

Town Planning Committee

Thursday, 8th November, 2012

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor L. Patterson (Chairman);
Aldermen McCoubrey and Rodgers; and
Councillors M. E. Campbell, Curran, Hanna,
Kingston, McCabe, McNamee, Mullan,
A. Newton, O'Neill and Spence.

In attendance: Mrs. P. Scarborough, Democratic Services Section; and
Mr. C. McIlwaine) Divisional
Mrs. S. Wilkin) Planning Office
Mr. M. McErlean)
Mr. N. Dunlop, Strategic Advisor;
Mr. M. McKenna, Planning and Transport Assistant.

Apologies

Apologies for inability to attend were reported from Aldermen R. Patterson and Smyth and Councillors Hussey, Lavery and McCarthy.

Minutes

The minutes of the meetings of 4th and 18th October were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 1st November, 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 were reported.

New Belfast Area Planning Manager

The Chairman (Councillor L. Patterson) welcomed Mr. C. McIlwaine, the new Area Planning Manager for Belfast, to the meeting. Mr. McIlwaine informed the Committee that he had recently been appointed to the position and he acknowledged the good working relationship which existed between the Council and the Planning Service currently and that he looked forward to continuing that relationship in the future.

Arising from the discussion, Mr. N. Dunlop informed the Committee that he had recently been appointed as a Strategic Advisor to the Council and would be available to the Members for consultation on planning matters.

Update from Royal Town Planning Institute
Event 24 October

The Committee was reminded that it had authorised previously the attendance of the Chairman, the Deputy Chairman, the Democratic Services Manager, or their nominees, to the above-mentioned event. Mr. M. McKenna informed the Committee that he had been in attendance at the event which had focussed on the changing roles and responsibilities of Elected Members when the transfer of the planning functions took place in 2015. Currently, legislation was being developed to support the change in responsibilities and it was anticipated that it would be in place for 2015. It was reported also that further seminars would be held in the coming months which would cater specifically for local Elected Members and which would focus on the proposed transfer of powers from central to local government.

The Committee noted the information which had been provided.

Routine Correspondence

It was reported that correspondence had been received from various statutory bodies, agencies and other organisations in respect of the undernoted:

Notification from the Roads Service of:

- the proposed Abandonment of the Bus Turning Circle at the Lisburn Road;
- the provision of a disabled parking bay at 2 Oceanic Avenue;
- the proposed Stopping Up of Brucevale Park; and
- the proposed Abandonment of the entry to the rear of 54 to 66 Eglantine Avenue.

Notification from the Northern Ireland Housing Executive of an application for a Vesting Order at 12 Loughview Terrace.

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

Noted.

The Planning Fees Amendment Regulations
(Northern Ireland) 2012 (S.R. 2012 No. 293)

The Committee was advised that correspondence had been received from the Planning Service Headquarters advising that the Department of the Environment had made a Statutory Rule entitled the Planning (Fees) (Amendment) Regulations (Northern Ireland) 2012 (S. R. 2012 No. 293). Those Regulations would come into operation on 22nd October and would increase planning fees by 2%. Copies of the Statutory Rule were available from the Stationery Office and could be viewed online at the website: www.legislation.gov.uk/nisr.

The Committee noted the information which had been provided.

Request for Deputations

It was noted that no requests had been received.

**Streamlined Planning Applications –
Decisions Issued**

The Committee noted a list of streamlined planning applications' decisions which had been issued by the Planning Service between 9th October and 1st November.

Appeal Decisions Notified

The Committee noted the outcome of a planning appeal in respect of the conversion of a garage to a residential unit on a site to the rear of 152 Upper Newtownards Road.

Deferred items still under consideration

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

New Applications

The Committee noted a list of new planning applications received by the Planning Service from 9th October until 29th October 2012.

**Schedule of Planning Applications
Applications Withdrawn**

At the request of the Planning Service, the undernoted item was withdrawn from the schedule:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
Westwood Shopping Centre, Benmore Properties Limited	Proposed extension and alterations to existing Westwood Centre to provide new car parking, new retail and ancillary storage incorporating a food store.	Approval

Reconsidered Items - Applications Rejected

Z/2012/0265/F
22 Easton Crescent

The Committee considered further a planning application in relation to the proposed change of use from a dwelling to a seven bedroom house of multiple occupation, in respect of which the Divisional Planning Manager had offered an opinion to approve.

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 planning applications and adopted the recommendations of the Divisional Planning Manager thereon:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
6 to 8 Queen Street, Mr. J. Miskelly	Erection of a one hundred and twenty two room budget hotel with bar/restaurant and conference facilities, two retail units and associated car parking.	Approval
Lands at 33 Kings Road, Mr. C. McGimpsey	Proposed dwelling with associated siteworks.	Refusal
2a Finaghy Park Central, Ms. M. Edwards	Proposed extension and alterations to form a pair of semi-detached houses.	Approval
22 Queensbury Park, Mr. P. Walls	Extension to dwelling.	Approval
19 Glenmachan Drive, 2020 Architects	Erection of a first floor extension above existing garage and a single storey extension to rear of dwelling.	Approval

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 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>
Vacant land opposite 8 Lime Court, Oaklee Homes Group	Construction of a two storey building containing thirteen, one person, one bedroom self contained apartments with three person office, common room, disabled toilet, cleaners' store and external amenity space. [Deferred at the request of Councillor Maskey to enable an office meeting to take place.]	Approval
181 Ormeau Road, Bluehouse Developments Limited	Change of use from a retail unit to an amusement arcade. [Deferred at the request of Councillor Mullan to enable an office meeting to take place.]	Approval
35 Hawthorn View, Mr. D. Cooke	Single new build, two storey dwelling. [Deferred at the request of Councillor Hanna to enable an office meeting to take place.]	Refusal
10 Exchange Street West, The Mac	Temporary banner type advertisement for promotional purposes, securely fixed to wall. [Deferred at the request of Alderman Rodgers and Councillor M. E. Campbell to enable an office meeting to take place.]	Refusal
291 Belmont Road and Numbers 1, 1a, 1b and 1c Tweskard Park, Ailsa Properties Limited	Amendment to previously approved planning application comprising of design modifications to house types B1, B2, D1 and D2. [Deferred at the request of Councillor McNamee to enable an office meeting to take place.]	Approval

Chairman