

<b>Planning Committee Report LA01/2017/0542/F – Public Shower Facilities, Whiterocks Beach, Dunluce Road, Portrush</b>	<b>23rd August 2017</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>	Principal Planning Officer/Development Management Manager
<b>Cost: (If applicable)</b>	N/a

**Public Shower Facilities  
Whiterocks Beach,  
Dunluce Road,  
Portrush**

**LA01/2017/0542/F**

**23<sup>rd</sup> August 2017**

<b><u>No:</u></b>	<b>LA01/2017/0542/F</b>	<b><u>Ward:</u> Portrush and Dunluce</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>	
<b><u>Address:</u></b>	<b>Public Shower Facilities, Whiterocks Beach, Dunluce Road, Portrush.</b>	
<b><u>Proposal:</u></b>	<b>Change of Use of surfboard store to a takeaway coffee shop</b>	
<b><u>Con Area:</u></b>	<b>No</b>	<b><u>Valid Date:</u> 25.04.2017</b>
<b><u>Listed Building Grade:</u></b>	<b>N/a</b>	
<b>Agent:</b>	<b>N/a</b>	
<b>Applicant:</b>	<b>Causeway Coast and Glens Borough Council Cloonavin 66 Portstewart Road Coleraine BT52 1EY</b>	
<b>Objections:</b>	<b>0</b>	<b>Petitions of Objection: 0</b>
<b>Support:</b>	<b>0</b>	<b>Petitions of Support: 0</b>

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://www.planningni.gov.uk)

## **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 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 proposal relates to the existing single storey public amenity building located within the car park at Whiterocks Beach. The building currently contains male, female, and disabled toilets, together with showers, changing facilities and store rooms.

- 2.2 The toilet block and car park are immediately adjacent to the Whiterocks Beach, and are part of an extensive area of land that extends to the Dunluce Road and includes additional car parks, and amenity areas. The site adjoins Royal Portrush Golf Club and sand dunes to the West, with open space and limestone cliffs to the East.
- 2.3 The site is outside any development limit as set out in the Northern Area Plan 2016 and is designated as an area of Local Nature Conservation Importance as well as within an AONB. The site should be assessed as being in the countryside.

### **3 RELEVANT HISTORY**

C/1999/0669/F

Improvements, repairs and extension to existing toilet block  
Permission Granted – 12.11.1999

C/2012/0268/F

Reconfiguration of Car Parking, Construction of Additional Footpaths and Walkways and Public Shower Facilities  
Permission Granted – 20.03.2013

### **4 THE APPLICATION**

- 4.1 Planning Permission is sought for a change of use of a surfboard store within the existing building to a takeaway coffee shop. The proposal will require minor external alterations to include a window to the rear elevation to provide natural light and ventilation, together with the existing door on the front elevation altered to include a service hatch. The proposed drawings indicate that the existing store will be used solely as a takeaway coffee shop facility
- 4.2 **Habitat Regulations Assessment:**  
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) 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 site

## **5 PUBLICITY & CONSULTATIONS**

### **5.1 External**

Advertising: No objections raised in respect of the proposal

Neighbours: There are no objections to the proposal

### **5.2 Internal**

Environmental Health Department: No objections

NI Water: No objections

DAERA Water Management Unit: No objections

DFI Roads: No objections

Historic Environment Division: 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:

- 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 2: Natural Heritage

Planning Policy Statement 3: Access, Movement and Parking

Planning Policy Statement 16: Tourism

Planning Policy Statement 21: Sustainable Development in the Countryside

## **8.0 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relates to land use and amenity.
- 8.2 The site is outside any defined settlement development limit as set out in the Northern Area Plan 2016 and is not subject to any specific designations or zonings. The main policy consideration is contained within the Northern Area Plan 2016, the Strategic Planning Policy Statement and the relevant Planning Policy Statements. As this proposal is in relation to a change of use from a store to a takeaway facility, the main policy considerations are within paragraphs 6.256, 6.260 of the SPPS and CTY1 and 4 of PPS21.

### **Principle of Development**

- 8.3 The principle of development must be considered having regard to the SPPS and PPS policy documents before mentioned.

