

Development Committee

Wednesday, 15th August, 2007

SPECIAL MEETING OF DEVELOPMENT COMMITTEE

Members present: Councillor M. Browne (Chairman);
the Deputy Lord Mayor (Councillor Kelly); and
Councillors Convery, Crozier, Ekin, Empey, Hartley,
Humphrey, C. Maskey, McCarthy and McCausland.

In attendance: Ms. M.T. McGivern, Director of Development;
Mr. K. Sunderland, Planning and Transport
Policy Manager; and
Miss L. Hillick, Committee Administrator.

Apologies

Apologies for inability to attend were reported from Councillors Cunningham and Kyle.

Belfast Metropolitan Area Plan Updates

The Committee considered the undernoted report in relation to the Belfast Metropolitan Area Plan Public Local Inquiry:

“Relevant Background Information

Belfast Metropolitan Area Plan

The BMAP Public Local Inquiry, coordinated by the Planning Appeals Commission (PAC), for the purpose of considering objections to the Draft Plan including Plan Amendment No.1 commenced on the 16 April 2007 and is taking place in two stages. The first stage dealt with the strategic or regionally significant issues including the main plan policies and proposals. The second phase will address the more local or site specific issues.

The Council submitted written statements to the PAC on 14 February 2007 for Stage 1 issues. Following the exchange of evidence the Council directly participated in Stage 1 of the inquiry at formal or informal hearings in relation to some of the more complex/contentious issues such as housing, retail, office strategy, waste and transport. Expert witnesses were commissioned to support the Council's position in areas of specialist knowledge. The consideration of a majority of Stage 1 issues was concluded on the 26 June and a summary of the main proceedings in Stage 1 is appended for information Appendix 1.

The Public Inquiry will reconvene in October 2007 to consider the remaining strategic housing issues and commence Stage 2 Site Specific issues. The written submissions for Stage 2 must be submitted to the PAC by 23 August 2007 with an exchange of evidence expected to take place on the 30 August 2007.

The draft public inquiry programme was published by the PAC in July 2007 and consists of the following:

- Reconvened Strategic Housing Issues - 1/10/07 to 8/10/07
- Belfast City Issues - 22/10/07 to 5/11/07
- Carrickfergus Borough Issues - 18/02/08 to 11/03/08
- Castlereagh Borough Issues – 19/11/07 to 6/02/08
- Lisburn City Issues (Excluding Small settlements) – 8/11/07 to 13/03/08
- Newtownabbey Borough Issues (Excluding Small settlements) – 6/11/07 – 6/02/08
- North Down Borough Issues – 7/02/08 – 8/04/08
- Lisburn and Newtownabbey Small settlements Issues – 7/02/08 – 23/4/08
- Lagan Valley Regional Park Issues – 17/04/08 – 14/04/08
- Programme for Retail Issues – 7/04/08 – 23/04/08

The programme is currently a draft and is likely to change before it is finalised by the PAC at the end of August. Parallel sessions will be held and all sessions will be conducted on the basis of the 'combined hearing'.

Key Issues

The main site specific issues which the Council will address at Stage 2 are:

- North Foreshore – The Council object to the open space designation as it may restrict future development options for the site. The Council also object to the Key Site Requirements relating to the junction upgrade and the development of the North Foreshore site.
- Titanic Quarter – The Council whilst supporting the principle of development is seeking to ensure its development is complementary to the City Centre.

- Sprucefield – The Council will counter object to representations advocating a relaxation in the control of the size and type of retailing located in this out of town location, on the basis that they may be detrimental to the vitality of Belfast and other city centres.
- Cemeteries – The zoning of a site for a potential cemetery will not be pursued by the Council as further investigations on the proposed Drumbeg and Hightown Road site have proved unsuitable conditions for burial provision
- Open space and Environmental Designations – The Council propose the extension of a number of SLNCI designations in order to protect areas of environmental interest. A number of environmental designations have also been identified as unnecessary and will be challenged.
- Gasworks Estate – The Council propose the development of the Gasworks Northern Fringe through the extension of the gateway designation and reference made to the Masterplan.

