

ITEM B

**Opposite No. 19 and adjacent to
Public Toilets, Main Street
Bushmills**

**LA01/2015/0524/F
Full Planning**

16th December 2015

<u>No:</u>	LA01/2015/0524/F	<u>Ward:</u>	Giant's Causeway
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Opposite No. 19 and adjacent to Public Toilets, Main Street, Bushmills		
<u>Proposal:</u>	New Memorial Sculpture and Brass Plaque		
<u>Con Area:</u>	Bushmills	<u>Valid Date:</u>	07/08/2015
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	
<u>Agent:</u>	Lavery Architecture, 63a Churchfield Road, Ballycastle, BT54 6PX		
<u>Applicant:</u>	Robert Quigg VC Commemoration Society, 67 Millgrange, Ballymoney, BT53 7QB		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

Drawings and associated 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 section 7 and resolves to **GRANT** planning permission subject to the condition and informatives set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is situated on the Main Street in Bushmills and currently comprises an existing planter and a public bench. The site is defined by the stone wall to the north and east, and the low wall of the planter to the south west. Smaller barrel planters are located at regular intervals along the edge of the footpath.

There is a streetlight just outside the southern edge of the proposed site.

- 2.2 The surrounding area is characterised by a mixture of residential and commercial uses. Opposite the site are a row of listed buildings at 5-19 Main Street, and the nearby Bushmills Inn Hotel and Restaurant. Adjacent to the site is the public car park and coach park which is separated from the site by the existing stone wall. The public toilets are also located behind this wall.

3.0 RELEVANT HISTORY

LA01/2015/0526/DCA Demolition of existing planters and erection of new Memorial Sculpture and Brass Plaque Opposite No 19 and adjacent to Public Toilets Main Street Bushmills – Under Consideration

4.0 THE APPLICATION

- 4.1 Planning permission is sought for a New Memorial Sculpture and Brass Plaque commemorating Robert Quigg VC.
- 4.2 Robert Quigg VC was born on 28 February 1885 in the Parish of Billy, outside Bushmills. Robert Quigg was awarded the Victoria Cross for his "Most Conspicuous Bravery" at the Battle of the Somme, 1 July 1916.
- 4.3 As this proposal includes demolition within a Conservation Area, consent to demolish is also required. This consent has been submitted to Council, and is being processed under reference number LA01/2015/0526/DCA.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: No objections received.

5.2 Internal

Transport NI: Has no objection to this proposal.

NIEA Historic Buildings Unit: Has no objection to this proposal.

NIEA Historic Monuments Unit: Has no objection to this proposal.

Conservation Section: Has no objection to this proposal.

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:
- The Northern Area Plan 2016
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 Due weight should be given to the relevant policies in the development plan.
- 6.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

The Strategic Planning Policy Statement for Northern Ireland (SPPS)

PPS 2: Natural Heritage

PPS 6 Planning, Archaeology and the Built Heritage

Bushmills Conservation Area Guide

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: design, impact on the AONB, impact on the conservation area; and impact on listed buildings.

Planning Policy

- 8.2 The site is located within the settlement development limit for Bushmills as identified in the North East Area Plan 2016 and is located in the Conservation Area. It is also situated within the Bushmills Area of Archaeological Potential. Bushmills lies within the Causeway Coast AONB.
- 8.3 The principle of this development proposed must be considered having regard to the PPS policy documents specified above and the supplementary guidance.

Design

- 8.4 The proposed memorial sculpture of Robert Quigg VC is 2.24m in height, including the base, and is located in place of an existing planter. Its scale, height and mass are considered acceptable and proportionate as a bronze finished sculpture. It will be set against the backdrop of an existing stone wall and accompanied by a brass plaque.

Impact on the Conservation Area

- 8.5 The site is located in the Conservation Area for Bushmills and the Conservation Area Officer was consulted. It was considered that all of the finishes and materials proposed are acceptable within the conservation area and will have no detrimental impact on it.

Impact on the AONB

- 8.6 The site is located within the Causeway Coast ANOB so proposals should be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife.

- 8.7 The proposal must respect local architectural styles and patterns as well as local materials, designs and colour. The proposal does not offend this policy given it is for a statue and is located in an area that has the ability to absorb such a proposal without detrimentally impacting on the AONB.

Impact on listed buildings

- 8.8 As the proposal is within the proximity of listed buildings NIEA Historic Buildings Unit has been consulted as the competent authority on list buildings. Policy BH 11 of PPS 6 applies to the proposal.
- 8.9 Policy BH 11 states development will not normally be permitted which would adversely affect the setting of a listed building and should comply with the following criteria:

The detailed design respects the listed building in terms of scale, height, massing and alignment

The detailed design respects the listed building in terms of scale, height, massing and alignment. The proposed memorial sculpture is 2.24m in height, including the base, and is located in place of an existing planter. Its scale, height and mass are not considered to have a detrimental impact on the surrounding area where listed buildings are located. It will be set against the backdrop of the existing stone wall and accompanied by a brass plaque.

The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building

The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building. The proposal uses silicon bronze for the base and the sculpture. The proposed plaque is to be bronze on a smooth plaster base. A metal railing along the roadside edge will be polyester black powder coated stainless steel. Proposed materials will be sympathetic to the character of the surrounding area.

The nature of the use proposed respects the character of the setting of the building.

The nature of the use proposed respects the character of the setting of the building. The listed buildings on Main Street are located on the opposite side of the road to the proposal site. The proposal respects the character of the setting of the listed buildings.

9.0 CONCLUSION

- 9.1 The proposal complies with policy; it has been designed to sit within the existing built form of the planter, and is of a size and scale which respect the existing character of the area. The proposal is not contrary to the Northern Area Plan and is considered acceptable in this location having regard to the Area Plan and other material considerations, including PPS 2 and PPS 6. Approval is recommended.

10.0 CONDITIONS

10.1 Regulatory Conditions:

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.

Informatives

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.

2. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the TransportNI Section Engineer whose address is Trillick House, 49 Queen Street, Ballymoney, BT53 6JD. A monetary deposit will be required to cover works on the public road.

3. 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.

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

ANNEX

Date Valid

7th August 2015

Date First Advertised

19th August 2015

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
15 Main Street, Bushmills
The Owner/Occupier,
17 Main Street Clogher North Bushmills
The Owner/Occupier,
19 Main Street Clogher North Bushmills
The Owner/Occupier,
21 Main Street Clogher North Bushmills
The Owner/Occupier,
23 Main Street Clogher North Bushmills
The Owner/Occupier,
27 Main Street Clogher North Bushmills
The Owner/Occupier,
29 Main Street Clogher North Bushmills
The Owner/Occupier,
The Bushmills Inn 25 Main Street Clogher North

Date of Last Neighbour Notification

17th August 2015