- 8.4 The site is outside any development limit as set out in the Northern Area Plan 2016 and is not subject to any specific designations or zonings.
- 8.5 Paragraph 6.260 of the SPPS highlights the need for the Planning Authority to carefully manage tourism development to protect rural amenity, wider sustainability objectives and the long term health of the tourism industry. It states that the guiding principle should be to ensure policies and proposals facilitate appropriate tourism development in the countryside such as the re-use of rural buildings and appropriate redevelopment and expansion proposals for tourism purposes
- 8.6 The Planning Authority assesses that this proposal is in compliance with the provision of the SPPS. The proposal is located in an area used by a large volume of visiting tourists. Furthermore, the proposal involves the change of use of part of an existing public amenity building for the purposes of a coffee takeaway facility within an area of countryside with no detrimental impact to the surrounding rural amenity or tourism assets.
- 8.7 Planning Policy Statement 21, Policy CTY1 sets out the types of development which in principle are considered acceptable in the countryside. CTY1 states that planning permission will be granted for tourism development in accordance with the TOU Policies of the Planning Strategy for Rural Northern Ireland. Planning Policy 16: Tourism, superseded the tourism Policies within the PSRNI.
- 8.8 Policy TSM 2 of PPS16 states that a proposal for the extension of an existing tourism amenity will be permitted where the scale and nature of the proposal does not harm the rural character, landscape quality or environmental integrity of the local area. Where possible such proposals will be expected to be accommodated through the conversion, reuse or extension of existing buildings on site. Given that the proposal is small scale and includes the reuse of a small component of a larger overall building, it complies with this policy.

## **Access**

- 8.9 Policy AMP 2 provides the Policy context for assessing a development proposal that includes access to a public road. The access must not prejudice the road safety or significantly inconvenience the flow of traffic or conflict with Policy AMP3, Access to Protected Routes
- 8.10 Access to the proposal is via the existing roadway leading to the Whiterocks Beach car park which serves the existing building and amenities. The applicant has stated an expected increase of 7 vehicles visiting the premises on a daily basis. DFI Roads has been consulted during the consideration of the application and have commented with no objection to the proposed change of use. The proposal is assessed that it will not prejudice road safety or significantly inconvenience the flow of traffic

## **Amenity**

- 8.11 Environmental Health as the competent authority were consulted regarding amenity issues. With regard to noise, they advised that the applicant is to ensure that all plant and equipment used in connection with the proposal are so situated, operated and maintained as to prevent the transmission of noise and odour to surrounding sensitive receptors. No issues were raised with regard to odour. Further comment was made about appropriate provision for trade refuse. Having regard to this, the proposal is considered acceptable in terms of amenity. These issues will be added to the decision notice as planning informatives.

## **Natural Heritage**

- 8.12 Planning Policy Statement 2, Policy NH6 states that new development within an Area of Outstanding Natural Beauty will only be granted where it is of an appropriate design, size and scale for the locality and where it is sympathetic to the special character of the area.



## **9.0 CONCLUSION**

9.1 Having regard to the development plan and other material considerations the proposal is considered acceptable. The nature and scale of the proposed development is appropriate for the location and is unlikely to unduly affect the amenities of nearby residents. Approval is recommended.