A full list of the Stage 2 issues raised by the Council and the proposed action to address these issues at the next stage of the BMAP process is outlined in Appendix 2. Similar to Stage 1 the Council has a number of options:

- to rely on the original letter/objection and position;
- submit a further written statement without recourse to participation at the inquiry;
- rely on original submission and participate at the inquiry;
or
- submit a further submission and participate at the inquiry.

A number of representations have been withdrawn due to a change of situation.

Resource Implications

Financial

There are potential financial implications in respect of any participation in the public inquiry process

Recommendations

Members are asked to:

- note the information set out in Appendix 1 in relation to Stage 1 of the Inquiry; and
- agree the proposed actions, for the BMAP Stage 2 Inquiry into Site Specific issues, as set out in Appendix 2

Key to Abbreviations

BMAP – Belfast Metropolitan Area Plan

Documents Attached

- Appendix 1 – Stage 1
- Appendix 2 – Stage 2

Appendix 2

STAGE 2 ISSUES

North Foreshore & Harbour area	ACTION
<ul style="list-style-type: none"> • 2965/12 BHA07: Objection to Matters Relating To Zoning - Employment/Industry - North Foreshore • 2965/13 - BHA19: Objection To Matters Relating To Proposal For Open Space - North Foreshore Adjacent To M2 Motorway • 2965/25 BHA14: Objection to proposal – Park & Ride Scheme Fortwilliam 	<p>Submit a written submission including further justification and maps where necessary</p>
<ul style="list-style-type: none"> • 2965/115 - BHA08: Objection to Exclusion of Specified Lands from Zoning - Employment/Industry – Belfast Harbour 	<p>Submit a written submission</p>
Titanic Quarter	
<ul style="list-style-type: none"> • 2965/14 - BHA01: Objection to Matters Relating To Zoning - Titanic Quarter • 1604/1 - BHA01: Objection to Key Site Requirements - Zoning - Titanic Quarter 	<p>Submit a written submission including further justification and participate in the inquiry if necessary</p>

<p>Transport</p>	
<ul style="list-style-type: none"> • 2965/17 - BHA13: Objection to Proposal - New Railway Station – Tillysburn • 2965/23 - BT015/02: Objection to Matters Relating To Proposal - Park and Ride Scheme - Kennedy Way • 2965/24 - BT015/01: Objection to Matters Relating To Proposal - Park and Ride Scheme - Tillysburn • 2965/36 - CC099/01: Objection to Proposal - Pedestrian/Cycle Bridge Crossing - Corporation Square to Queens Quay • 2965/38 - CC100: Objection to Proposal - New Railway Station - Grosvenor Road • 2965/102 - Rapid Transit Route: Objection to Non Designation of a Rapid Transit Route For Belfast North 	<p>Submit a written submission including further justification and participation in the Stage 2 inquiry if necessary</p>
<p>Boucher Road Estate</p>	
<ul style="list-style-type: none"> • 2965/18 - BT011/20: Objection to Exclusion of Specified Lands from Existing Employment/Industry Zoning - Glenmachan Street • 2965/19 - BT011/21: Objection to Exclusion of Specified Lands from Existing Employment/Industry Zoning - Apollo Road Etc • 2965/22 - BT011/22: Objection to Exclusion of Specified Lands from Existing Employment/Industry Zoning – Balmoral Road 	<p>Rely on original submission; check Departments and other objector's evidence and participation in the Stage 2 inquiry if necessary</p>
<p>Open Space & Environment</p>	
<ul style="list-style-type: none"> • 2965/41- Cou1: Objection To Designation Of Green Belt - Belfast • 2965/43 - Cou12: Objection To Inclusion Of Lands In LVRP - Stranmillis Car Park • 2965/45 - BT102/04: Objection to Exclusion Of Specified Lands From SLNCI - Barnett's Demesne 	<p>Submit a written submission /Maps including further justification.</p>

