

# Town Planning Committee

Thursday, 20th September, 2012

## MEETING OF TOWN PLANNING COMMITTEE

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

In attendance: Miss. L. Hillick, Democratic Services Officer  
Mr. P. Montgomery ) Belfast  
Ms. E. Hanratty ) Planning Office.

### **Apologies**

Apologies for inability to attend were reported from Alderman Smyth and Councillors Austin and Spence.

### **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 of its intention to provide a disabled parking pay at 24 Ponsonby Avenue
- Notification from the Department of Environment advising that the Department has made a Statutory Rule entitled "The Planning (General Development) (Amendment) Order (Northern Ireland) 2012" which came into operation on 19th September

Copies of the correspondence in relation to the above-mentioned matters were made available at the meeting for the information of the Members.

Noted.

### **Request for Deputations**

It was noted that no requests for deputations had been received.

### **Reports and Correspondence**

#### **29a Annadale Avenue – Planning Management Board Referral**

The Democratic Services Officer advised the Members that correspondence had been received from the Director of Strategic Planning Division, Department of the Environment, in relation to the Committee's decision of 2nd August, to refer to the Planning Management Board an application to amend a scheme with reduced floor area for replacement of existing dwelling with a new building, providing supported housing by way of apartments and staff accommodation (15 units in total) at 29a Annadale Avenue in respect of which the Belfast Planning Manager had offered a recommendation to approve.

The correspondence had indicated that the Planning Management Board had considered the referral and decided that it failed to meet the criteria outlined in the 'Guidance for Councils on the Operation of the Management Board Referral Procedure' which had been issued to all Councils during May, 2007. The Director of Strategic Planning Division had indicated that applications referred to the Department must, in the first instance, relate to significant developments and meet one or more of the criteria set out in Departmental Guidance.

In this specific case the application was for the erection of fifteen supported housing units on a site which had previously been granted planning permission for seven units in a building of similar scale, height, massing and siting. Accordingly, the proposals were not considered to be for a significant development and reassessment of the proposal was not considered either appropriate or necessary. In addition, the correspondence had indicated that the application would be returned to the Area Planning Office for a decision to issue in line with the opinion presented to the Committee.

Noted.

### **New Applications**

The Committee noted a list of new planning applications received by the Belfast Planning Service from 28th August until 3rd September, 2012.

### **Deferred Items still under Consideration**

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

**Streamlined Planning Applications**  
**Decisions Issued**

The Committee noted a list of Streamlined Planning Applications' Decisions which had been issued by the Planning Service between 29th August until 12th September.

**Schedule of Planning Applications**

**Vodafone UK Limited Footpath off Alliance Avenue**  
**opposite Junction off Alliance Avenue and Etna Drive**

The Committee reconsidered a planning application which had been submitted by Vodafone UK Limited in relation to the erection of a telecommunications development comprising of one 14.8 metre high CU phosco, mk3 streetworks pole and six Vodafone and Telfonica antennas with shroud, one vulcan equipment and one alifabs meter pillar.

After discussion, the Committee agreed, with one Member voting against, to adopt the opinion of the Belfast 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 planning applications and adopted the recommendations of the Belfast Planning Manager thereon:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
18 Denorrton Park, Limetree Retirement Homes	Demolition of 18 Denorrton Park and the proposed residential development of twelve 'eco' apartments for the elderly (revised proposal)	Approval
39, 41 and 43 Priory Park, Kevin McKinney	Proposed four replacement three-storey townhouses with associated car parking	Approval
Yard area to rear of 424-430 Ormeau Road, B. and E. Sloan	Construction of a new single-storey store for the storage only of new gas powered fireplaces and kitchen appliances	Approval

**Schedule of Planning Applications**

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

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
46 Sicily Park, T. Reynolds	Erection of two storey garage with new access from Priory Gardens [Deferred at the request of Councillors Hanna and Kelly to enable an office meeting to be held]	Approval
67 Shankill Road, Clear Pharmacy	Change of use from a retail unit to a coffee shop [Deferred at the request of Councillor Kingston to enable an office meeting to be held]	Refusal
22 Easton Crescent, Mr. S. McCloskey	Change of use from dwelling to seven bedroom house of multiple occupation (retrospective) [Deferred at the request of Councillor Lavery to enable an office meeting to be held]	Approval
2a Finaghy Park Central, Marie Edwards	Proposed extension and alterations at 2a Finaghy Park Central to form a pair of semi-detached houses [Deferred at the request of Councillor Hanna to enable an office meeting to be held]	Approval

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
502 Upper Newtownards Road, Louise Taggart	Shop sign [Deferred at the request of Councillor Hussey to enable an office meeting to be held]	Refusal
22 Queensberry Park, Paul Walls	Extension to dwelling [Deferred at the request of Councillors Curran and McCarthy to enable an office meeting to be held]	Approval

Chairman