

Town Planning Committee

Thursday, 2nd August, 2012

MEETING OF TOWN PLANNING COMMITTEE

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

In attendance: Mrs. P. Scarborough, Democratic Services Section
Mrs. J. Bryson) Divisional
Mr. T. McCoe) Planning Office

Apologies

Apologies for inability to attend were reported from Alderman Smyth and Councillors M. E. Campbell, Hanna, McCabe and McNamee.

Minutes

The minutes of the meetings of 28th May, 7th, 19th and 21st June were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 2nd July, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

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 removal of a disabled parking bay at 95 Larkfield Road;
- the provision of a disabled parking bay at 250 Ravenhill Avenue; and
- the M3 Motorway at Titanic Quarter Railway Station (Abandonment) Order (Northern Ireland) 2012, Statutory Rule and associated map.

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.

Request for Deputations

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

Reports and Correspondence

Non-Determination of Planning Application – Site bounded by Little York Street and Nelson Street

The Committee was advised that correspondence had been received from the Divisional Planning Office referring to an appeal which had been lodged under Article 33 of the Planning (Northern Ireland) Order 1991 in relation to the development of an apartment complex consisting of two hundred and seventeen units at the above-mentioned location.

The correspondence indicated that, under Paragraph 5.7 of the Revised Procedures for Appeal Hearings, the Divisional Planning Office had advised that the Department's view on the proposal was to refuse permission on the following grounds:

1. that the proposed development was unacceptable in that insufficient information had been submitted regarding contamination, noise and air quality, to enable the Department to make an informed decision on the proposal;
2. that the proposal was contrary to Policy QD1 of PPS 7 'Quality Residential Developments' in that it failed to demonstrate the creation of a quality and sustainable residential environment, and that the scale, form and appearance of the proposal would result in overdevelopment of the site; and
3. that the proposed development was unacceptable in that 0.33 hectares of the site was zoned for social housing in the draft Belfast Metropolitan Area Plan and it had not been demonstrated that the proposed scheme made adequate provision to meet identified housing needs in the area.

After discussion, the Committee noted the information which had been provided.

Roads Service Progress Report – Response to Members' Questions

The Committee was advised that correspondence had been received from the Divisional Roads Manager, Mr. J. Irvine, in relation to those questions which had been raised by individual Members at its meeting on 28th May, 2012.

A Member pointed out that the response provided by the Roads Service was unsatisfactory in that it did not provide a full explanation of each of the concerns which had been expressed by the individual Members of the Committee.

Arising from the discussion, the Committee agreed that the Roads Service be reminded, at its next presentation on the organisation's progress report, of the importance of responding in full to the individual queries raised by Members.

Listing of First Ballymacarrett Presbyterian Lecture Hall

The Committee was reminded that, at its meeting on 6th October, 2011, it had been advised that further notification had been received from the Northern Ireland Environment Agency which had indicated that, after a period of consultation and consideration, it had decided that the above-mentioned building would not be listed. Concern had been expressed by the Committee that no political representatives from the Ballymacarrett area had been consulted by the Environment Agency on the listing of the building, and subsequently a letter had been issued to the Agency to express the Committee's concern and to seek information regarding the extent of any further consultation undertaken in respect of the building.

The Committee was informed that a response had been received on 27th June from the Northern Ireland Environment Agency which clarified the consultation process which had been undertaken and confirmed that the proper procedures had been followed in respect of the above-mentioned listing.

A Member expressed concern at the delay by the Northern Ireland Environment Agency in responding to the Council and at the unsatisfactory explanation which had been provided regarding the consultation process in that the Committee had not been afforded the opportunity to consider the matter further prior to the final determination of the listing of the building by that organisation. The Committee subsequently agreed that a further letter be issued to the Northern Ireland Environment Agency expressing the Committee's concern in that regard.

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 19th June until 23rd July.

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 Decisions Notified

The Committee noted the outcome of planning appeals in respect of the following proposals:

1. two bungalows and garages, each with individual access, at 45 Glencairn Road;
2. the erection of a freestanding illuminated sign at 58 to 60 Ulsterville Avenue;
3. the erection of one, ninety-six sheet advertising lightbox at the Timber Yard, Milewater Road;
4. the erection of one, ninety-six sheet advertising hoarding at 60 Bradbury Place; and
5. the erection of one freestanding, forty-eight sheet advertising panel and one freestanding ninety-six sheet advertising panel under temporary consent at lands at 26 Kennedy Way.