Open Space & Environment contd.	
<ul style="list-style-type: none"> • 2965/46 - BT102/13: Objection to Exclusion of Specified Lands from SLNCI - Clement Wilson Park • 2965/47 - BT102/17: Objection to Exclusion of Specified Lands from SLNCI - Stranmillis And Riddel Hall • 2965/48 - BT102/20: Objection to Exclusion of Specified Lands from SLNCI - Lagan Meadows • 2965/49 - MCH32/03: Objection to Exclusion of Specified Lands from SLNCI - Belvoir • 2965/50 - BT102/22: Objection to Exclusion of Specified Lands from SLNCI - Braniel Village • 2965/75 - BT101: Objection to Matters Relating To Designation - Urban Landscape Wedge - Colin Glen (Belfast) • 2965/26 - BT084: Objection To Inclusion Of Specified Lands In Historic Park And Garden - Botanic • 2965/27 - BT102/25: Objection To Inclusion Of Specified Lands In SLNCI - South Of M1 Roundabout • 2965/28 - BT140: Objection To Inclusion Of Specified Lands In LLPA - Musgrave • 2965/56 - BT102/18: Objection to Exclusion of Specified Lands from SLNCI - Inverary • 2965/57 - BT113: Objection to Exclusion of Specified Lands from LLPA - Blanchflower/Patton • 2965/113 - Natural Environment Strategy: Objection To Lack Of Designation As A SLNCI - St Patrick's • 2965/114 - Natural Environment Strategy: Objection To Lack Of Designation As A SLNCI - Monagh By-Pass • 2965/144 - Urban Environment Strategy: Objection To Lack Of Designation Of Urban Landscape Wedge - Harbour Estate • 2965/145 - Urban Environment Strategy: Objection To Lack Of Designation Of Urban Landscape Wedge At Shandon Park Golf Course • 2965/146 - Open Space Strategy: Objection To Lack Of Housing Zoning On Open Space At Ballysillan Road 	

Open Space & Environment contd.	
<p>2965/115 - Natural Environment Strategy: Objection To Lack Of Designation As A LLPA - Shankill Memorial Park</p> <p>2965/116 - Natural Environment Strategy: Objection To Lack Of Designation As A LLPA - West Kirk Open Space</p> <p>2965/117 - Natural Environment Strategy; Objection To Lack Of Designation As A LLPA - Nubia Street Community Garden</p> <p>2965/118 - Natural Environment Strategy: Objection To Lack Of Designation As A LLPA - Torr Heath Playground</p> <p>2965/119 - Natural Environment Strategy: Objection To Lack Of Designation As A LLPA - Wandsworth Open Space</p>	Rely on original statement
Employment/Industry	
<ul style="list-style-type: none"> • 2965/29 - BT11/27: Objection to Exclusion of Specified Lands from Zoning - Existing Employment/Industry - Ravenhill Business Park • 2965/30 - BT11/06: Objection to Existing Employment/Industry Zoning - Shore Road • 2965/31 - BT11/24: Objection to Existing Employment/Industry Zoning – London Road 	Rely on original submission
Gasworks Estate	
<ul style="list-style-type: none"> • 2965/34 - CC072: Objection to Matters Relating To Zoning - Development Opportunity Site - Cromac Street/ Raphael Street • 2965/37 - CC099/02: Objection to Proposal - Pedestrian/Cycle Bridge Crossings - Gas Works to Ormeau Embankment 	Submit further written statement and attach Northern Fringe Masterplan
Development Opportunity Site	
<ul style="list-style-type: none"> • 2965/33 - CC055: Objection to Zoning - Development Opportunity Site - Westlink, Grosvenor Road 	Submit further written statement

