



**Causeway
Coast & Glens
Borough Council**

Planning Committee Report LA01/2017/0535/F	28th June 2017
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	Principal Planning Officer
Cost: (If applicable)	N/a

**Site North East
of 92a Strand Road,
Portstewart**

**LA01/2017/0535/F
Full Application**

28th June 2017

<u>No:</u>	LA01/2017/0535/F	<u>Ward:</u> PORTSTEWART
<u>App Type:</u>	Full Planning	
<u>Address:</u>	Site to the North East of 92a Strand Road, Portstewart.	
<u>Proposal:</u>	Erection of slot block barriers with mesh fencing panels on the identified footpath. Fencing to be approximately 2m in height and have a printed banner bearing the Irish Open and Causeway Coast and Glens logos	
<u>Con Area:</u>	N/A	<u>Valid Date:</u> 24.04.2017
<u>Listed Building Grade:</u>	N/A	
<u>Agent:</u>	N/A	
<u>Applicant:</u>	Causeway Coast and Glens Borough Council, Riada House, 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

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 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 & CHARACTER OF AREA

- 2.1 The subject site extends to c. 0.026 hectares. The site comprises the public footpath which exists along the Northern side of Strand Road leading to Portstewart Strand. A boundary wall approximately 0.9m high together with a 2m high mesh fence exists to the rear of the footpath enclosing a large corner

site which is the subject of a current planning application. The land to the rear of the footpath consists of a building site, containing rubble and topsoil spoil heaps together with concrete building materials and drainage pipes.

- 2.2 The surrounding area is mainly residential characterised by dwellings and apartment buildings. The land to the South is dominated by the golf course at Portstewart Golf Club.
- 2.3 The site is located within the settlement of Portstewart as defined within the Northern Area Plan 2016. The site abuts a committed housing zone, Designation PTH 30.

3 RELEVANT HISTORY

- 3.1 C/1997/0627
Erection of 4 and 4.5 storey apartment block - 46 units
Former Strand Hotel Site Strand Road Portstewart
Granted 18.12.1998 Permission made invalid by Completion Notice 13.02.2017
- 3.2 C/2008/0424/F
Erection of 62 No.apartments and duplex apartments, with partial underground car parking, associated road works and landscaping
90 Strand Road Portstewart
Refused 11.11.2009
- 3.3 LA01/2016/1197/F
Erection of 30 no. apartments with associated car parking, road works and landscaping
90 Strand Road Portstewart
Under consideration

4 THE APPLICATION

- 4.1 Temporary planning permission is sought for 1 month from 26th June to 24th July 2017 to erect approximately 100m of screening consisting of slot block barriers with 2m high mesh fencing panels to the rear of the public footpath. The fencing panels will have a printed banner attached bearing the Irish Open Golf and Causeway Coast and Glens Borough Council logos.

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 sites.

5 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: No objections raised in respect of this proposal.
Neighbours: There are no objections to the proposal

5.2 Internal

DFI Roads: Has no objection to the proposal.

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 development 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

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

Strategic Planning Policy Statement (SPPS)

PPS 3: Access, Movement and Parking

Planning Strategy for rural NI Policy DES 2: Townscape

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: Land use, Amenity, and Design.
- 8.2 The site is located within the settlement development limit for Portstewart as defined by Northern Area Plan, and abuts a committed housing zone, Designation PTH 30. There are no other designations or zonings relating to this site. The main policy consideration is contained within the Northern Area Plan 2016, the Strategic Planning Policy Statement and Regional Policy DES 2

Planning Policy

- 8.3 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.
- 8.4 Regional Policy DES 2 states; in interpreting the policy, each application for planning permission will be assessed against the three main elements of land use, amenity and design, with the relevant elements in this case being; amenity and design.

Amenity

- 8.5 The proposal is similar in design to the existing fence currently erected around the adjoining brownfield site. The new fence together with any banner will partially screen views of the site

and will make a positive contribution to the amenity of the area. The proposal will also facilitate information in regard to the Irish Open 2017 which will be held at Portstewart Golf Club from 3rd – 9th July 2017 and only be in place for a temporary period of time; before, during and after the event. The fence will be removed by the end of July 2017. Given this proposal will only be in place for a temporary period of time, and is in conjunction with a large sporting event, determining weight is given to both these factors.

Design

- 8.6 The proposed design as a temporary fence, is considered acceptable for the purpose of temporarily screening a site and providing information on the Irish Open golf tournament being held in Portstewart.

Advertisements

- 8.7 Providing that the advertisements on the banner relate to the Council's functions, they are deemed consent by Class 1 of The Planning (Control of Advertisements) Regulations (NI) 2015.

9 CONCLUSION

- 9.1 This temporary development will assist in screening a brownfield site during the Irish Open 2017. As such, it will improve the amenity of the area while giving the opportunity to provide information relating to the event. Approval is recommended.

10 CONDITIONS

10.1 Regulatory Conditions:

1. The permission hereby granted shall be for a limited period and shall expire on 31st July 2017

Reason: To ensure the development is removed following the completion of the Irish Open golf event.

10.2 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. 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. Notwithstanding the terms and conditions of the Causeway Coast and Glens Borough Council'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 Infrastructure'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 DFI Roads Section Engineer whose address is DFI Roads, Northern Division, Causeway Coast and Glens (West), County Hall, Castlerock Road, Coleraine, BT51 3HS. A monetary deposit will be required to cover works on the public road.



Site Location 1-500