

Planning Committee Report LA01/2018/1414/F	28th August 2019
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>App No:</u>	LA01/2018/1414/F	<u>Ward:</u>	Portrush and Dunluce
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Golf Links Holiday Homes Park, Bushmills Road, Portrush BT56 8JQ.		
<u>Proposal:</u>	Retrospective application for 3 no. caravan plots and access road from that approved under C/2011/0116/F (caravan plots have been completed)		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	13.11.2018
<u>Listed Building Grade:</u>	N/A		
Applicant:	Cloughorr Investments Ltd		
Agent:	Bell Architects Ltd, 65 Main Street, Ballymoney, BT53 6AN.		
Objections:	6	Petitions of Objection:	0
Support:	1	Petitions of Support:	0

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

1.0 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 **APPROVE** planning permission subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site comprises of a section of an established caravan site. At the time of site inspection the site comprised 3 caravan plots, 2 of which accommodated caravans and a section of internal road. Beyond the northern boundary of the site is a storage area, ancillary to the caravan park, enclosed with security fencing and patchy of vegetation. Beyond the western boundary of the site is a strip of planting, including several mature and semi mature trees buffering views to a playpark, also associated with the wider site. None of the boundaries to the site are currently defined.

The topography of the site is relatively flat with no discernible gradient. The access road has been laid in tarmac. Each caravan plot comprises a concrete base area with an area to the side laid in tarmac. Additionally, many of the caravans, including the two within the site have a seating area of decking to the front/ side.

- 2.2 The site is located in the countryside just east of the settlement development limit for the town of Portrush. The site is not subject to any specific zonings or designations as set out in the Northern Area Plan 2016.

3.0 RELEVANT HISTORY

- 3.1 Relevant planning history exists on the application site.
- 3.2 C/2011/0116/F. Golf Links holiday homes park, Bushmills Road

Portrush. Proposed extension to existing holiday homes park to provide 57 No. units and storage compound. Approved 03/08/2011.

3.3 C/2014/0507/F. Golf Links Holiday Park, Bushmills Road, Portrush. Proposed additional 9 no. caravan plots accessed through existing holiday park roads. Approved 09/03/2018.

3.4 LA01/2018/0394/DC. Golf Links Holiday Homes, Bushmills Road, Portrush. Discharge of Condition 3 (Landscaping) of planning approval C/2014/0507/F (extension to Holiday Park). Approved 18/07/2018.

4.0 THE APPLICATION

4.1 Full planning retrospective application for 3 no. caravan plots and access road from that approved under C/2011/0116/F.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

6 Objections from 6 different sources have been received to the proposal, primarily from the dwellings to the north of the site along the Bushmills Road. The main issues raised in reference to the application are summarised below:

- The plans do not conform to previous applications.
- The caravans are closer to neighbouring dwellings than previous applications.
- The proposal involves the closure of an entrance to the storage compound forcing heavy vehicles to use the Bushmills Road.
- Residential amenity is unduly impacted in reference to privacy and noise disturbance.
- The caravans are unsightly.

5.2 Internal:

Historic Environment Division: No objection.

DFI Roads: No objection.

Environmental Health: No objection. Advise that the applicant should ensure that the proposed site is managed so that nuisance to nearby residential properties does not arise.

NI Water (Strategic Applications): No objection.

6.0 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local 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:

- Northern Area Plan 2016 (NAP)

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.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

PPS 3 - Access, Movement and Parking

PPS 6- Planning, Archaeology and the Built Heritage

PPS 8- Open Space, Sport and Outdoor Recreation

PPS 16- Tourism

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The site is located in the countryside just east of the settlement development limit for the town of Portrush. The site is not subject to any specific zonings or designations as set out in the Northern Area Plan 2016.
- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: Visual impact and residential amenity and access.
- 8.3 The main policies to assess the proposal are TSM 6 & TSM 7 of PPS16. PPS21 policy CTY1 refers the reader to prevailing tourism policies for assessment of tourism development within the countryside.

