

Planning Committee Report	25th January 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

**Macosquin Playing Fields
Dunderg Road
Coleraine**

LA01/2016/1160/F

25th January 2017

<u>No:</u>	LA01/2016/1160/F	<u>Ward:</u>	Macosquin
<u>App Type:</u>	Full Planning Application		
<u>Address:</u>	Macosquin Playing Fields, Dunderg Road, Coleraine.		
<u>Proposal:</u>	Erection of 3no. 6m high timber columns to NE side of Playing Field. Each column to have 2no. 400W HQI Flood Lights.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	23/9/2016
Agent:	Mr Karl Doherty, Causeway Coast and Glens Borough Council		
Applicant:	Causeway Coast and Glens Borough Council, Environmental Services, Cloonavin, 66 Portstewart Road Coleraine BT52 1EY		
Objections:	1	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** Full Planning Permission subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at Macosquin Playing Fields, Dunderg Road, Coleraine. On the site is an existing playing field which is encompassed by approximately 2m high metal fencing and 2m high vegetation, consisting of hedges. There is a pedestrian access to the field located on the Dunderg Road. A vehicular access is available south-west of the site. There are several residential dwellings located in close proximity to the site and

Macosquin Primary School is located directly adjacent to the site. There are existing ball catching nets at each end of the field and there is an existing flood light located to the north of the site which appears to be in a state of disrepair.

- 2.2 The area is predominately residential and is characterised by two-storey residential dwellings, pockets of commercial activity, educational facilities and areas of recreation space. The site is zoned as a major area of existing open space and falls within an archaeological site and monument under the Northern Area Plan 2016.

3 RELEVANT HISTORY

There is relevant planning history which consists of the following:

C/2003/0575/A- Playing Field Adjacent to Macosquin Primary School, Dunderg Road, Macosquin- Free standing information sign.

Approval 23.11.2004.

C/2008/0918/F- Playing fields, Farrenseer Park, Macosquin- Changing rooms/showers

Approval 12.03.2009.

4.0 The Application

- 4.1 The scheme consists of the erection of 3no. 6m high timber columns to NE side of Playing Field. Each column to have 2no. 400W HQI Flood Lights. The flood lights will be constructed from reclaimed timber telegraph poles and will be fitted with concrete bases.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

One **(1)** letter of objection was received in relation to this application.

The objection raised the following points of concern:

- a) There is adequate lighting on the site presently
- b) The new flood lights would cause nuisance to the objectors premises

5.2 Internal

NIEA-Natural Environment Division: No objection.

Environmental Health Department: No objection subject to conditions.

NI-Water: No objections.

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:

- 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.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation

Planning Strategy for Rural Northern Ireland

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the principle of development; impact on residential and public amenity and; other matters.

Principle of development

- 8.2 The site is zoned in the Northern Area Plan as a major area of existing open space and falls within a site of archaeological potential and an archaeological site and monument. The site is located within the development limit of Macosquin.
- 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. As such the principle of lighting columns to facilitate the ongoing use of playing fields is acceptable.

Impact on residential and public amenity

- 8.4 Under the Northern Area Plan this site is zoned as a major area of existing open space.

- 8.5 Policy OS7- The Floodlighting of Sports and Outdoor Recreational Facilities states that the Council will only permit the development of floodlighting associated with sports and outdoor recreational facilities where all the following criteria are met:
- (i) There is no unacceptable impact on the amenities of people living nearby;
 - (ii) There is no adverse impact on the visual amenity or character of the locality; and
 - (iii) Public safety is not prejudiced.
- 8.6 The main purpose of this application is to extend the hours of operation for the sports pitch. In terms of residential and public amenity the flood lights will be facing towards the sports pitch and not directly towards any residential dwelling. No. 36 Dunderg Road is the closest residential property in relation to the location of the proposed flood lights. The flood lights will be 6m in height and located 24m away from No. 36 Dunderg Road. The boundary treatment along the boundary with No. 36 consists of high trees which are at a higher height than that of the proposed flood lights.
- 8.7 An objection raised concern with the need and the impact on residential amenity.
- 8.8 The flood lights will be finished with reclaimed timber telegraph poles and the area is characterised by a number of these type of telegraph poles along the footways within Macosquin. Therefore the proposed floodlights will not be out of character in the area. Each of the floodlights will have 2 400watt HQI lights attached at the top of the poles.
- 8.9 The floodlights are acceptable in terms of design and are acceptable in terms of visual amenity. The lights will provide better facilities at the playing pitch for members of the public who may use it. The lights will not affect public safety and will be located approximately 15m away from the main road. The proposed development complies with Policy OS7 and represents an acceptable form of development at this location.

Other Matters

- 8.10 It should be noted that additional information was submitted by the applicant on 23/11/16 which provided more detailed information in relation to the proposed flood lights and their purpose. The objector was consulted in relation to the additional information 25/11/16 and raised no further objection in relation to the application.
- 8.11 In relation to the points which the objector raised there is currently one existing flood light to the north-east in close proximity to the neighbour at No. 36 Dunderg Road. There would appear not to be adequate lighting on the site. The proposed lights will provide better training facilities for Coleraine Football Club who wish to use the site for training purposes.
- 8.12 The potential effect the lights will have on the adjacent neighbour would be minimal. The lights will be pointed away from this neighbour towards the field and due to the fact that the boundary treatment between the playing field and the neighbour consists of trees which are higher than the proposed 6m high lights this will not have an adverse effect on the objector. Environmental Health Department have stated that given the use of a planning condition to restrict times of use to 2 nights per week and ceasing at 10pm, is in compliance with the relevant Sports Council (England) Curfew times.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Area Plan and other material planning considerations. The proposal relates to an area of existing open space and is for the erection of flood lighting columns which are of an appropriate scale for their location. It is considered that the proposal should not have any adverse impact on the surrounding residential amenity due to the distance from the nearest property, the intervening vegetation and conditions of use. The proposal is considered acceptable having regard to the policy guidance set out in PPS 8. Approval is recommended.

10.0 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. The proposed floodlights shall have a restricted use of 2 evenings per week only, shall not operate between 2200 hrs and 0800 hrs and shall comply with the Institute of Lighting Professionals, Obtrusive Light Limitations for Exterior Lighting Installations including sky glow, light trespass and source intensity.

Reason: In the interests of residential and public amenity.

Site Location Plan

