

ITEM G

Old Mill Site Adjacent 60 Main Street Cloughmills

**D/2015/0027/F
Full Planning**

23 September 2015

<u>No:</u>	D/2015/0027/F	<u>Ward:</u>	Clogh Mills
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Old Mill Site, Adjacent 60 Main Street Cloughmills		
<u>Proposal:</u>	Alterations to building to provide disabled toilet facilities		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	04 02 2015
<u>Listed Building Grade:</u>	N/A	Agent:	None
Applicant:	Ballymoney Borough Council / Causeway Coast and Glens		
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

1.0 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 8 and the policies and guidance in section 6 and resolves to **GRANT** planning permission subject to the conditions and informatives set out in section 9.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at Old Mill Site adjacent to Mill Street Cloughmills. The site accommodates a disused mill building with the roof partially collapsed and in a state of disrepair. The building adjoins a play park and a board walk along the river side. There are other buildings on the same site which are currently being used by community groups. The

health centre is on the adjacent site and accessed off the road at the same entrance as this proposal.

- 2.2 The site is located river side and the application building was part of an old mill. The lands are within the Local Landscape Policy Area and an Area of Archaeological Potential and is zoned for housing.

3.0 RELEVANT HISTORY

D/2010/0210/F

Proposal: Alterations & extension to Mill building to provide new community centre

Address: Old Mill Complex, Rear of 2 Ballycregagh Road, Cloughmills Approval Granted 14.01.2011

D/2011/0164/F

Proposal: Proposed new biodiversity riverside park incorporating childrens play area.

Address: Old Mill Site, Main Street, Cloughmills, Ballymena, Co.Antrim, BT44 9LG. Approval Granted 03.04.2012

4.0 THE APPLICATION

- 4.1 The application is for the reparation of an old disused building to provide toilet facilities and a storage area adjacent to a play area at the Old Mill Site adjacent to No 60 Main Street Cloughmills.

PUBLICITY & CONSULTATIONS

4.2 External

Neighbours: No objections received.

4.3 Internal

NIEA Historic Monuments Unit: No objection.

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MATERIAL CONSIDERATIONS

- 5.1 Article 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with

the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”

5.2 The development plans are:

- North East Area Plan 2002
- draft Northern Area Plan 2016

5.3 The Regional Development Strategy (RDS) is a material consideration.

5.4 Due weight should be given to the relevant policies in the development plan.

5.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

6.0 RELEVANT POLICIES & GUIDANCE

PPS 1 General Principles

PPS 6 Planning, Archaeology and the Built Heritage (Policy BH 3)

Planning Strategy for Rural Northern Ireland Policy DES 2

7.0 CONSIDERATIONS & ASSESSMENT

7.1 In the North East Area Plan 2002 the site is located within Cloughmills Development limit.

7.2 In the draft Northern Area Plan 2016 the site is located within the settlement limits CS 01 and is within the Cloughmills Water LLPA (CSL 01) and Housing Zoning (CSH 05). This proposal does not conflict with either of these draft designations.

7.3 Planning Policy Statement 1 outlines the general principles for planning. Paragraphs 15 to 22 deal with Design Considerations for new developments. This proposal complies with these considerations.

7.4 In terms of Policy DES 2, the proposal makes a positive contribution to townscape by the repair of the existing building and is sensitive to the character of the area surrounding the site.

7.5 The proposal complies with policy; it will revitalise the area by bringing the derelict building into use and retaining the architectural merits of the existing built form. There is no increase to the footprint. The proposal is not contrary to either the North East Area Plan or the draft Northern Area Plan.

8.0 CONCLUSION

8.1 The proposal is considered acceptable in this location having regard to the Area Plans and other material considerations. In accordance with para 52 of PPS 1, no demonstrable harm would be caused. Approval is recommended.

9.0 CONDITIONS

9.1 Regulatory Conditions:

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.

9.2 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. 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.

ANNEX	
Date Valid	4th February 2015
Date First Advertised	21st February 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses) The Owner/Occupier, 2 Ballycregagh Road,Drumbare,Clogh,Antrim,BT44 9LB, The Owner/Occupier, 4 Ballycregagh Road,Drumbare,Clogh,Antrim,BT44 9LB, The Owner/Occupier, 54 Main Street Clogh Mills Clough Mills The Owner/Occupier, 54A Main Street Clogh Mills Clough Mills The Owner/Occupier, 58 Main Street Clogh Mills Clough Mills The Owner/Occupier, 6 Ballycregagh Road,Drumbare,Clogh,Antrim,BT44 9LB, The Owner/Occupier, 6 Homelea Terrace Drumbare Clough Mills The Owner/Occupier, 60 Main Street Clogh Mills Clough Mills The Owner/Occupier, 7 Homelea Terrace Drumbare Clough Mills The Owner/Occupier, 8 Ballycregagh Road,Drumbare,Clogh,Antrim,BT44 9LB, The Owner/Occupier, 8 Homelea Terrace Drumbare Clough Mills</p>	
Date of Last Neighbour Notification	29th April 2015