Housing	
<ul style="list-style-type: none"> • 2965/85 - Housing Strategy: Objection to Matters Relating To Treatment of HMO's 	Submit further written statement / participate at the Inquiry
<ul style="list-style-type: none"> • 2965/122 - Housing Strategy: Objection to Lack of Housing Zoning - McClure Street • 2965/124 - Housing Strategy: Objection to Lack of Housing Zoning In Belfast Zoo Area 	Submit further written statement
<ul style="list-style-type: none"> • 2965/123 - Housing Strategy: Objection to Lack of Housing Sites In Lower Shankill • 2965/135 - Integration: Objection to Lack of Integration of Ligoniel Housing Sites 	Rely on original statement
Retail	
<p>2965/130 - Retail Strategy: Objection to Lack of Designation of District Centre – Shore Road/Loughside</p> <p>2965/147 - Retail Strategy: Objection to Lack of Designation of District Centre at Hillview</p>	Rely on original statement
City Centre	
2965/82 - Belfast City Centre Strategy: Objection to Lack of Detail Regarding Belfast City Centre Land Uses	Submit further written statement and possible participation in the inquiry
<p>2965/104 - CC018: Objection to Matters Relating To Designation - Laganside North and Docks Character Area</p> <p>2965/105 - CC013: Objection to Matters Relating To Designation - Scotch and Cathedral Quarters Character Area</p>	Submit further written statement

<p>Parking Restraint on Arterial Routes</p>	
<ul style="list-style-type: none"> • 2965/15 - AR03/15: Objection to Matters Relating To Commercial Nodes and Areas of Parking Restraint on Arterial Routes – Upper Newtownards Road Etc • 2965/7 - AR03/03: Objection to Matters Relating To Commercial Nodes and Areas of Parking Restraint on Arterial Route – Antrim Road/Crumlin Road • 2965/8 - AR03/09: Objection to Matters Relating To Commercial Nodes and Areas of Parking Restraint on Arterial Route - Falls Road/ Glen Road 	<p>Rely on original objection</p>
<p>Arterial Routes</p>	
<ul style="list-style-type: none"> • 2965/9 - AR01/01: Objection to Matters Relating To Designation of Arterial Route – York Street/York Road/Shore Road • 2965/10 - AR01/09: Objection to Matters Relating To Designation of Arterial Route - Donegall Road • 2965/93 - Arterial Routes Strategy: Objection to Lack of Commercial Node Designation – Lower Ormeau Road • 2965/94 - Arterial Routes Strategy: Objection to Lack of Commercial Node Designation - Lower Ravenhill Road • 2965/95 - Arterial Routes Strategy: Objection to Lack of Commercial Node Designation - Donegall Road • 2965/96 - Arterial Routes Strategy: Objection to Lack of Commercial Node Designation - Lisburn Road • 2965/97 - Arterial Routes Strategy: Objection to Lack of Commercial Node Designation - Andersonstown Road Area • 2965/99 - Arterial Routes Strategy: Objection to Failure to Designate Sandy Row as an Arterial Route • 2965/100 - Arterial Routes Strategy: Objection to Failure to Designate Donegall Pass as an Arterial Route • 2965/79 - Ar05/03: Objection to Designation - Shopping/Commercial Areas on Arterial Routes - Antrim Road 	<p>Rely on original objection</p>

<p>Various</p>	
<ul style="list-style-type: none"> • 2965/137 - BMTP Strategy: Objection to Lack of Proposal to Re-Open Closed Portion Of Chichester Street • 2965/140 - BMTP Strategy: Objection to Lack of Specific Proposals to Remove Buses from the City Hall • 2965/101 - Bha02: Objection to Policy - Belfast City Airport • 2965/32 - Bt164/03: Objection to Proposal for Provision of Educational Facilities - Springvale • 2965/107 - Education, Health, Community and Cultural Facilities Strategy: Objection to Lack of Proposals for Mater Hospital • 2965/128 - Public Services and Utilities Strategy: Objection to Lack of Cemetery Proposal at Hightown Road • 2965/ Eb04/05: Objection to Key Site Requirements - Housing Zoning - Sandown Road • 2965/112 - Natural Environment Strategy: Objection to Lack of Clarity Regarding Protection of Trees on Development Sites • 2965/78 - Bt009: Objection to Key Site Requirements - Mixed Use Site - Girdwood Barracks” 	<p>Withdraw</p>

After discussion, the Committee adopted the proposed actions in relation to the Belfast Metropolitan Area Plan Stage 2 Inquiry, with the exception of the proposals in respect of the Cemetery at the Hightown Road and the Lack of Clarity Regarding the Protection of Trees on Development Sites which it was agreed would be pursued through a written objection and participation at the inquiry process respectively.

Chairman