Visual Impact

- 8.4 Criteria (a) & (b) of TSM6 states that the site must be located in an area that has capacity to absorb the development without adverse visual impact and that the proposal must successfully integrate through the utilisation of existing natural and built features and new landscaping.
- 8.5 It is considered that the site is able to absorb the 3 plots without adverse impact on visual amenity or the character of the area. The existing vegetation defining a portion of the southern

boundary of the storage compound in addition with the proposed planting will effectively mitigate visual impact of the proposal when viewed from nearby dwellings and provide integration. It is noted that a small section of planting, as proposed in application LA01/2018/0394/DC, will be lost to the northern boundary of plot D09. However, compensatory planting of equal density is proposed to the northern boundary of the subject site providing adequate buffering/ screening and integration.

- 8.6 It is considered that the landscaping arrangements are of high quality as per the provision of Policy TSM6 & TSM7 and that appropriate boundary treatment and means of enclosure is proposed.

Open Space

- 8.7 The proposal occupies a portion of the site indicated as open space in application C/2011/0116/F. Although smaller, the provision of a toddler's playpark to the north west of the site, granted approval under application C/2014/0507/F, is considered at least equivalent in terms of usefulness, attractiveness, safety and quality to the patrons of the holiday park. Therefore the proposal accords with PPS8 policy OS1 and PPS16 policy TSM 6, criterion (c)

Amenity

- 8.8 In terms of impact on amenity to the nearby residential dwellings the proposal is considered acceptable. Previous approval C/2011/0116/F indicates caravan on plot 37 approximately 9m from the party boundary with 7 Sunnyvale Avenue and orientated facing toward it. It was considered acceptable due to a proposed vegetated buffer and access road providing standoff/ buffering to nearby dwellings. The plots which are subject to this application are 20m from residential boundaries associated with 7b & 7c Bushmills Road at the closest point, with the storage compound (the western portion granted permission under C/2011/0116/F) providing a standoff to the dwellings. Impact to amenity will be further mitigated by existing and proposed planting.

- 8.9 Environmental Health were consulted on the proposal and have no objection advising the applicant should ensure that the proposed site is managed so that nuisance to nearby residential properties does not arise.
- 8.10 The proposal is compatible with surrounding land uses and neither the use nor the built form will detract from the landscape quality and character of the surrounding area and it does not harm the amenities of nearby residents. Therefore the proposal is in accordance with criteria (g) & (h) of TSM7.

Access

- 8.11 The site will be accessed via the existing access taken from the Bushmills Road which runs around the rear of the Hotel complex to the location of development. DFI Roads have been consulted on the proposal and uphold no objection. The access will not prejudice road safety or significantly inconvenience the flow of traffic and does not conflict with Policy AMP 3 Access to Protected Routes therefore is in accordance with PPS3 policy AMP 2.

Objections

- 8.12
- The plans do not conform to previous applications- It is acknowledged that the proposal does not accord with previous approvals on the site. However, it is compatible with the existing development.
 - The caravans are closer to neighbouring dwellings than previous applications- It is acknowledged that caravans are sited closer to the properties on Bushmills Road, hence the need to regularise the development through an application. However, as set out above, the siting is acceptable.
 - The proposal involves the closure of an entrance to the storage compound forcing heavy vehicles to use the Bushmills Road- As the proposal does not include the closure of an entrance to the storage compound resulting impact of such a development has not be considered
 - Residential amenity is unduly impacted in reference to privacy and noise disturbance- It is considered that the

proposal will not unduly affect nearby residents in reference to privacy and noise

- The caravans are unsightly- Existing and proposed planting will effectively integrate the proposal and buffer views from nearby residential properties.

Habitats Regulation Assessment

8.13 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

9.0 CONCLUSION

9.1 The proposal by reason of its specific siting is considered acceptable in terms of visual amenity and integration. The proposal will not unacceptably harm the residential amenity of neighbouring dwellings. The proposal has taken account of open space provision and access arrangements are satisfactory. Approval is recommended.

10 CONDITIONS

1. This decision is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.

2. Caravans occupying plots D11 and D10 shall be orientated with the living areas and large window(s) facing south, into the wider development and away from nearby dwellings upon implementation of this permission.

Reason: To protect residential amenity.

