

Planning Committee Report Item – LA01/2017/1081/F Millburn Community Centre, Linden Avenue, Coleraine	24th January 2018
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

**Millburn Community Centre
Linden Avenue
Coleraine**

**LA01/2017/1081/F
Full Planning**

24th January 2018

- 2.2 There is a large existing car park at the front of the site and grass areas. There are existing mature trees at the front of the site. At the rear of the community centre is an all-weather playing pitch and adjacent to the site is an existing playground area. The proposed outdoor play area will be located to the front of the nursery building in the existing car park area. The outdoor play area will be surrounded by 2.4m high fencing and a new pedestrian access has been proposed to the side of the play area.
- 2.3 The area is predominately residential and is characterised by two-storey terrace and semi-detached dwellings. There are existing community buildings, educational buildings and government buildings in close proximity to the site. There are a number of grass areas in the area and mature trees.
- 2.4 The site is within the Coleraine development limit and is zoned as white land under the Northern Area Plan 2016. The site does not fall within any protected areas.

3.0 RELEVANT HISTORY

C/2010/0355/F- Millburn Community Centre Linden Avenue Coleraine- Proposed single-storey extension and internal alterations to include playgroup area and toilets. Approved: 25.08.2010.

C/2012/0321/F- Linden Avenue, Coleraine, BT52 2AN- Extensions and renovations to existing community centre- Approved: 19.10.2012.

C/2012/0454/F- Lands located approximately 22m NW of No. 18 Linden Avenue, Millburn, Coleraine, BT52 2AN- Multi-use games area, approximately 18m x 30m incorporating coloured rubber surfacing and sport linings 5m to 7m high perimeter fencing in locations identified with associated site works. Same to have 4 no. flood lights installed, (2no. either side) at a height of 8m- Approved: 25.02.2013.

4.0 THE APPLICATION

- 4.1 Planning permission is sought for new play-park to include mixed play equipment and erection of perimeter fencing. The new play equipment will consist of a playhouse-1.52m in height, mud kitchen-0.55m in height, storytelling chair-1.48m in height, water basin-0.54m in height, music panel- 1.6m in height, paint/chalk board panel-1.4m in height, raised vegetable garden and flower bed- 0.7m in height and a sand box which will be 0.2m in height. The outdoor play area will be 112.8 metres squared in floor area and will be encompassed by 2.4m high metal fencing.
- 4.2 The application includes the re-positioning of 10 parking bays to include 2 disabled parking bays and standard bays, around the perimeter of the proposed play area. A new pedestrian access has been proposed at the side of the proposed play area.

5.0 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours:** There are no objections to the proposal.

Internal

- 5.2 **Transport NI:** No objection subject to informatives.

Environmental Health: No objections.

Northern Ireland Water: No objection subject to informatives.

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 RELEVANT POLICIES & GUIDANCE

Northern Area Plan 2016.

Strategic Planning Policy Statement for Northern Ireland (SPPS).

A Planning Strategy for Rural Northern Ireland.

PPS3 - Access, Movement & Parking.

PPS8- Open Space, Sport and Outdoor Recreation

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the principle of the development at this location; visual amenity considerations; design and car parking arrangements. The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

Principle of Development

- 8.2 The main policy consideration is contained within the Northern Area Plan 2016, the Strategic Planning Policy Statement and the relevant Planning Policy Statements.

- 8.3 The aim of the development is to provide secure play facilities for young children who use the nursery facilities at the community centre. The SPPS states there are a range of types of development which in principle are considered to be acceptable in the urban area. The policy states that such proposals will be considered in accordance with existing published planning policies.
- 8.4 All proposals for development in the urban area must be sited and designed to integrate sympathetically with their surroundings and to meet other planning and environmental considerations including those for drainage, amenity, design and access.
- 8.5 The NAP 2016 states that community facilities “often provide an essential and valuable service to local residents, particularly those without access to a car, and can help create or reinforce a sense of community.” The proposed play area will provide additional community facilities for younger members of the community.
- 8.6 In terms of the proposed use at this location, such a proposal is appropriate and acceptable at this location. Policy is supportive of such proposals provided they are compatible with surrounding land uses, will not harm the amenities of nearby residents and satisfactory access and car parking arrangements can be provided. The proposed scheme is in compliance with current policy provisions and provides an acceptable form of development which will enhance community facilities for the surrounding residents.

