

Committee Application

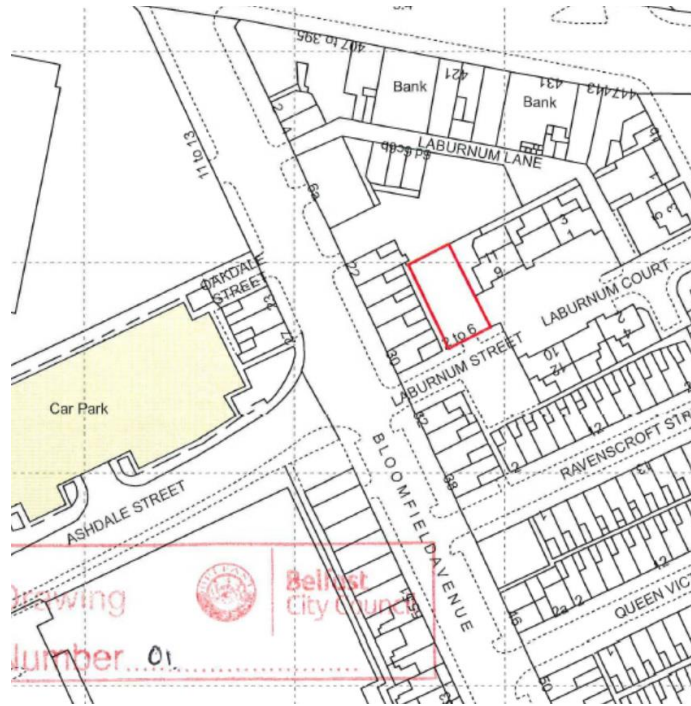
Development Management Report	
Committee Date: Tuesday 18th May 2021	Application ID: LA04/2020/1697/F
Proposal: Change of use from existing warehouse to martial arts boxing club & gym with elevation changes	Location: 2-6 Laburnum Street Belfast BT5 5BD
Referral Route: The Council is providing funding for the proposal As per Scheme of Delegation 3.8.5 (d)	
Recommendation: The Members of the Committee are asked to recommend that, in accordance with the Council decision of 4 th May 2021, the Chief Executive exercises her delegated authority to approve the application, subject to conditions.	
Applicant Name and Address: Prokick Gym Wilgar Street Belfast BT4 3BL	Agent Name and Address: Michael Herron Architects 2nd Floor Corner House 64-66a Main Street Coalisland
<p>Executive Summary</p> <p>The application seeks full planning permission for a change of use from an existing warehouse to a martial arts boxing club and gym with elevation changes also proposed. The gym and boxing club will occupy two floors, with the ground floor providing the main gym, changing facilities, ancillary office and a store. The first floor provides space for two large boxing rings and a matted gym area.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of development • Impact on the character and appearance of the area • Impact on Area of Townscape Character • Impact on amenity • Access and Parking • Road safety <p>The application was neighbour notified and advertised in the local press. One letter of representation was received. The letter stated it did not object to the proposal but raised an issue with existing parking in close proximity to their property.</p> <p>BCC Environmental Health Services were consulted and are content with the proposal subject to conditions and an informative being attached to the decision regarding the transmission of potential noise.</p> <p>DfI Roads were also consulted and offered no objection subject to conditions being attached to the decision notice regarding the provision of cycle parking and implementation of a Travel Plan.</p> <p>The proposal has been assessed against and is considered to comply with the BUAP, Draft BMAP, PPS3, PPS4, PPS6 Addendum and the SPPS. Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p>	

Recommendation:

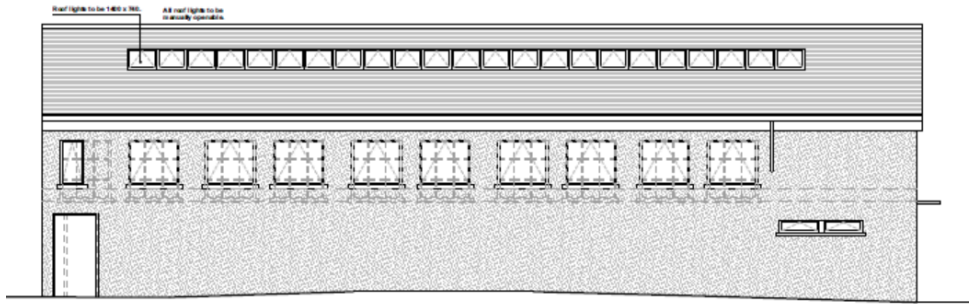
It is recommended that the Chief Executive, or her nominated officer, uses her delegated authority to approve the application and to finalise conditions.

