

Planning Committee Report LA01/2018/0975/F	19th December 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>App No:</u>	LA01/2018/0975/F	<u>Ward:</u>	BALLYMONEY NORTH
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Knock Road Household Recycling Centre, 44 Knock Road, Ballymoney		
<u>Proposal:</u>	Proposed internal and external alterations to existing building with extension to provide additional staff facilities.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	14.08.2018
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	27.11.2018
Applicant:	Causeway Coast and Glens Borough Council		
Agent:	GM Design Associates Ltd		
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

1.0 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 reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at Knock Road Household Recycling Centre, 44 Knock Road, Ballymoney. The site comprises an existing Council yard and Civic Amenity site located on the western side of Knock Road which extends to approximately 0.76 ha. The overall site comprises a civic amenity site providing public recycling and waste facilities to the northern extent and a separate Council yard used as a depot for the storage of Council refuse vehicles and staff car parking, with separate accesses serving each. The site includes a number of pitch roofed industrial type buildings, two of which incorporate an additional flat roof single storey projection to the front which is currently utilised for offices and staff facilities. The site also incorporates an additional detached dwelling at No 42 market Street which comprises a one and a half storey red brick dwelling which would appear to have originally been used as a gate lodge in relation to the adjacent cemetery.
- 2.2 The site is located within the Ballymoney Town Settlement Development Limits as defined by the Northern Area Plan 2016. The site is adjacent an existing major area of open space comprising the cemetery and playing fields and an area zoned for housing (designation BYH 27). The character of the wider area is generally residential within the immediate vicinity, becoming more commercial towards the town centre.

3.0 RELEVANT HISTORY

D/2014/0195/F. Council Depot, 44 Knock Road, Ballymoney.
Proposed welfare facilities at Council Knock Road Depot. New two storey building.
Approval 16.12.2014

D/2003/0781/F
42 Knock Road, Town Parks, Ballymoney. Change of use from dwelling to office accommodation at cemetery.
Approval 29.01.2004

4.0 THE APPLICATION

- 4.1 This is a full application described as being for proposed internal and external alterations to the existing building with extension to provide additional staff facilities. The application also includes repositioning existing security fencing and removal of a tree along the public footpath to improve visibility.

5.0 PUBLICITY & CONSULTATIONS

Neighbours: There are no objections to the proposal

5.1 External:

None

5.2 Internal:

DFI Roads: No objections.

NI Water: No objections.

Environmental Health: No objections.

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 11: Planning and Waste Management

A Planning Strategy for Rural Northern Ireland

Supplementary Planning Guidance

Development Control Advice Note 15 Vehicular Access Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The application site is located within Ballymoney Town Settlement Development Limits and is not within any designated zones.
- 8.2 The proposal must be considered having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: principle of development; Health Considerations, Compatibility with Adjacent Development, Visual Intrusion and Impact on the Landscape and Transport, Traffic and Access.

Principle of Development

- 8.3 Paragraph 6.313 of the SPPS states that sites and proposals for waste collection and treatment facilities must meet one or more of the outlined criteria. In the case of civic amenity facilities the site should be conveniently located in terms of access to service a neighbourhood or settlement whilst avoiding unacceptable adverse impact. It is considered the proposal at Knock Road Household Recycling Centre falls under this category.
- 8.4 Paragraph 6.309 of the SPPS highlights the need for the provision of waste facilities and infrastructure can make a valuable contribution towards sustainable development. The aim of the SPPs in relation to waste management is to support wider government policy focused on the sustainable management of waste, and a move towards resource efficiency. Para 6.318 states Development in the vicinity of waste management facilities should only be permitted where it will not prejudice the operation of such facilities and will not give rise to unacceptable impact on people, transport or the environment.

- 8.5 The principle of a waste management facility at Knock Road has already been established through previously enacted planning permissions.

Waste Management

- 8.6 Policy WM1 of PPS11 relates to the Environmental Impact of a Waste Management Facility. Paragraph 6.5 states that “in considering proposals for new, or extensions to existing waste management facilities there are a large number of matters which require to be considered.

Health Considerations / Amenity / Compatibility with Adjacent Development.

- 8.7 The application relates to an existing facility and does not propose any extension to existing on-site waste handling facilities / functions or an extension to the existing site area or hours of operation or an increase in vehicular movements, therefore there are no impacts in terms of amenity, health or existing adjacent uses / development.

Visual Intrusion and Impact on the Landscape.

- 8.8 The site is roadside, however it is located within an urban context and comprises a number of existing commercial scale buildings which are located slightly back from the public road and at a lower level. The current application proposes a fairly minor extension to the existing buildings in closest proximity to the access point, with the majority of the proposal achieved through reconfiguration of the existing footprint.
- 8.9 The proposed application comprises a single story flat roofed extension extending to 3.8m in height comprising an additional floor area extending to 4.2m x 15.4m. Within the existing site complex the visual impact from the proposed building works is negligible. Improvement to the access arrangements require removal of an existing tree along the public footpath as well as setting the existing metal security fencing back to improve visibility at the access point. These works will not create a significant visual impact.

Transport, Traffic and Access.

- 8.10 The site incorporates two separate accesses to the civic amenity site and Council yard (which also incorporates staff parking). No increase in vehicle movements are proposed while improvements to existing access and visibility are minor in nature incorporating re-positioning of the existing security fencing along the site frontage and removal of an existing tree to improve visibility at the access point.
- 8.11 Policy AMP 2 of PPS 3 — Access to Public Roads states that Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic. DFI Roads has no objection to the proposed works subject to conditions.
- 8.12 In relation to the remaining matters outlined in Policy WM11, the application does not propose an extension to waste management or recycling facilities on site and the agent has confirmed that the existing hours of operation are to remain unchanged. Environmental Health recommends a condition to this effect. The proposed facilities incorporate mains surface water and foul sewage disposal with no objections raised by NI water.
- 8.13 The proposal is considered to meet the criteria within Policy WM 1 of PPS 11. Development is to improve upon the current staff facilities within the existing Amenity Site / Council Yard. The proposal is compatible with the surrounding area and there is limited visual impact. The proposal will not impact on human health or residential amenity or result in an adverse impact on the environment.
- 8.14 The proposal therefore complies with paragraph 6.309 of the SPPS, Policy WM 1 of PPS 11, Policy AMP2 of PPS3 and Policy DES2 of the PSRNI.

Habitats Regulations Assessment

8.15 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.

8.16 CONCLUSION

8.17 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations. The proposal seeks to improve the quality of staff facilities as well as improve access to the Council yard. The development is acceptable in principle, will have limited visual impact and will not harm residential amenity or result in an adverse environmental impact. Access arrangements are satisfactory. Approval is recommended.

10 CONDITIONS

- 10.1 As required by Section 61 the Planning Act (Northern Ireland 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

- 10.2 No development shall commence until the vehicular access, including visibility splays and any forward sight distance is provided in accordance with Drawing No. 02A bearing the date stamp 1st October 2018. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

- 10.3 The premises shall not remain open prior to 08:00 hrs or after 16:30hrs.

Reason: In the interest of residential amenity.

11 INFORMATIVES

- 11.1 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.
- 11.2 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.
- 11.3 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.

- 11.4 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.
- 11.5 Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
- 11.6 All construction plant and materials shall be stored within the curtilage of the site. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.
- 11.7 The applicant is advised to contact NIW through its Customer Relations Centre on 08458 770002 or waterline@niwater.com, upon receipt of this consultation to discuss any areas of concern.
- 11.8 If during the course of developing the site the developer uncovers a pipe not previously evident NIW should be notified immediately, in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Waterline on 08457 440088.

Site Location

