

Town Planning Committee

Thursday, 16th August, 2012

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor L. Patterson (Chairman);
Aldermen McCoubrey and Rodgers; and
Councillors Austin, M. E. Campbell, Garrett,
Hanna, Hussey, Kingston, Lavery, McCarthy,
McNamee, Mullan, A. Newton and Spence.

In attendance: Mrs. P. Scarborough, Democratic Services Section
Mr. P. Montgomery) Divisional
Ms. E Hanratty) Planning Office

Apologies

Apologies for inability to attend were reported from Aldermen Patterson and Smyth and Councillors Curran and O'Neill.

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 change in hours of the operation of the bus lane at East Bridge Street/Cromac Street;
- the removal of Madison Avenue East Car Park from the Off-Street Parking Order (Northern Ireland) 2000;
- the intention to introduce legislation to allow cyclists to use Apsley Street in an easterly direction; and
- the intention to reverse the current traffic flow of the section of one-way traffic travelling from Sussex Place to May Street along Alfred Street.

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 was advised that representatives from the Historic Buildings Unit of the Northern Ireland Environment Agency had requested that they be received at a future meeting to provide Members with an overview of the Second Survey Work which that organisation was undertaking into existing Listed Buildings and new Listings in the Ballynafeigh, Ormeau, Willowfield, The Mount, Ballymacarrett, St. George's and Cromac Wards. The organisation would also welcome Members' suggestions for potential Listings.

The Committee agreed to receive the representatives from the Historic Buildings Unit of the Northern Ireland Environment Agency at a special meeting to be held on a date and time to be agreed in conjunction with the Chairman (Councillor L. Patterson).

Reports and Correspondence

Planning Application Z/2010/1632/O – Lands bounded by Library Street, Stephen Street and Kent Street

The Committee was reminded that, at its meeting on 17th May, it had considered an application which had been submitted in relation to the proposed demolition of an existing warehouse to enable the construction of an eight storey residential development, comprising of ninety-three apartments with basement parking below and associated landscaping, in respect of which the Belfast Planning Manager had offered an opinion to approve. Nine Members of the Committee had voted to reject the opinion of the Belfast Planning Manager and no Members had voted against that proposal. The decision was subsequently ratified by the Council at its meeting on 1st June.

In this regard, the Committee was advised that correspondence had been received from the Department of the Environment which had indicated that, whilst the Department had given further consideration to the planning issues, including the receipt of two further letters of objection from local residents, it remained of the opinion that the proposed development was acceptable and that a decision to approve the application had been issued recently.

After discussion, during which a Member expressed concern that the proposal would lead to an over-development of the site in relation to a multiple occupancy flat conversion, the Committee noted the contents of the correspondence.

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 24th July until 6th August.

Appeal Decisions Notified

The Committee noted the outcome of a planning appeal in respect of the erection of one wall-mounted forty-eight sheet display panel at 247 Falls 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 24th July until 7th August.

Deferred Items Still Under Consideration

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

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>
15 Belgravia Avenue Kevin Doran	Proposed conversion of dwelling into three self-contained apartments.	Refusal
77 a, b and c Malone Avenue Lincoln Property Services	Rear extension, alterations to front elevation and internal alterations to three apartments in multiple occupation.	Approval
16 Dorchester Park Phillip and Maria McGarry	Erection of two storey side extension and single storey front extension.	Approval
Footpath at junction of Ormeau Road and Knockbreda Park Vodafone UK Ltd.	Telecommunications development.	Approval

Schedule of Planning Applications Withdrawn

Z/2008/0840/DCA 35 King's Road

The Committee noted that the above-mentioned planning application in respect of the demolition of the existing vacant dwelling and associated outbuildings and the landscaping and planting of existing gardens had been withdrawn by the applicant.

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>
484 Upper Newtownards Road, Coogan and Company	Temporary car wash with office and storage container with new boundary fencing. [Deferred at the request of Alderman Newton and Councillor McNamee to enable an office meeting to take place.]	Approval
Yard to the rear of 424-430 Ormeau Road,, Michael Small	Construction of a new single storey store for the storage only of new gas powered fireplaces and kitchen appliances. [Deferred at the request of Councillor McCarthy to enable an office meeting to take place.]	Approval
Units 3 to 6 of former Ormeau Bakery, 307 to 341 Ormeau Road, TSA Planning	Amalgamation of units 3 to 6 to include alterations to shop front, internal installation of plant to rear and associated works. [Deferred at the request of Councillor McCarthy to enable an office meeting to take place.]	Approval

Location and Agent

E3 Springvale Campus
400 Springfield Road
Ostick and Williams Ltd

Proposal

Proposed overflow surface
car park ancillary to
existing further education
college campus with
associated site works and
vehicular and pedestrian
access. [Deferred at the
request of Councillor
Kingston to enable an office
meeting to take place.]

**Divisional Planning
Manager's Opinion**

Approval

Chairman