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 12th June until 24th July.

Reconsidered Items

Z/2011/1077/F - 311 Cavehill Road

The Committee considered further a planning application in relation to the proposed demolition of an existing estate agent's building and the erection of a structure containing a new estate agent's office with four apartments above, in respect of which the Divisional Planning Manager had offered an opinion to approve.

After discussion, the Committee agreed, with two Members 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 - Planning Management Board Referral **Z/2011/1211/F - 29a Annadale Avenue**

Prior to the consideration of the above-mentioned application, the Committee was reminded that the former Policy and Resources Committee, at its meeting on 20th October, 2006, had agreed, in respect of planning applications where significant opposition was evident, to delegate full Council powers to the Town Planning Committee to reject the Divisional Planning Manager's opinion and refer such applications to the Planning Management Board for adjudication. This was on the condition that 75% of the Members in attendance at the Committee meeting voted in favour of such a course of action.

Accordingly, the Committee considered further the planning application in relation to an amended scheme with a reduced floor area for the replacement of an existing dwelling with a new building, which would provide supported housing consisting of fifteen units in total in the form of apartments and staff accommodation, in respect of which the Divisional Planning Manager had offered an opinion to approve.

After discussion, it was

Moved by Alderman Patterson,
Seconded by Alderman Rodgers,

That the opinion of the Divisional Planning Manager to approve the amended scheme, with a reduced floor area for the replacement of an existing dwelling with a new building, which would provide supported housing consisting of fifteen units in total in the form of apartments and staff accommodation, be rejected on the grounds that the proposal would have wider environmental impacts given that the nature of the proposed housing would be out of character with the residential amenity of the area; that the application had generated significant political and local/neighbourhood objections and that it would have a detrimental impact on neighbouring properties due to overlooking, loss of light and dominance. Accordingly, the Committee agrees that the application be referred to the Planning Management Board for consideration.

On a vote by show of hands fourteen Members voted for the proposal and none against and it was accordingly declared carried. It was noted that since the application had achieved the required support it would be forwarded to the Planning Management Board for adjudication.

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>
46 Shandon Park, Hugh Maguire	Demolition of existing dwelling and garage and the erection of a replacement dwelling, garage and ancillary garden room.	Approval
Adjacent to 77 Knockeden Park, Issy McManus	Redevelopment of rear garden space to provide new detached dwelling.	Refusal

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
McDonalds Restaurant Ltd Westwood Centre, Planware Ltd	Erection of a height restrictor and six freestanding signs.	Consent

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>	<u>Divisional Planning Manager's Opinion</u>
39, 41 and 43 Priory Park, Premier Building Design	Four replacement, three storey townhouses with associated carparking. [Deferred at the request of Councillor Hanna to enable an office meeting to take place.]	Approval
112-114 Great Victoria Street, Taggart Design	Redevelopment of vacant lands to an unattended, twenty-four hour operating filling station. [Deferred at the request of Councillor Mullan to enable an office meeting to take place.]	Approval
Macrory Memorial Presbyterian Church Duncairn Gardens, M. C. Logan Architects	Change of use from church building to two hot food takeaways with alterations to front. [Deferred at the request of Councillor L. Patterson to enable an office meeting to take place.]	Refusal
Forge Integrated Primary School, 40 Carolan Road, Belfast Education and Library Board	Alterations to existing car park and installation of a pedestrian gate incorporated into the boundary fence. [Deferred at the request of Councillor Mullan to enable an office meeting to take place.]	Approval

<u>Location and Agent</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
Footpath at Limestone Road approximately 60 metres north west of junction of Limestone Road and Cosgrove Heights Mono Consultants	Telecommunications development. [Deferred at the request of Councillors Mallon and Maskey to enable an office meeting to take place.]	Approval
Footpath at Alliance Avenue opposite junction of Alliance Avenue and Etna Drive Mono Consultants	Telecommunications development. [Deferred at the request of Councillors Mallon and McCabe to enable an office meeting to take place.]	Approval

Chairman