Case Officer Report

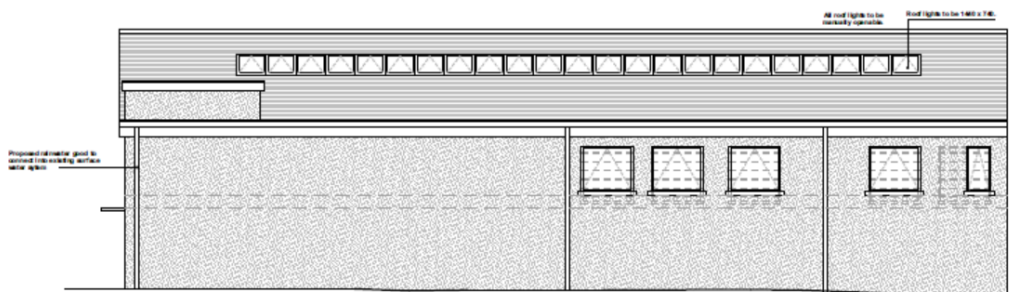
Site Location Plan:



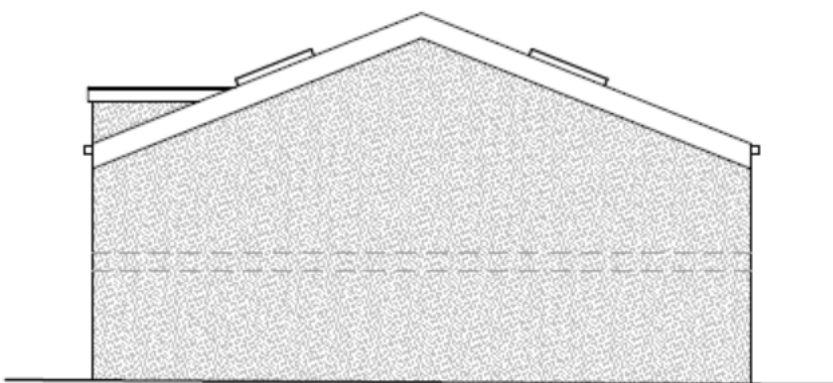
Proposed Front Elevation
Scale 1:100



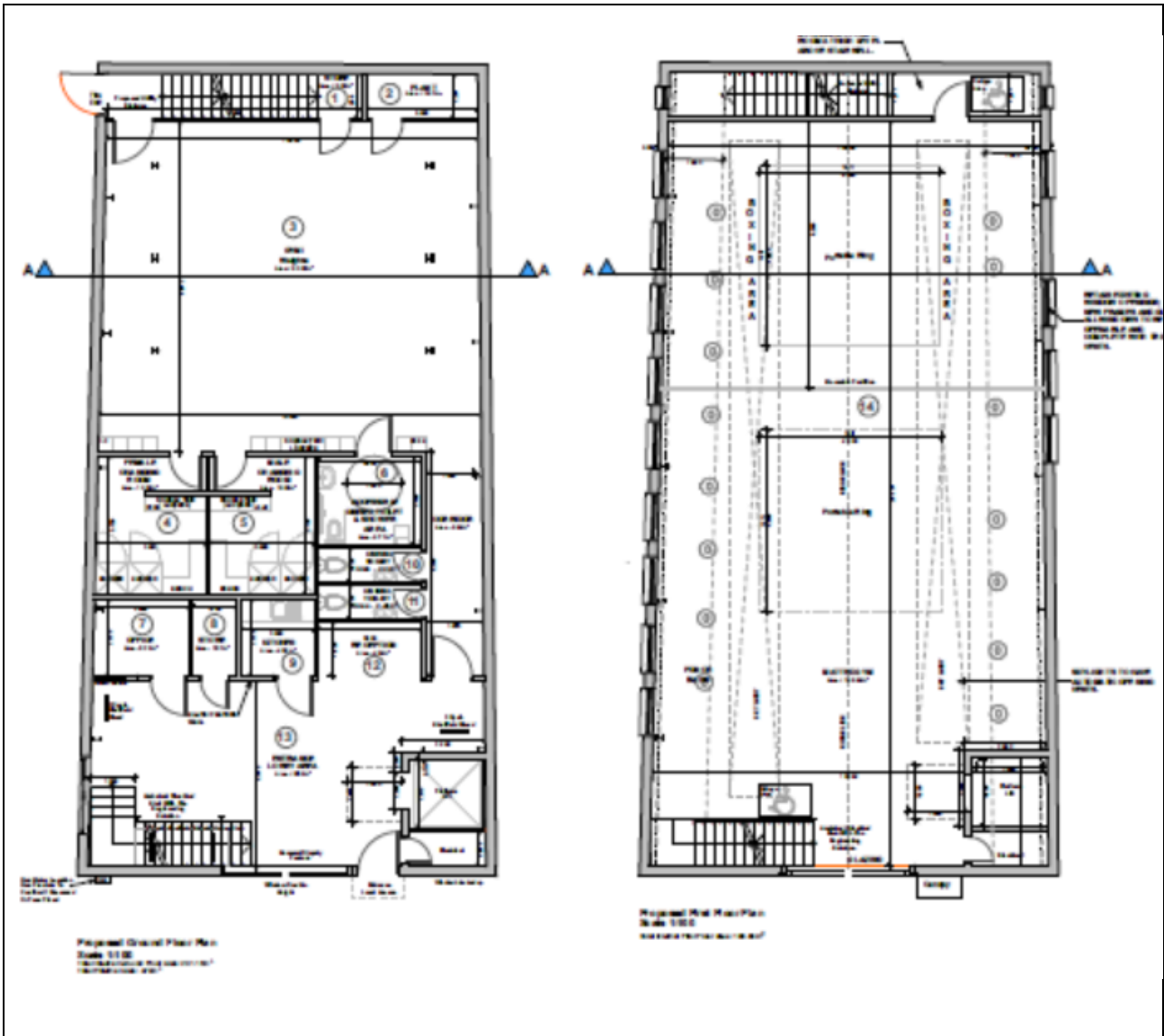
Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The proposal is a change of use from a warehouse to a martial arts boxing club & gym with elevation changes which falls under a Sui Generis as per the Planning (Use Classes) Order (Northern Ireland) 2015. The gym is located on two floors and consists of a main gym area and separate boxing area on the first floor.

1.2 The unit is accessed via the existing door to the unit which has a floor space of approx. 440sqm over the two floors. The buildings are accessible via a main vehicular entrance from Bloomfield Avenue. The front elevation to the unit has a large roller shutter and a pedestrian entrance door, the roller shutter will be replaced with double new access doors.

2.0 Description of Site and Area

2.1 The site is an existing two storey warehouse unit finished in red brick with a large roller shutter door on the front elevation. The site is located within a turning head to the rear of a number of properties with a number of on street car parking spaces. The surrounding area is primarily residential, however there is also a car washing and valeting service located to the rear of the site, as well as several hot food takeaways located in close proximity to the site.

