

Planning Committee Report Item A	25th May 2016
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	Shane Mathers
Cost: (If applicable)	N/a

ITEM A

44 & 67 Main Street Bushmills

LA01/2015/0738/F

25th May 2016

<u>No:</u>	LA01/2015/0738/F	<u>Ward:</u>	GIANT'S CAUSEWAY
<u>App Type:</u>	Full Planning		
<u>Address:</u>	44 & 67 Main Street Bushmills		
<u>Proposal:</u>	Erection of CCTV System		
<u>Con Area:</u>	Bushmills	<u>Valid Date:</u>	05.10.2015
<u>Listed Building Grade:</u>	Grade B2 Listed		
<u>Agent:</u>	Bailey Architecture 9 Glenview Road Glenshesk Ballycastle BT54 6QE		
<u>Applicant:</u>	Causeway Coast and Glens Borough Council Sheskburn House 7 Mary Street Ballycastle BT54 6QH		
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 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 reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application involves 2 different sites. The sites are located at 44 & 67 Main Street, Bushmills within the town centre. 67 Main Street is an existing two-storey listed building which is currently being used as a post office. The building has a pebbledash finish and a dark slated roof. There is existing

signage on the building which is of a traditional nature and is non-illuminated in the front elevation. There is no defining boundary treatment at the front or at the side of the premises. This property is a listed building.

- 2.2 44 Main Street is an existing single-storey tourist information facility with an existing 6m high light which sits of the footway at the front of this property.
- 2.3 The area is town centre, and contains a mix of uses characterised by retail units, community facilities, fast food outlets and residential dwellings. The site falls within the Bushmills Conservation area and there are several listed buildings which exist along Main Street.
- 2.4 The sites are located within Bushmills Town Centre and Bushmills Conservation Area as defined within the Northern Area Plan 2016. The sites are also located within the Causeway Coast Area of Outstanding Natural Beauty.

3 RELEVANT HISTORY

There is no relevant history.

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of a CCTV System. During the processing of the application some revisions were sought in relation to the equipment proposed at no. 44 Main Street. These revisions were submitted on 11th March 2016.
- 4.2 The proposal includes a CCTV camera to be mounted on the corner of 67 Main Street which measures approx. 400mm x 300mm with a proposed transmitter measuring 150x75x25mm. There is a white plastic wireless receiver box proposed on an existing lamp post outside no.44 Main Street. This will be located approx. 4.5 metres above ground level with the receiver box measuring 150x75x25mm.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

There are no objections to this proposal.

5.2 Internal

Transport NI: No objection.

NIEA Historic Environment Division: No objection.

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 both 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 3: Access, Movement and Parking

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 6: Planning, Archaeology and The Built Heritage

Supplementary Guidance

Bushmills Conservation Area

8.0 CONSIDERATIONS & ASSESSMENT

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

Principle of development

- 8.2 The sites are located within the town centre boundary for Bushmills as defined by Northern Area Plan. Both sites are also located within the Bushmills Conservation Area, Bushmills Area of Archaeological Potential and Bushmills lies within the Causeway Coast AONB.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.
- 8.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) offers no policy guidance in relation to CCTV systems. However, it has policy guidance that compliments and supports planning policy PPS 6 and PPS 2.

Impact on Listed Buildings

- 8.5 Policy BH 8 of PPS 6 provides the policy guidance in relation to the alteration of a listed building. No.67 Main Street is listed.

The CCTV system which is proposed at No. 67 Main Street will be located at the side of the existing premises. The character of the listed post office building will not be affected by the installation of the new CCTV equipment. The architectural features of the listed building will remain intact and the equipment will be in keeping with the traditional features of the listed building. NIEA HED has been consulted as the competent authority and raises no objection in relation to the impact on the listed building.

- 8.6 Bushmills has several listed buildings on Main Street. Policy BH 11 of PPS 6 provides the policy guidance in relation to Development affecting the Setting of a Listed Building. Given the size, scale and location of the CCTV cameras, this respects the character of the setting of these listed buildings. NIEA HED has been consulted as the competent authority on this matter and raises no objection in this regard.

Impact on Conservation Areas

- 8.7 Policy BH 12 of PPS 6 gives guidance in relation to New Development in a Conservation Area. The Council's conservation officer has been consulted in this regard. The conservation officer was content with the equipment proposed at no.67. However, some concern was raised with the equipment originally proposed at no. 44. Initially the equipment at No.44 Main Street was to be mounted on a new 6 metre pole. Amendments were sought seeking the moving of the equipment to be located on the existing building or lamp post so as to reduce the visual clutter within the Conservation Area. As a result of this the equipment is now proposed on the existing lamp post at no.44 Main Street. As the size and scale of the equipment is small, and the 6 metre pole has been removed, the impact on the conservation area is limited and the conservation officer raised no further concern in this regard. The proposal complies with this policy.

Impact on Archaeology

- 8.8 The application sites are located within the Bushmills Area of Archaeological Potential, designated to protect the above-ground and below-ground archaeological remains associated with the early development of the settlement. NIEA Historic

Monuments Unit was consulted in this regard and due to the location, scale, and nature of the development raises no objection to the proposal.

Impact on AONB

8.9 Policy NH 6 of PPS 2 sets out the policy guidance in relation to development within AONB's. These sites are 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. The proposal must respect local architectural styles and patterns as well as local materials, designs and colour. As outlined in paragraphs 8.5-8.7, the proposal does not have an unacceptable impact in relation to the listed buildings or conservation area and therefore, given the minor nature of the equipment proposed, the proposal meets this policy as the proposed CCTV alterations respect the existing buildings and streetscape and would not undermine the integrity of the AONB.

9.0 CONCLUSION

9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. Although the sites are within a sensitive area, the proposed nature and scale of the proposal is considered acceptable having regard to the policy guidance set out in PPS 2 and PPS 6. 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.