

Town Planning Committee

Thursday, 21st June, 2012

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor L. Patterson (Chairman);
Aldermen McCoubrey, Rodgers and Smyth; and
Councillors Austin, Campbell, Curran, Garrett,
Hanna, Hussey, Kingston, Lavery, McCabe,
McCarthy, McNamee, Mullan, A. Newton,
O'Neill and Spence.

In attendance: Mrs. P. Scarborough, Democratic Services Section,
Mr. P Montgomery) Divisional
Ms. L. O'Connor) Planning Office

Apologies

Apologies for inability to attend were reported from Alderman R. Patterson.

Declarations of Interest

No declarations of interest were reported.

Routine Correspondence

It was reported that correspondence had been received in respect of the following:

Notification from the Roads Service regarding the following matters:

- the effective date of 4th July, 2012 for the Stopping Up of Public Rights of Way, the Durham Street and Hamill Street – Killen Street, Belfast (Stopping-Up) Order (Northern Ireland) 2012;
- the effective date of 12th September, 2012 for the Abandonment of the M2 Motorway at Whitla Street;
- the consideration of the introduction of a one-way traffic system in various side streets within the Holylands area, off Agincourt Avenue between Rugby Avenue and Stranmillis Embankment;
- the proposed provision of disabled parking bays at:
 - 33 Larkfield Gardens;
 - 41 North Parade; and
 - 41 Willowfield Parade.

Notification from the Department for Social Development that a Vesting Order had become operative in respect of land and property at 117 Mayo Street.

Notification from the Planning Service of a planning application in respect of a proposed new university campus in Belfast City Centre, including the development of three new buildings with a total floor area of 85,736 m², with a maximum height of twelve storeys, at the corner of Frederick Street and York Street. The development would be characterised by two lantern features at the corners of York Street and Donegall Street and York Street and Frederick Street. The proposal would include also public realm improvements to York Lane in proximity to university buildings and the demolition of an existing footbridge and the development of a new footbridge over York Street and minor works to the existing external facades at Block 82.

Copies of the letters, maps and orders relating to the above-mentioned matters were made available at the meeting for the information of the Members.

Noted.

Requests for Deputations

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

Reports and Correspondence

165 Ormeau Road and First and Second Floors of 165-169 Ormeau Road Change of Use to Backpackers' Hostel

The Committee was reminded that, at its meetings on 8th March and 17th May, it had considered an application which had been submitted in relation to the proposed change of use to a backpackers' hostel, in respect of which the Belfast Planning Manager had offered an opinion to approve. At its meeting on 17th May, fourteen Members of the Committee had agreed, with one Member voting against, that the decision of the Divisional Planning Manager to approve the application for the proposed change of use to a backpackers' hostel at the above-mentioned location be rejected on the grounds that such a development, if permitted, would result in an over-development of the site due to its scale and mass and would set an unacceptable precedent for future development within the vicinity.

The Democratic Services Officer reported that correspondence had been received from the Planning Service indicating that, having considered the planning merits of the case, the Department remained of the opinion that the proposal was acceptable. The Department had indicated also that a condition had been attached to the decision notice stating that the proposed backpackers' hostel should be used for that purpose only, in accordance with Class C2 of the Schedule to the Planning (Use Classes Order) (Northern Ireland) 2004. Accordingly, the decision to approve the application had been issued on 7th June.

The Committee noted the information which had been provided.

Wind Farm Visit and Onshore Wind Seminar for Councillors

The Committee was advised that notification had been received in respect of the above-mentioned Wind Farm Visit and Onshore Wind Seminar which had been organised by the Northern Ireland Renewables Industry Group, a collaboration between RenewableUK and the Irish Wind Energy Association, and which would take place in the City Hotel, Derry and the Curryfree Wind Farm on Tuesday, 4th September, 2012. Attendance at the seminar and wind farm visit would be free of charge.

Noted.

New Applications

The Committee noted a list of planning applications which had been received by the Belfast Planning Manager for the Council area for the period from 29th May until 4th June, from 5th June until 11th June and from 12th June until 16th June.

Deferred Items Still Under Consideration

The Committee noted a list of deferred items which were still under consideration by the Belfast Planning Office

Appeal Dates Notified

The Committee noted information which had been received regarding the dates for the holding of future appeals.

Appeal Decision Notified

The Committee noted the outcome of a planning appeal in respect of the erection of two bungalows and garages, each with individual access, at 45 Glencairn Road.

Streamlined Planning Applications - Decisions Issued

The Committee noted a list of Streamlined Planning Applications' Decisions which had been issued by the Planning Service during the period from 29th May until 12th June.

Reconsidered Items

Schedule of Planning Applications - Applications Withdrawn

Z\2010\1648\F 66 Kings Road

At the request of the Planning Service, the above-mentioned planning application in relation to an amendment to a previous scheme, in respect of which the Divisional Planning Manager had offered an opinion to approve, had been withdrawn from the schedule.

Z/2011/1236/F
Rooftop at Lansdowne Court Hotel
657-659 Antrim Road

At the request of the Applicant, the above-mentioned planning application in relation to a telecommunications development, in respect of which the Divisional Planning Manager had offered an opinion to refuse, had been withdrawn from the schedule.

Schedule of Applications

Z/2012/0424/F
Everything Everywhere and H3G Limited
Footpath approximately ten metres south-
west of The Rotterdam Bar, 54 Pilot Street

The Committee considered a planning application which had been submitted by Everything Everywhere and H3G Limited for the removal of existing antenna and the replacement with one tri-sector antenna within a shroud and the installation of one equipment cabinet and ancillary equipment.

After discussion, the Committee agreed, with one Member voting against, to adopt the opinion 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**

Reconsidered Items

The Committee considered further the undernoted applications and, after discussion, adopted the recommendations of the Belfast Planning Manager thereon:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
3 Sunningdale Gardens, Robert Gilmore Architects	Replacement of existing dwelling with two detached dwellings and one pair of semi-detached dwellings within a gated mews type development	Approval

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
23-25 Springfield Crescent, McGirr Architects	Demolition of all existing structures and the construction of six, three-bedroom and three, four-bedroom houses with associated landscaping and car parking	Approval
111 Wandsworth Road, James Neill Architects	Erection of two-storey extension to rear of dwelling	Approval

Schedule of Planning Applications

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

<u>Location and Agent</u>	<u>Proposal</u>
29a Annadale Avenue Knox and Markwell Architects	Amended scheme with reduced floor area for replacement of existing dwelling with a new building providing supported housing by way of apartments and staff accommodation. [Deferred at the request of Aldermen Patterson and Rodgers to enable an office meeting to take place]
Grass verge at corner of Apollo Road/Boucher Road junction at 26-28 Boucher Road, John Palmer Architect	Erection of a free-standing roadside graphic sign [Deferred at the request of Councillor Hanna to enable an office meeting to take place]
Grass verge 140m south of Apollo Road/Boucher Road junction to the front of 26-28 Boucher Road, John Palmer Architect	Erection of two free-standing roadside graphic signs [Deferred at the request of Councillor Hanna to enable an office meeting to take place]

Location and Agent

28 Shaneen Park,
Joseph Maginness

46 Tate's Avenue,
www.planningpermission.co.uk

Proposal

Erection of one detached dwelling with associated siteworks
[Deferred at the request of Councillor Mullan to enable an office meeting to take place]

Change of use from a residential family home to a house of multiple occupancy with associated siteworks
[Deferred at the request of Alderman Rodgers to enable an office meeting to take place]

Chairman