

ITEM B

**Juniper Hill Caravan Park
70 Ballyreagh Road
Portstewart**

**C/2015/0068/F
Full Planning**

27 May 2015

<u>No:</u>	C/2015/0068/F	<u>Ward:</u>	Atlantic
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Juniper Hill Caravan Park, 70 Ballyreagh Road, Portstewart		
<u>Proposal:</u>	Construction of a new Council maintained MUGA (Multi-Use Games Area), with polymeric surfacing and fencing, (fencing ranging from 5m to 6m). MUGA Size- 18.5m x 30m		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	15.12.14
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	
Agent:	None		
Applicant:	Causeway Coast and Glens Council, Cloonavin, 66 Portstewart Road, Coleraine		
Objections:	0	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

**Drawings 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 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.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The proposal incorporates an existing council owned caravan park, Juniper Hill which is located between Portrush and Portstewart. The proposal is to be sited on an open space area which is covered in grass with several trees on the periphery. The piece of land is quite flat. There is existing vehicular and pedestrian access to the site. It is open and positioned close to the wardens office, shop and toilets.

2.2 The site is in rural land outside the urban limits of Portrush town. The character is established with the immediate landscape covered in caravans in the large caravan park.

3.0 RELEVANT HISTORY

There is no relevant history.

4.0 THE APPLICATION

4.1 Planning permission is sought to develop a new Council maintained MUGA (Multi-Use Games Area), with polymeric surfacing and fencing, (fencing ranging from 5m to 6m). MUGA Size 18.5m x 30m

PUBLICITY & CONSULTATIONS

4.2 External

Neighbours: No objections received.

4.3 Internal

Transport NI: Has no objection to this proposal.

Environmental Health: Has no objection to this proposal.

5.0 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 plan is:

- 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

Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation

PPS 21 Sustainable Development in the Countryside

PPS 1 General Principles

7.0 CONSIDERATIONS & ASSESSMENT

- 7.1 The site is located within rural remainder as defined by the North East Area Plan 2002 and draft Northern Area Plan 2016.
- 7.2 Policy OS 3 of Planning Policy Statement 8 relates to outdoor recreation in the countryside:
- i) The site is not within any conservation, archaeology or built heritage zone. It complies with this test of policy.
 - ii) The site is not on agricultural land so it complies with this test of policy.
 - iii) The caravan park is long established and the visual amenity will not be affected by this proposal. There is an existing open space area and the proposal is compatible with the existing uses. It therefore complies with this part of policy.
 - iv) It complies with the requirement to ensure there is no unacceptable impact on the amenities of people living nearby as the closest houses are some distance away..
 - v) Public safety is not prejudiced and the scale of the development is totally compatible with the surrounding established use. It complies with this test of policy.

vi) There are no ancillary buildings proposed as part of this proposal and the only structure is the surrounding fence which is a standard high fence.

vii) The proposal is accessible to disabled people and is on level ground.

viii) There is established vehicle infrastructure within the caravan park.

7.3 The proposal is in compliance with the above policy. The design is typical of the secure playing areas being constructed by council with secure high fencing surrounding the play area. This type of secure playing area with an all-weather surface is becoming a more common space allowing for children to play.

7.4 PPS 21 allows for recreational development in the countryside where this complies with the requirements of PPS 8. As this proposal meets the policy requirements of PPS 8 as set out in para 7.2, it does not conflict with PPS 21.

7.4 The proposal complies with policy; and is of a nature appropriate to the area, respects the site context in terms of scale, size and design and is not contrary to either the North East Area Plan or draft Northern Area Plan.

