

Planning Committee Report LA01/2017/0477/LBC	28th November 2018
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>No:</u> LA01/2017/0477/LBC	<u>Ward:</u> Mountsandel
<u>App Type:</u> Listed Building Consent	
<u>Address:</u> Market Yard, Lime Market Street, Coleraine	
<u>Proposal:</u> Proposed change of use for the Market Yard site to a multi-use space and car park which incorporates minor works to the gatehouse, lean-to structure and enlargement of vehicular opening between the yards, new surface finishes and external lighting.	
<u>Con Area:</u> n/a	<u>Valid Date:</u> 19.04.2017
<u>Listed Building Grade:</u> B1	
Agent: Nicholas O'Dwyer Ltd, 15 Downshire Road, Newry, BT34 1EE	
Applicant: Causeway Coast & Glens Borough Council, Cloonavin, 66 Portstewart Road Coleraine BT52 1EY	
Objections: 0	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1 Recommendation

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **GRANT** Listed Building Consent subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The Market Yard is located toward the south of Coleraine Town Centre. The site is accessed through a gatehouse via Lime Market Street with secondary access through two gates located along New Market Street. The site consists of a large yard to the east and a smaller yard to the west of the site. The two yards are connected by two arched openings in a shared boundary wall. The site is surrounded by stone walls. The yards are finished in concrete. Currently the site sits vacant with no primary use.
- 2.2 The proposed site is located within the Settlement Development Limit for Coleraine as designated by the Northern Area Plan 2016. The site is located within an Area of Archaeological Potential and is in proximity to a number of archaeological monuments to include settlement site, house, wall and ecclesiastical site. The Market Yard site, structures and the walls surrounding the site are listed. The character of the area consists of a number of commercial premises to include public houses, bookmakers, pet store and restaurants. There are also some residential properties located within the site. Buildings surrounding the site are a mix of two and three storey.

3 RELEVANT HISTORY

LA01/2017/0506/F Proposed change of use for the Market Yard site to a multi-use space and car park which incorporates minor works to the gatehouse, lean-to structure and enlargement of

vehicular opening between the yards, new surface finishes and external lighting.

Market Yard, Lime Market Street, Coleraine

Under Consideration

LA01/2016/0368/PAD Use of existing vacant yard for proposed council maintained off street car park. The yard is, in part, within the confines of the listed walls and gate house of nineteenth century market yard, Coleraine

Market Yard, New Market Street, Coleraine,

PAD Concluded 01.12.2016

C/2009/0785/F Proposed development Coleraine Museum and Library at Market Yard

Market Yard, Lime Market Street, Coleraine

Permission Granted 28.06.2010

C/2009/0791/LB Conservation, extension, alteration and dismantling/reinstatement of buildings on and/or surrounding Market Yard

Market Yard, Lime Market Street/New Market Street, Coleraine

Permission Granted 28.06.2010

4 THE APPLICATION

- 4.1 Planning permission is sought for a change of use for the Market Yard site to a multi-use space and car park which incorporates minor works to the gatehouse, lean-to structure and enlargement of vehicular opening between the yards, new surface finishes and external lighting.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours:** No objections received

Internal

Historic Environment Division: No objection subject to conditions.

6. MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local development plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
1. Northern Area Plan 2016
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3 (PPS3) Access Movement and Parking

Planning Policy Statement 6 (PPS 6) Planning, Archaeology and The Built Heritage

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the Impacts on the Listed Structures of the Market Yard.

Planning Policy

- 8.2 The principle of the development proposed must be considered having regard to the Northern Area Plan and PPS policy documents specified above and the supplementary guidance. The proposed site is a committed site for development under designation CET 05 of the Northern Area Plan given the history of the site.

Impact on Listed Structures

- 8.3 The Markets, Lime Market Street, Coleraine is a grade B1 listed building of special architectural and historic interest and the proposed development will directly affect this protected structure. The proposed development includes a change of use to a multi-use space/car park, minor works to the gatehouse and lean-to structure, enlargement of vehicular opening between the yards, new surface finishes and provisions for external lighting. The key policies in relation to this application are Policies BH7 (Change of Use of a Listed Building), BH8 (Extension or Alteration of a Listed Building) and Policy BH11 (Development affecting the Setting of a Listed Building) of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage. In regard to Policy BH 7 the Planning Authority will normally only permit the change of use of a listed building where, this secures its upkeep and survival and the character and architectural or historic interest of the building would be preserved or enhanced. Having regard to Policies BH 8 and BH 11 permission will only be given where,

- the essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired;
- the works proposed make use of traditional and/or sympathetic building materials and techniques which

match or are in keeping with those found on the building;
and

- the architectural details (e.g. doors, gutters, windows) match or are in keeping with the building.

8.4 Historic Environment Division as the competent authority was consulted in regard to this proposal. HED stated that the proposal complies with the policy requirements of SPPS (para 6.12 & 6.13) and policies BH7 (Change of Use of a Listed Building), BH8 (Extension or Alteration of a Listed Building) and Policy BH11 (Development affecting the Setting of a Listed Building) of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, subject to conditions. These conditions relate to finishes of the disabled car parking areas and the design of railings and barriers. These conditions are reasonable.

9 CONCLUSION

9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. The proposed development will allow for the retention and re-use of the Market Yard which is an important historical feature. The proposed scheme is considered sympathetic to the Listed Market Yard structure. The proposed development also meets with the relevant planning policy criteria and is recommended for **approval**.

10 Conditions

1. As required by Section 94 the Planning Act (Northern Ireland) 2011, the works hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The proposed car parking spaces shall be outlined with off white or cream coloured paint.

Reason: In the interests of Visual Amenity

3. Disabled parking spaces and areas identified with a dashed yellow line on drawings 03 Rev 6 and 04 Rev 5 dated 25th September 2018, shall not be demarcated with yellow paint. A contrasting coloured cobble set is recommended. Details shall be submitted to the Council for agreement in writing with HED, prior to commencement onsite.

Reason: To protect the essential character and setting of the listed building.

4. Details of the proposed heritage style two rail and post barrier, shall be subjected to the Council, for agreement in writing with HED, prior to manufacture.

Reason: To protect the essential character and setting of the listed building.

Site Location