3. The scheme of planting as shown on drawing No. 02 date stamped 13th November 2018 shall be carried out during the first planting

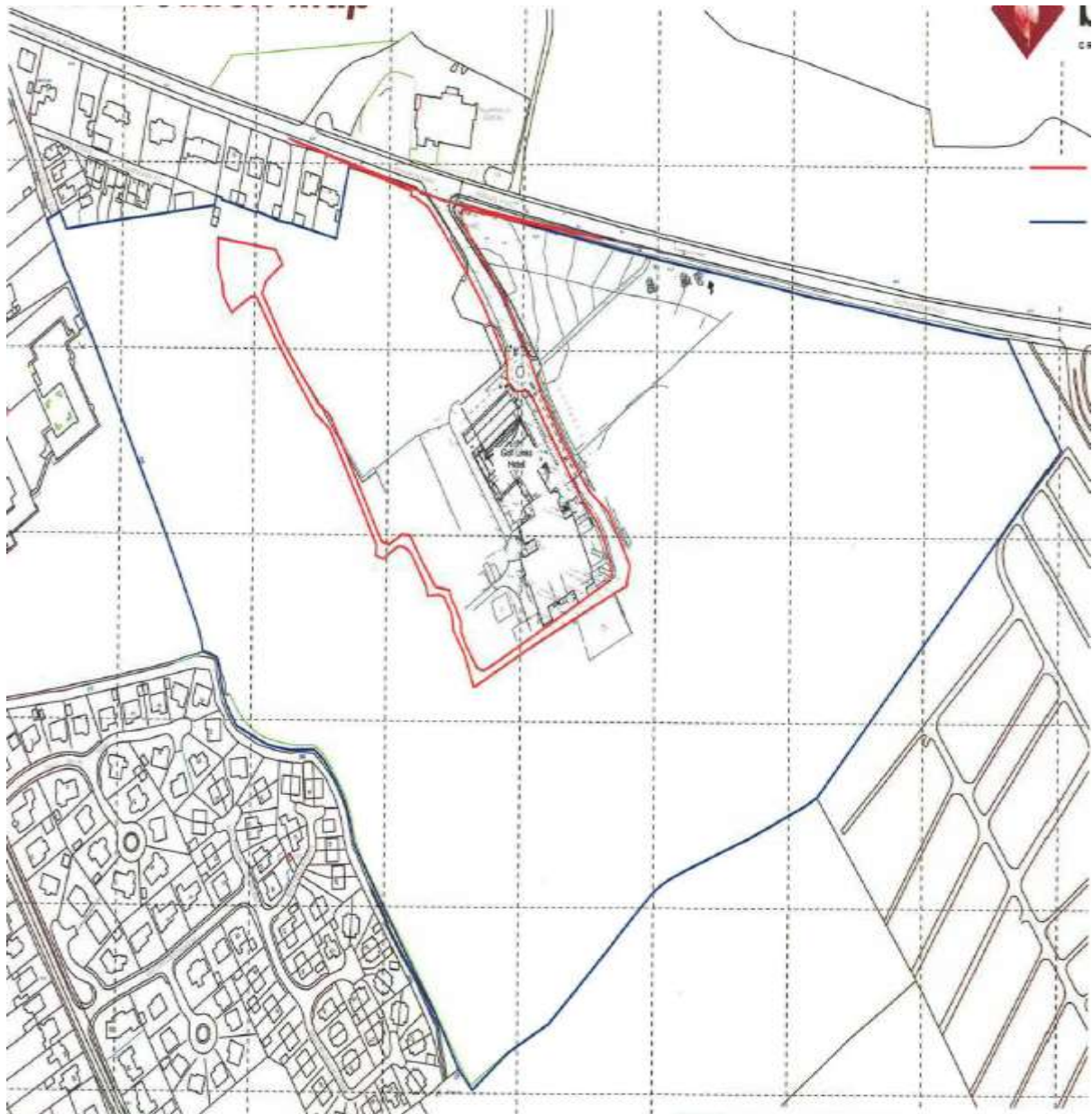
season from the date of this permission. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

Reason: To protect residential amenity and in the interests of visual amenity.

11 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. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
3. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

Site Location



Block Plan