Planning Assessment of Policy and Other Material Considerations	
3.0	Site History
3.1	Z/2007/1984/F 2-6 Laburnum Street, Bloomfield Avenue, Belfast, BT5 5PP Erection of 4 apartments in two storey building PERMISSION GRANTED
4.0	Policy Framework
4.1	Belfast Urban Area Plan (BUAP) 2001 Draft Belfast Metropolitan Area Plan (dBMAP) 2015 (Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.) Strategic Planning Policy Statement Planning Policy Statement 3 (Parking, Access and Movement) Planning Policy Statement 4 (Planning and Economic Development) Addendum to Planning Policy Statement 6 (Areas of Townscape Character)
5.0	Statutory Consultees
5.1	DFI Roads – Offered no objection to the proposal subject to conditions being attached to the decision relating to the provision of cycle parking and implementation of a Travel Plan.
6.0	Non Statutory Consultees
6.1	Environmental Health – No objection subject to conditions being placed on the decision relating to the transmission of potential noise.
7.0	Representations
7.1	The application was neighbour notified on the 15th September 2020 and advertised in the local press on the 18 th September 2020. One letter of representation was received. The letter stated it was not an objection to the proposed change of use but raised concerns about existing cars in the area parking in close proximity to their property. DFI Roads have been consulted on the proposal and are content with parking provision in the surrounding area.
8.0	Assessment
8.1	<u>Area Plans</u> The site is within a housing action area within the development limits of the BUAP. The site is located within the development limits of the draft Belfast Metropolitan Area Plan, however is not zoned for any particular use. The site is located within the Ravenscroft Area of Townscape Character. The proposal relates to a change of use of an existing warehouse unit therefore the principle of development is considered acceptable subject to the planning considerations detailed below.
8.2	<u>SPPS</u> The SPPS requires development to cause no demonstrable harm to interests of acknowledged importance. Interests of acknowledged importance in this case are the

	surrounding character of the area; impact on neighbouring amenity, and impact on access and parking
8.3	It is considered the proposal is in compliance with the relevant Core Planning Principals of supporting good design and positive place making and improving health and well-being. The proposed development will provide a safe and secure environment for residents in the local community, while providing a quality space for indoor recreation, therefore is compliant with paragraphs 4.3-4.10 of SPPS.
8.4	It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.
8.5	<u>Planning History</u> A previous application under reference Z/2007/1984/F was previously approved on the site for a two-storey building of 4no apartments. This planning approval was never implemented
8.6	<u>Proposal</u> The proposal is a change of use from a warehouse to a martial arts boxing club & gym with elevation changes which falls under a Sui Generis as per the Planning (Use Classes) Order (Northern Ireland) 2015. The gym is located on two floors and consists of a main gym area and separate boxing area on the first floor. The gym is accessed via the new front entrance doors to the unit which has a floor space of approx. 440sqm over the two floors. The buildings are accessible via a main vehicular entrance from Bloomfield Avenue.
8.7	<u>Design and Impact on the character and appearance of the area</u> The external alterations proposed as part of the change of use are minor and will not impact the overall design of the building therefore the proposal is not considered to impact on the appearance of the area. It is considered the scale of the proposal and the proposed use of a martial arts boxing club is acceptable.
8.8	<u>Amenity</u> Environmental Health were consulted and considered the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations and offered no objection to the proposal subject to conditions being attached to the decision notice relating to noise.
8.9	The proposal complies with the criteria within the SPPS and Policy PED 9 within PPS 4 which details general economic development criteria of use when assessing proposals of a sui generis nature. The proposal is not considered to cause significant noise or disturbance and is considered compatible with the surrounding land uses in the area.
8.10	<u>Impact upon the Area of Townscape Character</u> The proposal is within the Ravenscroft Avenue Area of Townscape Character. It is considered that the proposed changes to the external elevations will not impact on the ATC. The proposal will maintain the character and appearance of the ATC and policy ATC 2 of the Addendum has been met.
8.11	<u>Traffic, Roads and Parking</u> The unit is well served by public transport and in an easily accessible location given its position next to the main Newtownards Road. DFI Roads were consulted and had

