

Town Planning Committee

Thursday, 5th February, 2009

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor Lavery (Chairman);
the High Sheriff (Councillor McCoubrey); and
Councillors Campbell, Cobain, Empey, Hendron, Long,
C. Maskey, McCarthy, McCausland, McClenaghan,
O'Neill, Patterson, Rodway and Smyth.

In attendance: Mr. R. Boyd, Members' Support Officer;
Mr. J. Heaney, Committee Administrator; and
Mr. D. Dowey) Divisional
Mr. B. Vennard) Planning Office.

Apologies

Apologies for inability to attend were reported from Councillors B. Kelly, McGimpsey and Moore.

Routine Correspondence

It was reported that correspondence had been received from various Statutory Bodies, Agencies and other organisations in respect of the undernoted items:

Notification from the Northern Ireland Housing Executive in respect of the making of Extinguishments of Public Rights-of-Way Orders at Majestic Drive and Madrid Street;

Notification from the Roads Service of its intention to introduce traffic calming measures at Ballysillan Park; and

Notification from the Roads Service that it was considering currently various options in respect of a road widening scheme at Clarawood Estate.

Copies of the Orders, letters and maps relating to the above matters were displayed at the meeting for the information of the Members.

The Committee noted the information provided.

Requests for Deputations

The Committee noted that no requests for deputations had been received.

Presentations from Statutory Bodies

Roads Service

The Members' Support Officer reported that correspondence had been received from the Roads Service seeking to identify dates on which it could present to the Council its Spring and Autumn reports.

After discussion, the Committee agreed to receive from representatives of the Roads Service presentations in respect of its annual Spring and Autumn reports at special meetings, to which all Members of the Council would be invited, to be held on dates to be determined.

Planning Appeals

Non-determination Appeal – 1 Surrey Street

The Members' Support Officer advised the Committee that correspondence had been received from the Divisional Planning Manager indicating that a non-determination appeal had been lodged under Article 33 of the Planning (Northern Ireland) Order 1991 in relation to the change of use from an art gallery and studio to offices and showroom at 1 Surrey Street. The Members' Support Officer advised the Committee that the Council's views on the application would be sought in due course.

Noted.

Planning Appeals Commission – Appeals Against Enforcement Notice

25 Stewartstown Park

The Committee was advised that correspondence had been received from the Planning Appeals Commission indicating that an appeal against an enforcement notice had been received in connection with the alleged unauthorised change of use from a dwelling to a dental surgery at premises at 25 Stewartstown Road.

The Commission was required under Article 69 (5) of the Planning (Northern Ireland) Order 1991 to notify the Council of such appeals and, in exercising its powers, take into account any representations received from the Council.

After discussion, the Council agreed to endorse the steps taken by the Planning Service in initiating enforcement action in relation to the aforementioned alleged unauthorised development.

Planning Applications

160 – 182 Castlereagh Road

The Committee considered an application to vary, under Article 28 of the Planning (Northern Ireland) Order 1991, conditions of Outline Approval 2005/A634 and, after discussion, agreed, with one Member voting against, to adopt the recommendation of the Divisional Planning Manager to approve the application.

(As the decision was not unanimous it was subject to ratification by the Council.)

160 – 162 Castlereagh Road

The Committee considered an application to vary, under Article 28 of the Planning (Northern Ireland) Order 1991, condition 2 of a Reserved Matters Consent in relation to approval 2005/A635 relating to the abovementioned.

After discussion, the Committee agreed with one Member voting against, to adopt the recommendation of the Divisional Planning Manager to approve the application.

(As the decision was not unanimous it was subject to ratification by the Council.)

43 Glen Road

The Committee considered further a planning application in respect of the erection of five apartments with associated carparking at the aforementioned address in respect of which the Divisional Planning Manager had issued an opinion to approve.

After discussion, the Committee agreed, with one Member voting against, to adopt the recommendation of the Divisional Planning Manager.

(As the decision was not unanimous it was subject to ratification by the Council.)

Reconsidered Items

23 Rathcool Street

The Committee considered further a planning application in relation to the demolition of a rear return and its replacement with a two-storey extension to the rear and internal alterations for which the Divisional Planning Manager had offered an opinion to approve.

After discussion, the Committee agreed, with one Member voting against, to adopt the recommendation of the Divisional Planning Manager to approve the application.

(As the decision was not unanimous it was subject to ratification by the Council.)

**THE COMMITTEE DEALT WITH THE FOLLOWING ITEMS IN PURSUANCE
OF THE POWERS DELEGATED TO IT BY THE COUNCIL**

Planning Applications

Land 85 Metres South of Harberton Park

The Committee considered further a planning application in relation to the demolition of buildings and erection of a residential development comprising 140 units at lands eighty-five metres south of 25 Harberton Park in respect of which the Divisional Planning Manager had issued an opinion to approve. Several Members pointed out that the proposal represented a significant departure from the current usage and would have a detrimental impact on the residential amenity of properties in the immediate vicinity.

After discussion, it was

Moved by Councillor O'Neill,
Seconded by Councillor McCarthy,

That the Committee agrees to reject the recommendation of the Divisional Planning Manager to approve the application relating to the demolition of existing buildings and the erection of a residential development comprising 140 units at land eighty-five metres south of 25 Harberton Park and agrees also that the matter be referred to the Planning Management Board for adjudication on the grounds that the application related to a significant residential development and that the proposed development was out of character with the surrounding area, was unacceptable due to its scale, mass and design and would harm the privacy and residential amenity of the properties within the immediate vicinity.

On a vote by show of hands eleven Members voted for the proposal and two against and, since the proposal had achieved the required 75% of those Members present, it was accordingly declared carried.

