



**Causeway
Coast & Glens
Borough Council**

Planning Committee Report LA01/2017/0120/F	28th June 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

**Megaw Park,
Ballymoney**

LA01/2017/0120/F

28th June 2017

<u>No:</u>	LA01/2017/0120/F	<u>Ward:</u>	BALLYMONEY NORTH
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Megaw Park, 27 Coleraine Road, Ballymoney		
<u>Proposal:</u>	Erection of 2no ball stops, each 30m long x 8m high		
<u>Con Area:</u>	No	<u>Valid Date:</u>	31.01.2017
<u>Listed Building Grade:</u>	N/a		
Agent:	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 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** planning permission subject to the condition set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located within the existing Ballymoney development limits and is identified as being within a major area of existing open space as per NAP 2016. The character of the area is defined by a mixture of housing, open space and light industry.

- 2.2 The site consists of a football pitch, 7 a side pitch, Multi Use games area, childrens play area, adult tone zone, adventure play area, changing pavilion and car parking. Ballymoney cemetery is located to the north of the site.

3 RELEVANT HISTORY

D/2011/0257/F Upgrade of Existing Park to accomodate New Changing Block with Associated Car Parking Facilities, CCTV, New Entrance Features, Muga, 7 -Aside Football Pitch, Tone Zone and Play Areas
Approved 03.05.2012

D/2000/0236/F Extension to existing changing facilities
Approved 28.07.2000

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of two ball stops, each 30m long by 8m high.

5 PUBLICITY & CONSULTATIONS

5.1 External

There are no objections to this proposal.

5.2 Internal

No consultations are necessary.

6 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 (NAP)
- 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

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation

8.0 CONSIDERATIONS & ASSESSMENT

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

Principle of development

- 8.2 The site is located within the settlement development limit for Ballymoney as identified in the NAP and is designated as a major area of existing open space.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy document specified above.

Policy OS4 of PPS 8 – Intensive Sports Facilities.

- 8.4 The proposal meets the first policy test in that the site is within the existing settlement development limit for Ballymoney.
- 8.5 The policy goes on to state that in all cases the development of intensive sports facilities will be required to meet all of 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.*
- 8.6 The proposal is to erect 2 no ball stops to prevent balls being kicked from the soccer pitch and 7 a side pitch into the children's play area. The ball stops will be positioned to the outside of the existing fences. The ball stops are within the existing recreation grounds. The proposed development will not have an unacceptable impact on the amenities of people living nearby. The nearest residential properties are located 70 metres to the north at Knocklands Court and 80 metres to the south on the Coleraine Road.
- *There is no adverse impact on features of importance to nature conservation, archaeology or built heritage;*
- 8.7 The proposal is located within an existing settlement and within the existing multi use games area and soccer pitches. It will not result in any unacceptable impact on any of these features.
- *Buildings or 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;*
- 8.8 The proposed ball stops measuring 30m long by 8m high are considered appropriate in scale within the multi-use games area. The views of the ball stops are contained from within the park area. They will be read with the existing park and facilities and not appear incongruous in this setting.
- *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

8.9 This policy requirement relates to the provision of a new facility and is not considered applicable to the proposed development.

- *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.*

8.10 This policy requirement relates to the provision of a new facility and is not considered applicable to the proposed development.

9.0 CONCLUSION

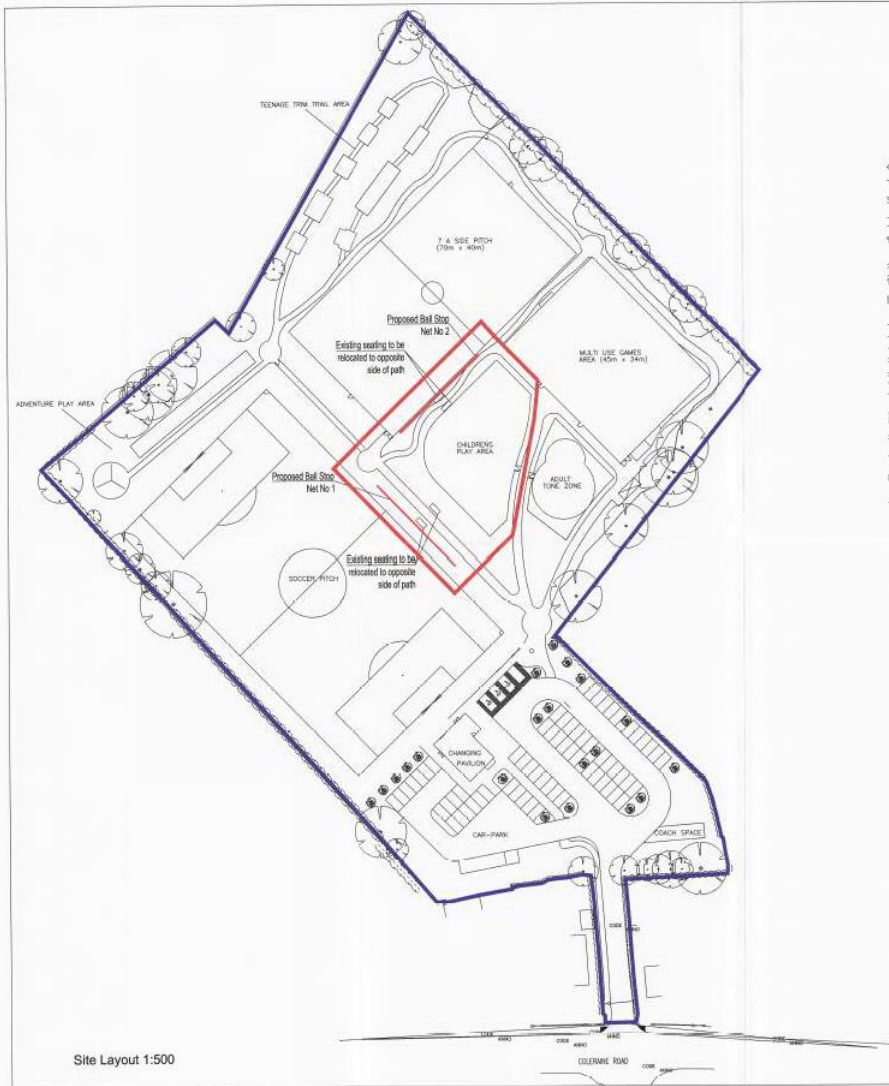
9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. The proposal relates to an area of existing open space and is for the erection of 2 no ball stops which are of an appropriate scale within the multi-use games area. The proposal is considered acceptable having regard to the policy guidance set out in PPS 8. 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.



Site Layout 1:500



Site Location 1:1250

BALL STOPS:

- 2no ball stops to be installed
- each ball stop to be 30m long x 8m high
- each ball stop to run parallel with the closest edge of the football pitch
- ball stops to be positioned to outside of existing fence
- Existing seating to be relocated to allow installation of ball stops

REVISIONS REGISTERED
31 JAN 2017
Drawing Number: 01
1201/2017/0120

No.	Description	Date	By	Check

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Causeway Coast and Glens Borough Council

Project: **Megaw Park - Rallymorney**

Title: **Proposed Ball Stop Nets**

Date: 1:500 & 1:1250	Scale: 1:500	Scale: 1:1250	Scale: 1:1250	Scale: 1:1250	Scale: 1:1250
Drawn: Planning	Checked: Planning	Drawn: Planning	Checked: Planning	Drawn: Planning	Checked: Planning

Drawing No: **PP01**