<p>8.12</p> <p>8.13</p>	<p>no objections once further information was submitted regarding the provision for car parking in the wider are, provision of cycle parking within the ground floor of the gym unit and a proposed travel plan to be operated by the management to encourage modes of transport other than the private car. The proposal is compliant with PPS 3.</p> <p>Taking the above into consideration the proposal is considered to be an acceptable form of development at this location and all relevant consultees are content.</p> <p><u>Conclusion</u> Having regard to the policy context and other material considerations above, the proposal is considered to comply with the Area Plan, SPPS, PPS3 and PPS4. Planning permission is recommended subject to conditions.</p>
<p>9.0</p> <p>9.1</p>	<p>Summary of Recommendation – Approval</p> <p>It is recommended that planning permission is granted subject to conditions with delegated power given to the Strategic Director of Place and Economy to finalise conditions.</p>
<p>10.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. The hereby permitted gym shall only be operational during the following hours: Monday to Sunday between 07:00hrs-23:00hrs Reason: Protection of residential amenity 3. The Facade Composite Sound Reduction as detailed in section 3.3 of KRM consultancy, Noise Assessment, Location: 2-6 Laburnum Street Belfast BT5 5DB Entitles: Change of use from existing warehouse to martial arts boxing club & gym with elevation changes, Ref: LA04/2020/1697/F Dated 15 February 2019 must be incorporated and retained thereafter. Reason: Protection of residential amenity. 4. Windows of buildings shall be kept shut at all times when the hereby approved gym is in operation. Reason: Protection of residential amenity. 5. Doubled tiled rubber matting with a depth of 30mm or material of a similar nature must be installed within the weightlifting area/benches and retained thereafter. Reason: Protection of residential amenity 6. Cycle parking shall be provided in accordance with drawing 02B, published on the Planning Portal 23rd April 2021. Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.

7. The Travel Plan, published on the Planning Portal 23rd April 2021, shall be implemented on completion of the development.

Reason – To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

8. The development hereby permitted shall not be occupied until the redundant vehicular access (the existing radius kerbs/footway at the front of the building) from the site to the public road has been permanently closed and the footway reinstated to the satisfaction of DfI Roads.

Reason: In order to minimise the number of access points onto the public road in the interests of road safety and the convenience of road users.

Informatives

1. The applicant is advised to ensure that all new plant and equipment used in connection with the proposed development is so situated, operated and maintained as to prevent the transmission of noise to nearby properties/premises.
2. Any installed speakers for background music should not be placed close to or towards any windows.

ANNEX

Valid	26.08.2020
Date First Advertised	18.09.2020
Date Last Advertised	N/A

Details of Neighbour Notification (all addresses)

15/09/2020

Details of Neighbour Notification (all addresses)

22a ,Laburnum Lane,Belfast,Down,BT5 5AZ

10 - 12 Laburnum Court,Belfast,Down,BT5 5PP

2 Ravenscroft Street,Belfast,Down,BT5 5BE

2-6 ,Laburnum Street,Belfast,Down,BT5 5BD

22 Bloomfield Avenue,Belfast,Down,BT5 5AD

22a ,Bloomfield Avenue,Belfast,Down,BT5 5AD

22b ,Laburnum Lane,Belfast,Down,BT5 5AZ

24 Bloomfield Avenue,Belfast,Down,BT5 5AD

24 Laburnum Lane,Belfast,Down,BT5 5AZ

26 Bloomfield Avenue,Belfast,Down,BT5 5AD

28 Bloomfield Avenue,Belfast,Down,BT5 5AD

30 Bloomfield Avenue,Belfast,Down,BT5 5AD

32 Bloomfield Avenue,Belfast,Down,BT5 5AD

395 Newtownards Road,Belfast,Down,BT4 1AQ

4 Ravenscroft Street,Belfast,Down,BT5 5BE

419-421 ,Newtownards Road,Belfast,Down,BT4 1AQ

423-425 ,Newtownards Road,Belfast,Down,BT4 1AT

427-429 ,Newtownards Road,Belfast,Down,BT4 1HJ

6 Ravenscroft Street,Belfast,Down,BT5 5BE

7 Laburnum Lane,Belfast,Down,BT5 5AZ

9 Laburnum Court,Belfast,Down,BT5 5PP

Date of Last Neighbour Notification	15/09/2020
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 – Site Location Plan 02B – Site Plan, Existing and Proposed Plans and Elevations	
Notification to Department (if relevant) – N/A Date of Notification to Department: Response of Department:	
Elected Representatives: N/A	