

ITEM C

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

**LA01/2015/0526/DCA
Full Planning**

16th December 2015

<u>No:</u>	LA01/2015/0526/DCA	<u>Ward:</u>	Giant's Causeway
<u>App Type:</u>	Demolition Consent		
<u>Address:</u>	Opposite No. 19 and adjacent to Public Toilets, Main Street, Bushmills		
<u>Proposal:</u>	Demolition of existing planters and erection of 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>	
Agent:	Lavery Architecture, 63a Churchfield Road, Ballycastle, BT54 6PX		
Applicant:	Robert Quigg VC Commemoration Society, 67 Millgrange, Ballymoney, BT53 7QB		
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 section 7 and resolves to **GRANT** demolition consent subject to the condition 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

LA01/2015/0524/F 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 Demolition Consent is sought for the demolition of existing planters and the erection of new Memorial Sculpture and Brass Plaque.
- 4.2 As this proposal includes the erection of new Memorial Sculpture and Brass Plaque a full planning application is required. This full application has been submitted to Council, and is being processed under reference number LA01/2015/0524/F.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: No objections received.

5.2 Internal

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 6 Planning, Archaeology and the Built Heritage

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this consent relate to its impact on the Conservation Area.

8.2 The proposed consent is to demolish existing planters to facilitate a memorial sculpture of Robert Quigg VC is 2.24m in height, including the base, and is located in place of an existing planter.

8.3 The planter to be demolished is a low concrete brick wall with a coping stone, angled on the corner creating a landing area which has been planted. It is located in the Conservation Area for Bushmills and the Conservation Area Officer was consulted. The relevant policy context for considering demolition within a conservation area is set out in Policy BH 14 Demolition in a Conservation Area in PPS 6.

- 8.4 Permission for demolition in a conservation area is normally only permitted where the building makes no material contribution to the character or appearance of the area and where there is agreement for the redevelopment of the site.
- 8.5 The Conservation Section considered demolition is acceptable as the existing structure does not make a material contribution to the setting of the Conservation Area. The proposal therefore complies with Policy BH 14.

9.0 CONCLUSION

- 9.1 The proposal complies with policy and subject to the implementation of planning application LA01/2015/0524/F, demolition consent should be granted.

10.0 CONDITIONS

10.1 Regulatory Conditions:

1. This consent is granted as required by Section 105 of the Planning Act (NI) 2011 subject to the conditions, as approved under LA01/2015/0524/F.

Reason: To ensure the character of the Conservation Area is maintained.