

Planning Committee Report LA01/2020/1091/F	24th February 2021
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>	LA01/2020/1091/F	<u>Ward:</u>	Coolessan
<u>App Type:</u>	Full		
<u>Address:</u>	Roemill Recreation Grounds, Roemill Road, Limavady		
<u>Proposal:</u>	Provision of security fencing and ball stop fencing, and replacement of the existing site entrance gate		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	20th October 2020
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	GM Design Associates Ltd, 22 Lodge Road, Coleraine		
<u>Applicant:</u>	Causeway Coast & Glens Borough Council, Riada House, Ballymoney		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	1	<u>Petitions of Support:</u>	0

EXECUTIVE SUMMARY

- Full planning permission is sought for the provision of security fencing, ball stop fencing, and the replacement of the existing site entrance gate at Roemill Recreation Grounds, Roemill Road, Limavady.
- The site is located within the settlement development limits of Limavady as defined in the Northern Area Plan 2016. The site is designated as a major area of existing open space and is situated within the Roe Park Local Landscape Policy Area (LYL 02).
- The proposed security palisade fencing is 2.4m in height, the ball stop fencing is 8m in height and the site replacement entrance gates measure 2.4m in height. The site entrance gates are finished in steel, the ball stop fencing is finished in double mesh wire fencing and netting, and the security palisade fencing, finished in steel and to be hot dip galvanised and polyester powder coated.
- When assessed against Policy DES 2 and Policy OS 1, the scale of the fencing is considered acceptable given the existing use of the land and will therefore not detract from the existing character of the open space. The proposal respects the immediate and wider built form of the surrounding area, and will contribute positively to the existing land use and to the local community.
- The proposal meets Policy ENV 1 and the policy requirement of Designation LYL 02
- Approval is recommended.

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, guidance and consideration in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at Roemill Recreation Grounds, Roemill Road in the west of Limavady. The site is designated as a major area of existing open space and is situated within the Roe Park Local Landscape Policy Area. The site contains a pavilion, a car parking area, football pitches, tennis courts, a play area and a gravel covered amenity area. The site boundaries on all sides are defined by vegetation measuring various different heights.
- 2.2 The surrounding area is mixed use and contains agricultural land, housing and a golf course.
- 2.3 The site is located within the Settlement Development limits for Limavady, designated as a major area of existing open space, and is situated within the Roe Park Local Landscape Policy Area, as designated within the Northern Area Plan 2016.

3 RELEVANT HISTORY

There is no relevant planning history for the application site or surrounding area.

4 THE APPLICATION

- 4.1 Planning permission is sought for the provision of security fencing, ball stop fencing, and the replacement of the existing site entrance gate.

Habitats Regulation Assessment

- 4.2 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.

5 PUBLICITY & CONSULTATIONS

5.1 External

There were no letters of objection received.

Letter of Support

There was one letter of support from a neighbour and the comments are summarised as follows:

- With few upgrades in recent years fully support proposals as these will benefit facility and community
- Much valued local facility

5.2 Internal

SES was contacted and given the nature and scale of the works considered that a formal consultation was not necessary. See Para. 4.2.

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)

A Planning Strategy for Rural Northern Ireland

PPS 8: Open Space, Sport and Outdoor Recreation

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of development, visual impact, impact on the open space and other issues.

Planning Policy

- 8.2 The site is located within the settlement development limits of Limavady as defined in the Northern Area Plan 2016. NAP also designates the site as a major area of existing open space and it is located within the Roe Park Local Landscape Policy Area (Designation LYL 02).
- 8.3 Paragraphs 4.1 – 4.40 of the SPPS outline the general principles for planning with paragraphs 4.23 – 4.30 identifying the need for good design and positive place-making.
- 8.4 The SPPS promotes sustainable development throughout the planning system. The guiding principle for planning authorities is that sustainable development should be permitted, having regards to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.
- 8.5 The proposal must be considered having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above.

Principle of Development

- 8.6 The proposal is for the erection of security palisade fencing measuring 2.4m in height, ball stop fencing measuring 8m in height and replacement site entrance gates measuring 2.4m in height. The site entrance gates are finished in steel, the ball stop fencing is finished in double mesh wire fencing and netting, and the palisade fencing is finished in steel and to be hot dip galvanised and polyester powder coated.
- 8.7 Policy DES 2 of *A Planning Strategy for Northern Ireland* sets out the assessment for considering this type of proposal within a town centre. It states that proposals should make a positive contribution to townscape and be sensitive to the character of the area surrounding the site. Therefore, the principle of security palisade fencing, ball stop fencing and replacement entrance gates within the settlement limits is acceptable provided it is sensitive to its character and makes a positive contribution in the townscape. If these two requirements are satisfied, then the proposal meets the spirit of the good planning and design principles as identified within the SPPS.
- 8.8 Policy OS 1 of *Planning Policy Statement 8* provides guidance in relation to proposals that involve open space. The policy states that the proposals which result in the loss of open space or land zoned for the provision of open space will not be permitted. However, an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space.
- 8.9 There is no policy basis that the principle of such a proposal within the settlement limits should be resisted, and it's any potential impacts and details which must be assessed to determine the acceptability.

