

ITEM H

Causeway Coast and Glens Borough Council

**Multi Use Games Area (MUGA),
Adjacent to Millburn Community
Centre, Linden Avenue, Coleraine**

LA01/2015/0280/F

Full Planning

23rd September 2015

<u>No:</u>	LA01/2015/0280/F	<u>Ward:</u>	University
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Multi Use Games Area (MUGA), Adjacent to Millburn Community Centre, Linden Avenue, Coleraine		
<u>Proposal:</u>	Installation of mesh net roof to stop balls being kicked over the perimeter panels		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	10th June 2015
<u>Listed Building Grade:</u>	N/A		
Applicant:	Causeway Coast and Glens Borough Council, Cloonavin, 66 Portstewart Road, Coleraine, BT52 1EY		
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 RECOMENDATION

- 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 section 7 and resolves to **GRANT** planning permission subject to the conditions and informatives set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is an existing Multi Use Games Area (MUGA) located at Millburn Community Centre, Coleraine. The site is at the corner of Linden Avenue and Greenaway Drive. The MUGA is a fenced off games area enclosed by 5m high black mesh panels. The northern and southern ends are 6m high. There are

existing floodlights outside of the site which light the area after dark. There are 2no pedestrian gates into the MUGA and 1no larger gate which would allow vehicular access if required.

- 2.2 The topography of the site is flat and the MUGA is surrounded by a strip of green open space.
- 2.3 The area is a mix of residential, recreation, community and educational uses. To the north and east of the site there are two storey terraced residential properties. To the south of the site is Millburn Primary School. To the west of the site is a children's play area and Millburn Community Centre. There is a 2m steel fence around the perimeter of the recreational land along the border of Linden Avenue and Greenaway Drive.
- 2.4 The site is located in the settlement limit of Coleraine as defined in the North East Area Plan 2002 and the draft Northern Area Plan 2016.

3 RELEVANT HISTORY

C/2010/0355/F Proposed single storey extension & internal alterations to include playgroup area & toilets
Millburn Community Centre Linden Avenue Coleraine
Approved 25/08/2010

C/2012/0454/F Multi-Use Games Area (MUGA), Approximately 18m x 30m Incorporating Coloured Rubber Surfacing & 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.'
Located Approximately 22m NW of No 18 Linden Avenue,
Millburn, Coleraine, BT52 2AN
Approved 25/02/2013

4 THE APPLICATION

- 4.1 Planning permission is sought for the installation of a mesh net roof to stop balls being kicked over the perimeter panels.

5 PUBLICITY & CONSULTATIONS

External

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

Internal

5.2 **Transport NI:** Has no objection to the proposal

MATERIAL CONSIDERATIONS

6.1 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.”

6.2 The development plans are:

- North East Area Plan
- draft Northern Area Plan 2016

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

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

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

7 RELEVANT POLICIES & GUIDANCE

PPS 1 General Principles

PPS8 Open Space Sport and Outdoor Recreation

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to Policy OS4 of PPS 8 – Intensive Sports Facilities.

Planning Policy

- 8.2 The site is located within the settlement limit of Coleraine in both the adopted and draft plans. It not designated within the North East Area Plan or within the draft Northern Area Plan.
- 8.3 The principle of this development proposed must be considered having regard to the PPS policy documents specified above and the supplementary guidance.

Policy OS4 of PPS 8 – Intensive Sports Facilities

- 8.4 The principle of using this site as an intensive sport facility is already established through planning approval C/2012/0454/F. The development has been completed and is currently used as such. This application seeks to erect a mesh roof netting over the area to contain balls and prevent these being hit or kicked outside the perimeter fencing. The proposal meets the first policy test in that the use is within the existing settlement limit.
- 8.5 The policy goes on to require all proposals for intensive sports facilities to meet the following criteria:

- *There is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated.*

The proposal is for a mesh net roof over an existing facility. The proposal would prevent stray footballs etc. and is likely to be of benefit to those living in proximity to the site.

- *There is no adverse impact on features of importance to nature conservation, archaeology or built heritage.*

This proposal will have no impact on any such features.

- *Buildings and structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment.*

The proposed roof would consist of black UV resistant mesh netting supported by high tension wires which would be connected to existing box sections. The netting would be black to match the existing black mesh fencing. The roof would not exceed the existing height of the structure and it is not considered that it would result in a significant visual impact upon the surrounding area.

- *the proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport; and*
- *the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.*

The final 2 criteria relate to the principle of a new development or facility; this proposal is for the addition of a roof net onto an existing facility. It is considered that the introduction of a roof net is not material to either of these criteria.

9 CONCLUSION

9.1 The proposal is considered acceptable in this location having regard to the North East Area and draft Northern Area Plans, and other material considerations. It is for a new roof net onto an existing sports facility to prevent balls being kicked or hit over the existing fence. The proposal complies with planning policy and is acceptable in terms of its layout and appearance. In accordance with para 52 and para 59 of PPS 1, no significant harm would be caused to neighbouring amenity and there would be no demonstrable harm. 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.

ANNEX

Date Valid	20 th June 2015
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Date First Advertised	24 th June 2015
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Date Last Advertised	
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Details of Neighbour Notification (all addresses)

14 Linden Avenue
Millburn
Coleraine
Londonderry
BT52 2AN

16 Linden Avenue
Millburn
Coleraine
Londonderry
BT52 2AN

18 Linden Avenue
Millburn
Coleraine
Londonderry
BT52 2AN

20 Linden Avenue
Millburn
Coleraine
Londonderry
BT52 2AN

22 Linden Avenue
Spittle Hill
Coleraine
Londonderry
BT52 2AN

24 Linden Avenue
Spittle Hill
Coleraine
Londonderry
BT52 2AN

25 Greenaway Drive
Spittle Hill

Coleraine
Londonderry
BT52 2AQ

27 Greenaway Drive
Spittle Hill
Coleraine
Londonderry
BT52 2AQ

29 Greenaway Drive
Spittle Hill
Coleraine
Londonderry
BT52 2AQ

31 Greenaway Drive
Spittle Hill
Coleraine
Londonderry
BT52 2AQ

Millburn Primary School
Greenaway Drive
Coleraine
BT52 3AQ

Date of Last Neighbour Notification	25th June 2015
Date of EIA Determination	N/A