

<b>Planning Committee Report</b>  LA01/2019/0803/F	<b>25<sup>th</sup> September 2019</b>
<b>PLANNING COMMITTEE</b>	

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

<b><u>No:</u></b>	LA01/2019/0803/F	<b><u>Ward:</u></b>	Mountsandel
<b><u>App Type:</u></b>	Full		
<b><u>Address:</u></b>	Existing planters at the NE corner of The Diamond Coleraine		
<b><u>Proposal:</u></b>	Erection of bronze sculpture		
<b><u>Con Area:</u></b>	N/A	<b><u>Valid Date:</u></b>	24.07.2019
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Agent:</u></b>	Kevin McClelland, Capital Works Team, Causeway Coast & Glens Borough Council, 14 Charles Street, Ballymoney, BT53 6DZ		
<b><u>Applicant:</u></b>	CCGBC, Coleraine Town Team, Cloonavin, 66 Portstewart Road, Coleraine, BT52 1EY		
<b><u>Objections:</u></b>	<b>0</b>	<b><u>Petitions of Objection:</u></b>	<b>0</b>
<b><u>Support:</u></b>	<b>0</b>	<b><u>Petitions of Support:</u></b>	<b>0</b>

## **Executive Summary**

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The site is located within the Coleraine Town Centre, an Area of Archaeological Potential and Policy CET 09, Area of Townscape Character. Due to the nature and scale of the proposed development there will be no adverse impact on the Area of Townscape Character, Area of Archaeological Potential or the surrounding area.
- There have been no objections received to this application.
- Application LA01/2015/0208/F is a live approval relating to the erection of a statue at the same location as the proposal.
- No external consultation was sought to be necessary as the proposal is located within the footprint of the existing planter, due to the scale of the proposal and with respect to the planning history in this location.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS 6 and A Planning Strategy for Rural Northern Ireland.

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://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** full planning permission subject to the reasons set out in section 10.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The proposal is located within an existing planter / flowerbed in Coleraine Town Centre. There are several planters / flowerbeds located in the vicinity of the Town Hall and the Diamond. There is an existing statue located at the top of Queen Street, and the War Memorial at the top of the Diamond.
- 2.2 The surrounding area is mixed use and is characterised by shops, cafes and retail uses.
- 2.3 The site is located within Coleraine Town Centre, an Area of Archaeological Potential and an Area of Townscape Character (ATC), Policy CET 09, as designated within the Northern Area Plan 2016.

## 3 RELEVANT HISTORY

Relevant planning history on the site includes the following;

- LA01/2015/0208/F – The Diamond, Town Centre, Coleraine, BT52 1EY – Erection of a Statue (life size) to commemorate Harry Gregg. Statue will sit within the footprint of the existing planter/flower beds – Granted – 27.07.2015
- C/2007/0297/F – The Diamond, Coleraine – Erection of bronze statue on stone/granite plinth commemorating footballer Bertie Peacock – Granted – 26.07.2007

## **4 THE APPLICATION**

- 4.1 This is a full application for a bronze sculpture to be located within existing planters at the north east corner of The Diamond, Coleraine.

## **5 PUBLICITY & CONSULTATIONS**

### **5.1 External**

No letters of objection or letters of support were received on this application.

### **5.2 Internal**

No consultations were considered to be necessary as the proposal is located within the footprint of the existing planter, due to the scale of the proposal and with respect to the planning history in this location.

## **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 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:
- The 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 RELEVANT POLICIES & GUIDANCE**

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 6 (Addendum) – Areas of Townscape Character

A Planning Strategy for Rural Northern Ireland

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to the principle of development and visual integration.

### **Planning Policy**

- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, and PPS policy documents specified above.

### **Principle of Development**

- 8.3 Paragraphs 4.1 – 4.40 of the SPPS outline the general principles for planning within paragraphs 4.23 – 4.30 relating to good design and positive place-making.
- 8.4 The proposal relates to the erection of a bronze sculpture within an existing planter located to the north east of The Diamond, Coleraine. Approved application LA01/2015/0208/F relates to the erection of a statue to commemorate Harry Gregg within the footprint of the planter. Given the currently live approval for a statue within the same location as this proposal. It is considered that the principle of development is acceptable and that proposal satisfies the general planning principles outlined within the SPPS.

## **Design and Visual integration**

- 8.5 The proposal is designated within Policy CET 09, Area of Townscape Character (ATC) within the Northern Area Plan. This policy outlines 19 key features of the ATC which should be taken into account when assessing proposals within the designation. These features relate to signage, building materials and design.
- 8.6 Policy ATC 2 of Planning Policy Statement 6 (Addendum) Areas of Townscape Character relates to new development within an Area of Townscape Character. Development will only be permitted where the proposal maintains or enhances the overall character and respects the built form of the area.
- 8.7 A Planning Strategy for Northern Ireland, Policy DES 2 states that proposals should make a positive contribution to townscape and be sensitive to the character of the area surrounding the site.
- 8.8 The proposal relates to the erection of a bronze sculpture within the existing planter to the north east of the Diamond, Coleraine. The sculpture is comprised of a cast, polished and patinated bronze sphere with a 60cm diameter and a bronze collar with a 15cm height and 25cm diameter located on the upper seat of the planter. On the lower seat of the planter are 6 bronze castings with dimensions of 20cm x 20cm. Flower beds are to be retained.
- 8.9 It is considered that the proposed sculpture will not detract from the existing character and respects the built form of the area. There are existing statues located within the area and the planning history for this planter includes a statue of Harry Gregg which is of a scale greater than the proposal. The proposal has the potential to provide a further point of interest within the town centre and is considered to make a positive contribution to townscape. The scale of the sculpture, design and the materials are considered to be acceptable with respect to the key features of the Area of the Townscape Character.

## **Habitats Regulation Assessment**

- 8.10 The potential impact 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 CONCLUSION**

- 9.1 The proposal is considered to be acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including the SPPS, Policy ATC 2 of Planning Policy Statement (Addendum) - Areas of Townscape Character and Policy DES 2 of A Planning Strategy for Rural Northern Ireland. Approval is recommended.

## **10 Conditions**

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.

### **Informatives**

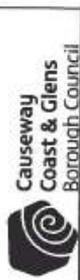
1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. 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.
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 Map



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rev.	date	1:1,250
project	Peace 4- Shaping our Place Public Art Installation, The Diamond, Coleraine	
drawing title	Proposed Location Plan	
drawing no.	19CX212.001	scale 1:1,250 date Jul 2019



Planning Office  
 RECEIVED  
 16 JUL 2019  
 File No. ....  
 Causeway Coast and  
 Glens Borough Council

Drawing  
 Number ..... 01