable to be acceptable subject to a temporary time condition. The proposal will provide a replacement car park for the community centre staff and users and will ensure the operational viability of the community centre is maintained for the wider community.</p>
9.15	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended. 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.
<b>10.0</b>	<b>Summary of Recommendation:</b> Approval
<b>11.0</b>	<p><b>Conditions</b></p> <ol style="list-style-type: none"> <li>The permission hereby granted shall be for a limited period of two years only. The use shall cease and all associated development removed within two years from the date of this permission.  Reason: To enable The Council to consider the development in the light of circumstances then prevailing and protect it from inappropriate development.</li> <li>The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.2A uploaded to the Planning portal on 3rd</li> </ol>



	<p>March 2020, prior to the operation of any other works or other development hereby permitted.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted becomes operational and such splays shall be retained and kept clear thereafter.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>4. The vehicular access shall be provided in accordance with Drawing No.2A uploaded to the Planning portal on 3rd March 2020, prior to the operation of any other works or other development hereby permitted.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p><b>Informatives</b></p> <p>1. The developer should consider all consultees comments prior to commencing this proposal. All comments can be viewed on the planning portal quoting the application reference number.</p>
<p><b>Notification to Department (if relevant)</b></p> <p>N/A</p>	
<p><b>Representations from Elected members:</b> N/A</p>	
<p><b>Neighbour Notification Checked:</b> Yes</p>	

<b>ANNEX</b>	
<b>Date Valid</b>	2nd January 2020
<b>Date First Advertised</b>	17th January 2020
<b>Date Last Advertised</b>	22nd May 2020
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 58 Severn Street,Belfast,Down,BT4 1FB The Owner/Occupier, 60 Severn Street,Belfast,Down,BT4 1FB The Owner/Occupier, 62 Severn Street,Belfast,Down,BT4 1FB	
<b>Date of Last Neighbour Notification</b>	20th May 2020
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b>	
Drawing Nos. 1-4 Type: Site Location Map, Site Layout Plan existing and proposed, Landscaping plan.	