

<b>Planning Committee Report LA01/2020/0799/F</b>	<b>25<sup>th</sup> November 2020</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>	<b>LA01/2020/0799/F</b>	<b><u>Ward:</u> Giant's Causeway</b>
<b><u>App Type:</u></b>	<b>Full</b>	
<b><u>Address:</u></b>	<b>Bushmills Visitor Information Centre, 44 Main Street, Bushmills.</b>	
<b><u>Proposal:</u></b>	<b>Partial change of use from TIC to cafe space as per plan. New store extension to side, with new glazed frontage. Internal alterations. Proposed paved area to front of building.</b>	
<b><u>Con Area:</u> N/A</b>	<b><u>Valid Date:</u> 10.08.2020</b>	
<b><u>Listed Building Grade:</u> N/A</b>		
<b>Agent:</b> N/A		
<b>Applicant:</b> Causeway Coast & Glens Borough Council		
<b>Objections:</b> 0	<b>Petitions of Objection:</b>	<b>0</b>
<b>Support:</b> 0	<b>Petitions of Support:</b>	<b>0</b>

## **EXECUTIVE SUMMARY**

- The site is located within the settlement development limits of Bushmills as defined in the Northern Area Plan 2016. The site is within the Town Centre of Bushmills and falls within the Bushmills Conservation area. The site falls within the Causeway Coast AONB and there are a number of listed buildings located in close proximity to the site. The proposed site lies within an Area of Archaeological Potential.
- The proposed extension to the building is single-storey and will be located to the side of the existing building and will have a white render to match the existing building.
- When assessed against the SPPS and policy DES 2, the scale and design of the development is considered acceptable, in that, it will not detract from the existing character of the conservation area or the immediate townscape character.
- No consultees have raised any areas of concern with the proposed development.
- There are no third party representations submitted with this development.
- Approval is recommended.

Drawings and additional information are available to view on the Planning Portal- <http://epicpublic.planningni.gov.uk/publicaccess/>

## 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 44 Main Street, Bushmills. The existing building on site consists of a single-storey tourist information facility which is currently being operated by the local Council. The existing building has a white rendered finish and a dark slated roof. There is a small existing car park at the front of the site. There is an existing 6m high light and CCTV camera which sits of the footway, a bin and telephone box at the front of the site. Directly adjacent to the site is an existing public walkway, retail units and community building. There are existing residential dwellings in close proximity to the site off Dundarave Road.
- 2.2 The surrounding area is of a mixed use and is characterised by shops, cafes, food takeaways, salons, community buildings, local Council buildings and other retail uses.
- 2.3 The site is located within the Settlement Development limit and Town Centre limits of Bushmills. The site falls within the Bushmills Conservation area and within the Causeway Coast AONB. The site falls within an area of archaeological potential as noted under the Northern Area Plan 2016. The site falls in close proximity to a number of listed buildings.

## 3 RELEVANT HISTORY

- 3.1 There is relevant planning history for the site which consists of the following:

E/2005/0537/F- Bushmills Branch Library, 44 Main Street, Bushmills- Change of use from Branch Library to Commercial Shop- Approval granted: 06.03.2006.

LA01/2015/0738/F- 44 & 67 Main Street, Bushmills- Erection of CCTV System- Approval granted: 08.07.2016.

## **4 THE APPLICATION**

- 4.1 Planning permission is sought for a partial change of use from tourist information centre to cafe space as per plan. New single-storey store extension to side, with new glazed frontage. Internal alterations and a proposed paved area to front of building.

## **5 PUBLICITY & CONSULTATIONS**

### **5.1 External**

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

### **5.2 Internal**

**NI Water-** No objections

**Environmental Health-** No objections

**DFI Roads-** No objections

**NIEA-** No objections

**HED- Protecting Historic Buildings-** No objections

**HED- Historic Monuments-** No objections

**Conservation Section-** No objections

## **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 2- Natural Heritage

PPS 3- Access, Movement and Parking

PPS 6: Planning, Archaeology and the Built Heritage

### **Supplementary Planning Guidance**

DCAN 4: Restaurants, Cafes and Fast Food Outlets

Development Control Advice Note 15 Vehicular Access Standards

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to the principle of development, design and visual impact, noise and odour, impact on conservation area and AONB, traffic matters and archaeology and the built heritage.

### **Planning Policy**

- 8.2 The site is located within the settlement development limits of Bushmills as defined in the Northern Area Plan 2016. The site is

within the Town Centre and within the Bushmills Conservation area, the Causeway Coast AONB and the site lies within an Area of Archaeological Potential.

- 8.3 The proposal must be considered having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above.

### **Principle of Development**

- 8.4 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.
- 8.5 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.
- 8.6 The proposal is for a partial change of use from tourist information centre to cafe space. The proposed change of use is considered an appropriate town centre use as set out in para 6.271 of the SPPS.
- 8.7 The proposal includes: a new single-storey store extension to side, with new glazed frontage; internal alterations; and, a proposed paved area to front of building. The proposed extension will measure 3.45m in height and in is considered minor in the context of the site.
- 8.8 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 constructing an extension to the existing building within a town centre is acceptable provided it is sensitive to its character and makes a positive contribution in the townscape. It is considered that if these 2 tests are satisfied, the proposal meets the criteria in terms of good planning and design principles as identified within the SPPS. The principle of the development is considered acceptable.