Reconsidered Items

29 Hawthornden Road

The Committee considered further a planning application in relation to the proposed development of two semi-detached two-storey dwellings with associated siteworks at 29 Hawthornden Road in respect of which the Divisional Planning Manager had offered an opinion to approve.

A Member expressed concern that the development would require the extension of sightlines which would necessitate the removal of mature trees and planting and that any replacement planting would result in a significant change to the appearance of an area of townscape characters.

After discussion, it was

Moved by Councillor Long,
Seconded by Councillor Empey,

That the Committee agrees to reject the opinion of the Divisional Planning Manager to approve the application for the development of two semi-detached two-storey dwellings with associated siteworks at 29 Hawthornden Road on the grounds that the proposal would result in a significant change to an area of townscape character.

On a vote by show of hands eleven Members voted for the proposal and none against and it was accordingly declared carried.

Revised Opinions

The Committee considered the undernoted planning applications and, after discussion, agreed with the Divisional Planning Manager's opinion thereon:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
Lands to the south of Wolfhill Avenue, Whitehead Properties	Erection of new housing development consisting of fifty-three dwellings to include eleven apartments and forty-two houses with associated siteworks	Approval
King's Hall, Balmoral, Upper Lisburn Road, Royal Ulster Agricultural Society	Demolition of ancillary buildings to the rear of the King's Hall and the relocation of existing carparking	Approval
Vacant ground, junction of Dock Street and York Street, Clear Channel Northern Ireland Limited	Erection of freestanding ninety-six sheet display panel	<u>Refusal</u> The proposed advertising panel would, if permitted, be visually dominant which would be detrimental to the visual amenity of the immediate area, by way of its location, size and obtrusive nature and would lead to an undesirable precedent for other similar signs

<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
Lands to the rear of 22 Downview Avenue, Mr. and Mrs. Doherty	Erection of one and a half storey dwelling in the rear garden of 22 Downview Avenue	Approval
Lands at Cliftonville Road (adjacent to 160 Cliftonville Road), The Board of Governors, Bunscoil Bheann	Erection of primary school, nursery unit and playing fields	Approval
Land adjacent to 6 Tynedale Crescent, G. Kenneth	Erection of three, three-bedroom townhouses with two in curtilage carparking spaces per dwelling	<u>Refusal</u> The proposal is contrary to policy GD1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would result in the overdevelopment of the site and would constitute town cramming by virtue of the height and massing of the proposal which would cause an unacceptable and a fundamental change to the character of the dwellings in Tynedale Crescent

Reconsidered Items – Amended Opinion

The Committee considered the undernoted planning applications for which the Divisional Planning Manager had offered a revised opinion and, after discussion, agreed with his opinion thereon:

<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
Plots 33, 34 and 35 Thornberry, Wolfhill Avenue South Mr. G. Mulvenna	Repositioning of dwelling at plot number 35, change of house type at plots 33 and 34 from two semi-detached to two detached dwellings. Construction of retaining wall and adjustments to floor levels for plots 33, 34 and 35	<u>Refusal</u> The proposal development would, if permitted, harm the privacy and residential amenity of the residents in 51, 53, 57, 59, 61 and 63 Wolfhill Avenue South by reasons of overbearing and overlooking

<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
Thornberry, Wolfhill Avenue South Mr. G. Mulvenna	Repositioning of previously approved dwelling at plots 18, 19, 20 and 21. New retaining wall and screen fencing, and replacement tree planting	<u>Refusal</u> The proposed development would, if permitted, harm the privacy and residential amenity of the residents in 45, 47, 49, 51 Wolfhill Avenue South by reasons of overbearing and overlooking
Land to the rear of 133 Circular Road, Mr. and Mrs. Ellis	Development of detached two-storey dwelling with integral dwelling	Approval

Applications Withdrawn

The Committee noted that the undernoted planning applications had been withdrawn by the applicants:

<u>Site and Applicant</u>	<u>Proposal</u>
Treetops, 50 Antrim Road, Newtownabbey, Mr. J. Gilleece	Erection of twelve apartments
38 North Circular Road, Green Angels Development	Erection of residential development comprising twenty-six apartments in three blocks with basement carparking

Delegated Authority

The Committee noted a list of planning applications which had been approved under the delegated authority of the Committee at its meeting on 22nd January.

New Applications

The Committee noted a list of planning applications which had been received by the Divisional Planning Manager for the Belfast City Council area for the period from 13th till 26th January.

Schedule of Planning Applications

The Committee considered the schedule of planning applications which had been submitted by the Divisional Planning Manager in respect of the Belfast City Council area and agreed to adopt the recommendations submitted in relation to the applications detailed therein, with the exception of those referred to below:

<u>Location</u>	<u>Proposal</u>
1 Hopefield Avenue, Clanmill Housing Association	Erection of nine two-bedroom apartments with associated carparking and landscaping facilities [Deferred at the request of Councillor Cunningham to enable an office meeting to be held]
41 Hillside Crescent, Mr. M. Conlon	Erection of two-storey extension to side and rear of dwelling [Referred at the request of Councillor B. Kelly to enable an office meeting to be held]
302-306 Shankill Road, Mr. Casement	Change of use from retail unit to public house, refurbishment of front façade and extension to rear [Deferred at the request of Councillor D. Dodds to enable an office meeting to be held]
659, 661 Oldpark Road, Mr. S. Preston	Demolition of clinic and retail shop and construction of six two-bedroom apartments [Deferred at the request of Councillor McCausland to enable an office meeting to be held]
3 Laurelvale, Mr. B. Hepworth	Single storey rear garden room extension and pitched roof extension over garage [Deferred at the request of Councillor Empey to enable an office meeting to be held]

Chairman