Visual impact

- 8.10 The proposed 2.4m high security palisade fencing is sited along the thick boundary vegetation to the east of the site. This existing boundary treatment will help to ensure that the proposal will not be open to any public views from Rockview Park and will not be a prominent view from the rear dwellings on this side of Rockview Park. This security fencing will be sited far enough away from the entrance lane of the Roe Park Resort, that it will not detrimentally impact any visual amenity.

- 8.11 Although the security fencing appears to be proposed within the crown spread of the adjoining tree belt; weight is to be had to the permitted development rights which would allow for a fence of up to 2 metres in height to be sited in the proposed position.
- 8.12 Having regard to the proposed position, any potential impact is limited to those trees/crown spreads immediately abutting the position of the fence and it will not detrimentally affect all trees given it is such a strong and deep tree belt. Adequate screening will remain, with sufficient protection afforded to the residents abutting the far side of the tree belt as they will remain unaffected.
- 8.13 The proposed ball stop fencing is large in size with a height of 8m and width of 30m. It spans across two separate areas behind the goal posts of the football pitches. Visually it is similar to the proposed security fencing as these two areas of ball stop fencing will not be visible to the east of the site and will be sited an adequate distance away from the entrance lane of the Roe Park Resort.
- 8.14 These proposed ball stop fences are common features for sporting pitches/areas and will not detrimentally impact the character and appearance of the recreational site.
- 8.15 The proposal also includes replacing the existing entrance gates. Although the proposed gates will be larger than the existing (proposed overall height 2.4 metres), these are stepped back approximately 23m from Roemill Road, and also set behind the front building line which runs along this part of Roemill Road. This helps reduce the overall impact and ensures the visibility of replacement gates is significantly reduced. The gates will only be visible from the east of the site on Roemill Road for a distance of approximately 10m. Therefore, the replacement gates will not exacerbate the current conditions or level visibility on site and are considered acceptable.
- 8.16 It is considered that the proposal will not detract from the existing character and respects the immediate and wider built form of this area of Limavady. The proposal has the potential to enhance the existing sporting facilities and is considered to make a positive contribution to the space and wider area. The scale of the proposal, design and the materials are considered to be acceptable and sensitive to the area.
- 8.17 The proposed security palisade fencing and replacement entrance gates will provide the site with an increased level of security, suitable

weight is given to this feature which provides an additional positive contribution. Given the site's context, increased security for the sports/recreational site is considered to be an acceptable form of development in this instance. The proposal is considered to conform to the requirements of Policy DES 2

Impact on the open space

- 8.18 Policy OS1 seeks to protect land designated open space in the wider, public interest, from inappropriate development and uses. This proposal is to support the current recreational uses of the land and to secure the land with a security fence. While some land must be used to facilitate the proposal, the proposed development is complementary to, and supports, the existing open space use rather than competing against it. The proposal is considered to bring substantial community benefits that outweigh the loss of a small area of land and allows for the area to continue to be used as open space. The proposal will enhance the sporting facilities of the site, while also increasing the security of the site. This is entirely consistent with the Policy approach set out in Policy OS 1 in what it is seeking to protect.
- 8.19 Therefore, it is considered that the proposal complies with Policy OS 1 of PPS 8 as it is small scale complementary development which will produce community benefits.

Other Issues

- 8.20 The site lies within the Roe Park Local Landscape Policy Area (Designation LYL 02). The combination features that contribute to the environmental quality, integrity or character of this LLPA are the River Roe and its Tributaries ASSI and SAC, a section of the Roe floodplain plus the associated valley slopes and the Roemill Recreation Grounds.
- 8.21 When assessing the proposal against policy ENV 1 in The Northern Area Plan, it will not undermine or impact unacceptably on any of the identified features and therefore meets the policy requirement.
- 8.22 LYL 02 has a specific policy which states that no further development is appropriate other than modest extensions to the hotel, sensitively integrated into the landscape, or modest facilities associated with the existing recreational areas. As this is proposal seeks additional

facilitates for the open which are entirely modest, the proposal complies with this policy relating to this designation.

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 DES 2 of A Planning Strategy for Rural Northern Ireland and Policy OS 1 of Planning Policy Statement 6. The proposal is considered to introduce a further positive contribution to the recreational grounds, while being sensitive to the character of the area. 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.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing

all responses on the Planning Portal at
<http://epicpublic.planningni.gov.uk/publicaccess/>.

Site location Map