## **Design and Visual impact**

- 8.9 There are 4 main design elements to this scheme. 3 of which will be visible from the front elevation and will have public aspects which have the potential to affect visual amenity. The first main design element is the proposed single-storey extension to the side of the building for a new storage area. This extension will be single-storey and finished with a white render. The extension will be visible from the front of the site and will have a public aspect. However the extension is subordinate to the existing building and will complement the design of the building at the front. The extension will not detract from visual amenity. Proposed materials will match the existing building. The design of the extension is acceptable.
- 8.10 The proposed glazed windows and doors in the front elevation again have a public aspect. The proposed windows and glazed doors are considered appropriate to the design of the existing building and mirror similar buildings within the town centre context. The proposed external building alterations are considered appropriate in terms of design and visual amenity.
- 8.11 The last remaining element is the proposed paved area to the front of the building. The new paved area will improve the existing paving and asphalt area to the front of the site. The paved area will improve visual amenity at this location and will result in a positive contribution to the existing area. In design and visual amenity terms the proposed paved area is considered acceptable.

## **Traffic Matters**

- 8.12 DFI Roads was consulted as the competent authority on road matters due to the proximity of the development to the road network. DFI Roads raised no objections in reference to parking, access or road safety matters and has recommended informatives. The proposed development is considered acceptable in terms of PPS3.

## **Noise and odour matters**

- 8.13 In regard to the SPPS there are a wide range of environment and amenity considerations, including noise and air quality, which should be taken into account by planning authorities when proposing policies or managing development. For example, the planning system has a

role to play in minimising potential adverse impacts, such as noise or air pollution on sensitive receptors by means of its influence on the location, layout and design of new development.

- 8.14 Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing. Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality.
- 8.15 DCAN 4: Restaurants, Cafes and Fast Food Outlets also provides guidance in regard to cafes and fast food outlets. It advises that applications outside of settlements will be considered also on all other relevant planning policies and impact on amenity in relation to noise disturbance, smells and fumes, refuse and litters etc. Environmental Health was consulted on the proposed development and stated that they have no objections to the development. They have provided advice regarding construction noise, plant and equipment noise, dust, refuse collection, radon and food hygiene. The applicant should adhere to all Environmental advice provided. The scheme will not have a negative in terms of noise and odour.

### **Impacts on conservation area and AONB**

- 8.16 The proposed development is located within the Bushmills Conservation Area. The Council's Conservation officer was consulted in relation to the proposed development. The conservation officer stated that, it is noted that the works are minor in nature, respectful of the design of the existing building with acceptable materials and finishes proposed. As such the conservation officer would have no concerns relating to the proposal with no adverse impact caused to the setting and character of the Conservation Area.
- 8.17 The conservation officer concluded that the proposed scheme complies with paragraphs 6.18 & 6.19 of the SPPS, Policy BH12 of PPS6 and the Bushmills Conservation Area Design guide, Conservation Section has no objection to the proposal as it is considered that the development proposed would not have an adverse impact on the character, setting or appearance of the Conservation Area.



8.18 The proposed site also falls within the Causeway Coast AONB and therefore, Policy NH 6 of PPS2 applies. Development proposals within the AONB should be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife. The proposal must respect local architectural styles and patterns as well as local materials, designs and colour. The proposal does not offend this policy as the proposed alterations respect the existing building and is reflective of others developments along the Main Street. The proposed development complies with PPS2.

### **Archaeology and the Built Heritage**

8.19 The application site falls within an area of archaeological potential as defined under the NAP 2016 and falls in close proximity to a number of listed buildings. As such Historic Environment Division- Protecting Historic Buildings and Monuments was consulted in relation to the development. Historic Buildings stated that they consider that the detailed design and nature of the proposal would have no greater demonstrable harm on the setting of the nearby listed buildings, when considered against the policy requirements of paragraph 6.12 of Strategic Planning Policy Statement (SPPS) and Policy BH11 Development affecting the Setting of a Listed Building of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.

8.20 Historic Monuments stated that the application site is located within the Area of Archaeological Potential for Bushmills as defined in the Northern Area Plan 2016. HED (Historic Monuments) has assessed the application and on the basis of the information provided - and the nature and scale of the proposal - is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements. The proposed development will have no negative impacts on nearby listed buildings or on archaeology within the immediate context. The proposed scheme complies with PPS6.

### **Habitats Regulation Assessment**

8.21 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 acceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. The change of use and proposed extension and alterations are compatible with the character of the area and meet with the provisions of the SPPS, PPS 6 and DES 2. The development will make a positive contribution and enhance the Bushmills Conservation area and the Causeway Coast AONB. 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 sites 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



Site Location Map

Scale: 1 / 2500

# Block Plan