8.0 CONCLUSION

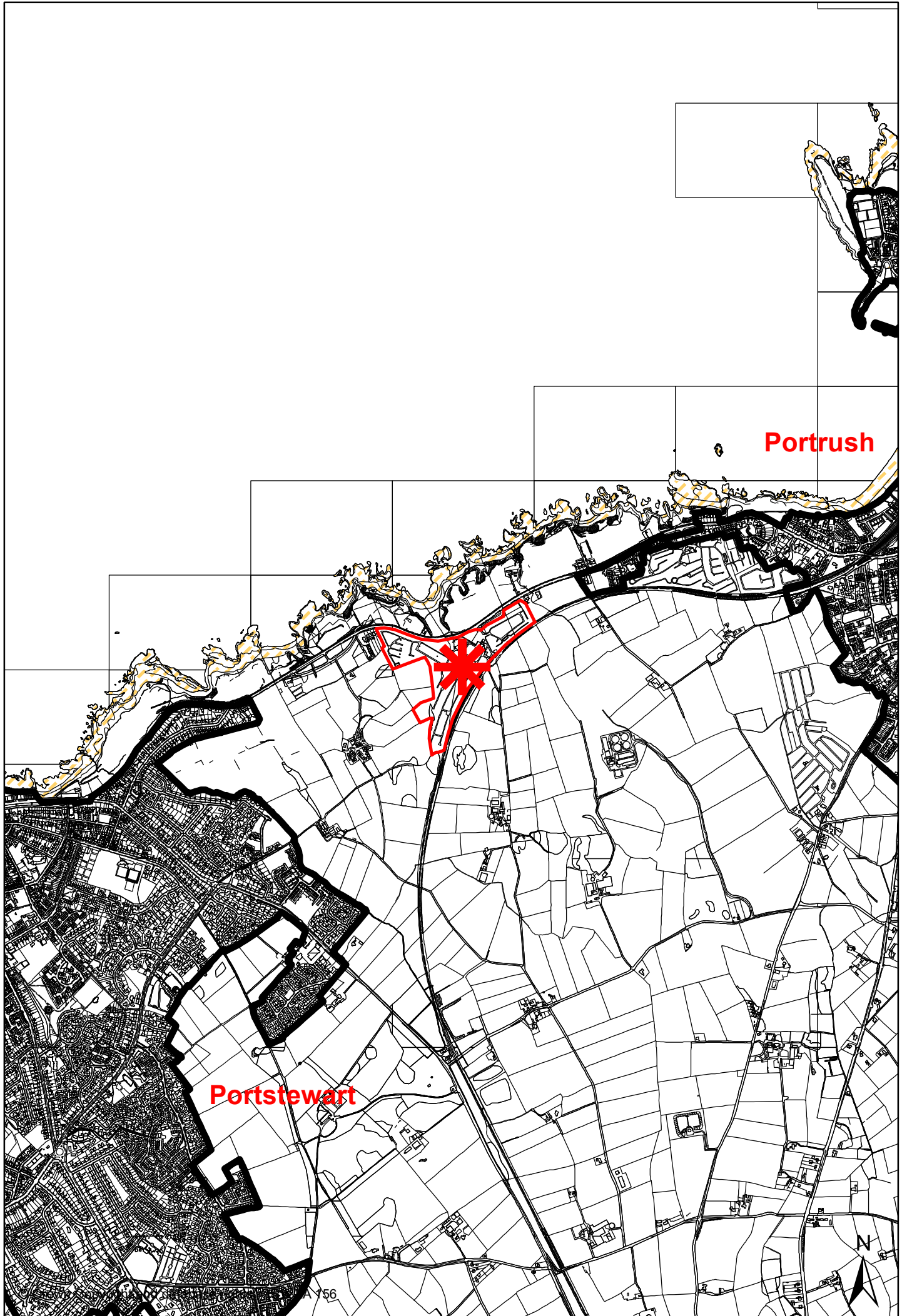
8.1 The proposal is considered acceptable in this location having regard to the Area Plans and other material considerations. The development is an appropriate use of the land and is acceptable in terms of its layout and appearance. In accordance with para 52 of PPS 1, no significant harm would be caused to neighbouring amenity. 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.



Portrush

Portstewart

1:56