## **10 CONDITIONS**

### 10.1 Regulatory Conditions:

1. As required by Section 61 of 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.

2. All services within the development should be laid underground.

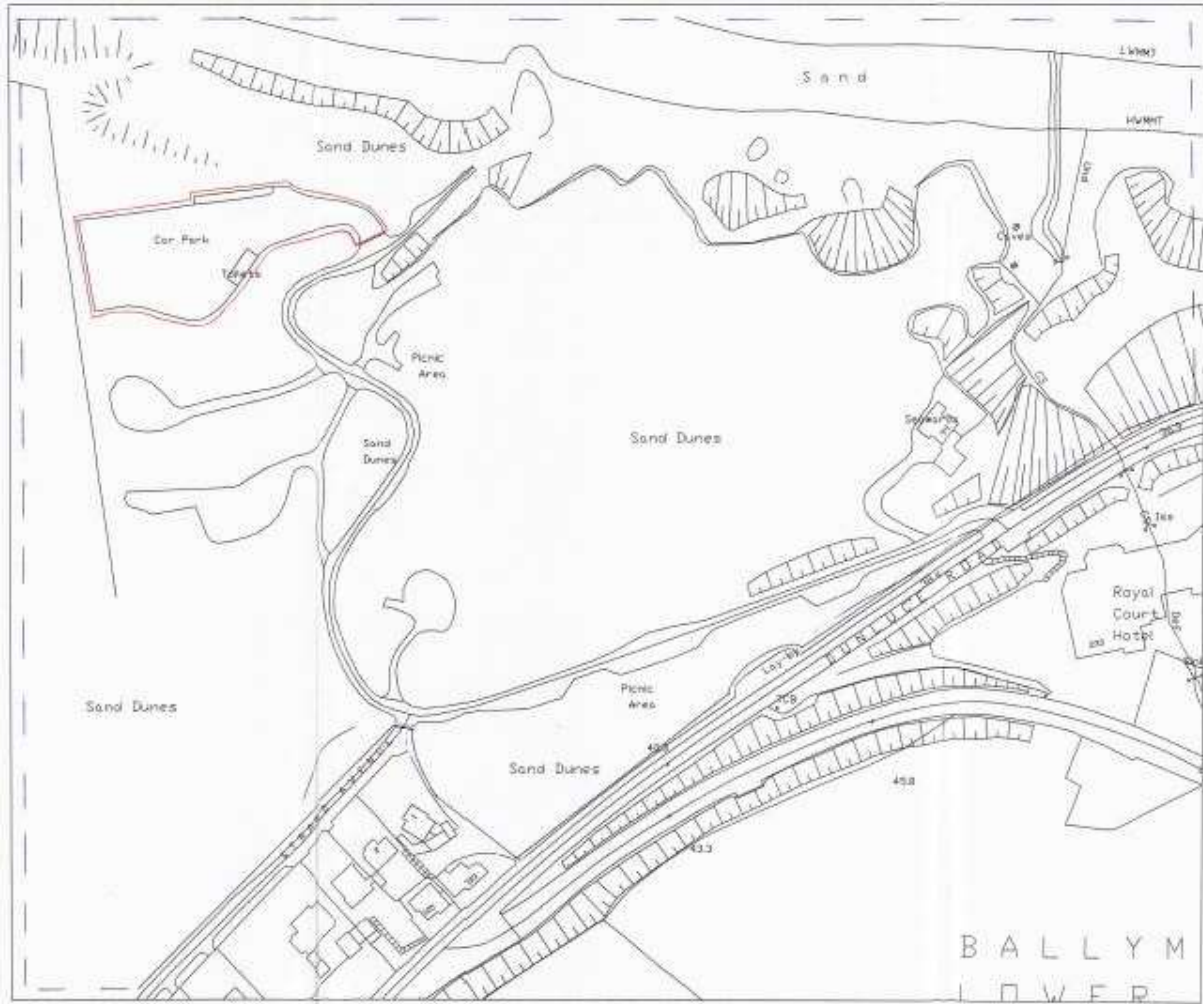
Reason: In the interest of visual amenity.

### 10.2 Informatives:

1. 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.
2. 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.
3. The applicant should be aware that the premises would require registration under relevant Food Safety legislative requirements at least 28 days prior to commencement and will need to comply with the standards contained in the Food Hygiene Regulations (NI) 2006 prior to becoming operational. Additionally compliance with health and safety legislation is required, where LPG supply/storage is proposed relevant

safety standards must be met. The applicant should liaise with the Environmental Health Department.

4. The applicant should ensure that provisions are in place for suitable and sufficient storage and the adequate disposal of trade refuse on a regular basis.
5. The applicant shall ensure that all plant and equipment used in connection with the proposal are so situated, operated and maintained as to prevent the transmission of noise and odour to surrounding sensitive receptors.
6. 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.
7. The applicant is advised to contact NIW through its Customer Relations Centre on 08458 770002 or [waterline@niwater.com](mailto:waterline@niwater.com), upon receipt of this decision notice to discuss any areas of concern.
8. 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 Planning Authority or other statutory authority.



Site Location Plan 1:1250