



Planning Committee Report LA01/2019/0789/F	23rd October 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>	LA01/2019/0789/F	<u>Ward:</u>	Castlerock
<u>App Type:</u>	Full Application		
<u>Address:</u>	Site at the corner of St. Paul's Road and Fairview Park, Articlave.		
<u>Proposal:</u>	Erection of Granite Sculpture		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	16/07/2019
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	29/10/2019
<u>Applicant:</u>	1718 Articlave Group, 6a Bratwell Road, Macosquin, BT51 4LB.		
<u>Agent:</u>	Kevin McClelland, Capital Works Team, Causeway Coast and Glens Borough Council, 14 Charles Street, Ballymoney, BT53 6DZ.		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

Executive Summary

- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS 6 and PPS 3.
- No objections were received for this proposal.
- Site is located within the development limits of Articlave as defined in the Northern Area Plan.
- The potential impacts of the proposal relate to:
 - An archaeological site and monument (St. Paul's Parish Church) – Historic Environment Division have no objection to the proposal.
 - The character and appearance of the surrounding area within the development limits of Articlave – Proposed sculpture is sympathetic to its surroundings.

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 recommendation set out in 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 SITE LOCATION & DESCRIPTION

- 2.1 The site is currently used as open green space on the corner of a residential site at the corner of Fairview Park and St. Paul's Road.
- 2.2 The application site is located within the development limits of Articlave as set out in the Northern Area Plan 2016.

3 RELEVANT HISTORY

No relevant planning history.

4 THE APPLICATION

- 4.1 Full planning permission is sought for the erection of a granite sculpture.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: There are no objections to this proposal.

5.2 Internal

Historic Environment Division: No objections

Environmental Health: No objections

DFI Roads: 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)

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage

Planning Policy Statement 3: Access, Movement and Parking

A Planning Strategy for Rural NI

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The proposed dwelling 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 the development and the impacts on the surrounding urban area.

Principle of Development

- 8.2 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.

Visual Impact

- 8.3 The sculpture, named 'Home to Roost', is to be 2.3m in height with a width of 1.4m. The sculpture depicts a tree hosting birds roosting. Historic Environment Division (HED) were consulted in regards to the impact of the application on the setting of the nearby listed building, St. Paul's Church (located approximately 77m from the application site). They determined that the sculpture has no greater demonstrable impact on the setting of the listed building and that the scheme satisfies SPPS and PPS 6.
- 8.4 The proposal shall not have a detrimental impact on the townscape of Articlave. Policy DES 2 of A Planning Strategy for Rural Northern Ireland outlines the importance of land use, amenity and design within a town. This proposal for a granite sculpture shall not have an adverse impact on the character of Articlave nor will it impact upon residential amenity.

Access

- 8.5 DFI Roads were consulted in regards to road safety due to the proximity of the proposed sculpture to St. Paul's Road and offered no objection subject to the implementation of a condition.

Habitat Regulations Assessment

- 8.6 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 is considered acceptable at this location having regard to the Northern Area Plan and other material considerations including the SPPS, PPS 6 and PPS 3. Consultees have not raised any concerns with the proposed development. Due to the nature and scale of the proposal there will be no detrimental impact on the surrounding area. Approval is recommended.

10.0 Conditions

10.1 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.

10.2 The development shall not be commenced until a Certificate issued by a Chartered Structural Engineer certifying that the structure has been designed in accordance with the relevant standards and guidance, has been submitted to and accepted by DFI Roads. The certificate should state; 'I/We certify all reasonable professional skill and care has been used in the design and check of the above named structure in accordance with the following design standards and advice notes'.

Reason: In the interest of road safety.

11.0 Informatives

11.1 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.

11.2 All construction plant and materials shall be stored within the curtilage of the site.

11.3 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.

SITE LOCATION PLAN



Block Plan