Design

- 8.7 The current scheme relates to the existing community building on site. There is an existing adjacent playground which was granted permission under application C/2012/0454/F. The development proposes 8 items of play equipment, none of which will reach a height of more than 1.6m. Each of the items of play equipment will be finished with either metal, wood or toughened plastic. The proposed play equipment is similar to the adjacent playground

equipment which has been approved previously. A precedent exists in the area for this type of development.

- 8.8 The play area will be encompassed by 2.4m high metal fencing which is similar to existing fencing on the site. The proposed development is acceptable in terms of design and will complement the surrounding land uses. The use of materials for the play equipment will ensure the development will integrate into the context of the area. The development will complement the design of the existing building on site and will provide a sustainable form of development.

Amenity

- 8.9 The proposal is not within a historic area or protected area. The site is zoned as white land under the Northern Area Plan 2016. In terms of visual amenity the proposed development will not detract from the existing building on site or the surrounding land uses. The closest residential property at No. 8 Linden Avenue is approximately 40m away from the proposed development. There will be no overlooking or overshadowing concerns as a result of the development and therefore, there is no impact on the existing privacy of surrounding land uses. The Environmental Health Department has been consulted in relation to the scheme and no objections have been raised in relation to the issue of residential amenity from noise or odour perspectives.

Access and Parking

- 8.10 The existing access remains unaltered. Ten new car parking bays will be provided around the perimeter of the proposed play area. 2 disabled bays and 8 standard car parking bays have been proposed. Due to the alterations in reference to car parking on site, DFI Roads has been consulted and has no objection to the development subject to informatives. The proposed development complies with Planning Policy Statement 3- Access, Movement & Parking.

9 CONCLUSION

- 9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations. The proposed outdoor play area will provide new

community facilities at this location for young children who use the existing nursery facilities at the community centre. The development is acceptable in terms of design and from a residential and public amenity perspective. Access and proposed car parking arrangements are acceptable. Approval is recommended.

10 CONDITIONS

- 10.1 As required by Section 61 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.

11 INFORMATIVES

- 11.1 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.
- 11.2 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.
- 11.3 This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent sites for the removal of or building on the party wall or boundary whether or not defined.
- 11.4 Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
- 11.5 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 County Hall, Castlerock Road, Coleraine, BT51 3HS. A monetary deposit will be required to cover works on the public road.

- 11.6 All construction plant and materials shall be stored within the curtilage of the site.
- 11.7 It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing roadside drainage is preserved and does not allow water from the road to enter the site.
- 11.8 Existing site already connected to public water supply via a metered connection. There is no foul sewage discharge from this proposed development. Existing site already connected to public sewerage network.
- 11.9 No construction to be made, trees planted or other obstruction made within 3m (or 1.5 times the depth whichever is greater) of sewers, OR 4m (or 1.5 times the depth whichever is greater) of watermains <350mm diameter or 8m of watermains of 350mm diameter or greater. A diversion may be necessary. Consultation with NIW is required at an early design stage.
- 11.10 The applicant is advised to contact NIW Waterline on 03457 440088 or waterline@niwater.com, upon receipt of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.
- 11.11 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 03458770002.
- 11.12 No connection should be made to the public sewer from 23rd May 2016, in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006 (as amended Water and Sewerage Services Act (Northern Ireland) 2016), until the mandatory Sewer Adoption Agreement has been authorised by

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

- 11.13 Statutory water regulations are in force, which are designed to protect public water supplies against contamination, undue consumption and misuse. All internal plumbing installation must comply with the current Water Supply (Water Fittings) Regulations (Northern Ireland). Applicants should contact NI Water's Water Fittings Regulations team via waterline@niwater.com if they have any queries.

Site Location

