

Town Planning Committee

Thursday, 13th December, 2012

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor D. Lavery (Chairman); and Alderman Rodgers; and Councillors Austin, Curran, Garrett, Hussey, Kingston, McCabe, McCarthy, McNamee, Mullan, and A. Newton.

In attendance: Mrs. P. Scarborough, Democratic Services Section;
Mr. K. Sutherland, Planning and Transport Manager;
Mr. N. Dunlop, Strategic Advisor; and
Ms. S. Wilkin) Divisional
Ms. E. Hanratty) Planning Office.

Apologies

Apologies for inability to attend were reported from the Chairman, Councillor L. Patterson and Aldermen R. Patterson and Smyth and Councillors M. E. Campbell and Hanna.

Minutes

The minutes of the meetings of 29th October, 8th and 22nd November were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 3rd December, 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.

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:

- further information regarding the proposed Abandonment of Public Rights of Way - The Limestone Road Area, Belfast (Abandonment Order (Northern Ireland) 2013);
- the proposed abandonment at Moltke Street/Nubia Street; and
- the provision of a disabled parking bay at 78 North Parade.

Notification from the Northern Ireland Housing Executive of:

- the notice of the application for a Vesting Order at Cupar Street Lower; and
- the proposed extinguishment of the public rights of way at Fortwilliam Parade and Queen Victoria Gardens; and at Halliday's Road, including the portion of roadway and footway adjacent to number two Lawther Court.

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

The Committee noted the information which had been provided.

Request for Deputations

The Committee was reminded that, at its meeting on 22nd November, it had noted a list of new planning applications which had been received by the Planning Service from 30th October until 12th November. It was pointed out that, included within that list of applications, was a number of proposals in relation to Lennoxvale, Malone Lower. It was reported that a number of residents of the Malone Road area had requested that they be received at a future meeting to provide Members with an outline of their concerns in relation to the proposals.

The Committee agreed to receive the representatives from the residents of the Malone Road, at its meeting on 17th January, 2013.

Reports and Correspondence

Extension to Streamlined Consultation process

The Council's Strategic Advisor, Mr. N. Dunlop, reminded the Committee that, at its meeting on 29th November, it had agreed to defer consideration of the options in respect of the proposed streamlining changes as outlined within the Minister's recent letter. The additional types of application which had been proposed to be included within the current streamlined consultation scheme were:

- all other minor and intermediate applications;
- housing applications consisting of up to twenty-five units; and

- office accommodation of up to a maximum of two hundred square metres.

Mr. Dunlop further reminded the Committee that a query had been raised at that meeting as to how minor, intermediate and major applications had been defined. He suggested that the Committee might wish to write to the Belfast Area Planning Manager requesting that clarification be provided on the definitions of minor, intermediate and major applications and that the Committee might wish to defer a decision on the inclusion of housing applications consisting of up to twenty-five units and office accommodation of up to a maximum of two hundred square metres, until that clarification was available.

The Committee agreed to defer further consideration to enable clarification to be received as outlined. The Committee noted also the information which had been provided in relation to potential future Member Development activities and that further information would be available in due course.

Schedule of Meeting dates 2013

The Committee noted the contents of a report setting out the scheduled monthly meetings for the Committee for 2013, details of which were available on the Modern.gov website.

New Applications

The Committee noted a list of new planning applications received by the Planning Service from 13th November until 3rd December.

Appeal dates notified

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

Streamlined Planning Applications Decisions Issued

The Committee noted a list of streamlined planning applications' decisions which had been issued by the Planning Service between 14th November and 5th December.

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 - Application Withdrawn

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

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
Macrory Memorial	Change of use from a church building	Refusal

Presbyterian Church, Duncairn Gardens
Clear Homes to two hot food takeaways with alterations to front elevation.

Schedule of Applications - Applications Withdraw

At the request of the Planning Service, the undernoted items were withdrawn from the schedule of planning applications:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
101 Corporation Street, TLC Enterprises	Erection of a nine-storey, mixed use building comprising of a commercial unit at ground floor, thirty-eight apartments above and associated car parking.	Refusal
312 Stranmillis Road, Mrs. J. Renolds	New vehicular access onto Richmond Park.	Approval
22 Deramore Drive, Mr. and Mrs. C. McAreavey	Erection of two storey extension, single storey extension and dormer window to rear of dwelling and two storey detached garage. (Amended plans received.).	Approval

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>
25 Malone Avenue, Nexus Property Rentals	Demolition of existing apartments and erection of six apartments.	Approval
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 a three person office, common room, disabled toilet, cleaners' store and external amenity space.	Approval
181 Ormeau Road, Bluehouse Developments Limited	Change of use from a retail unit to an amusement arcade.	Approval
35 Hawthorn View, Mr. D. Cooke	Single new build, two storey dwelling.	Refusal
291 Belmont Road and 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.	Approval

Schedule of 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>
399-403 Ormeau Road, Antrim County Land Building and Investment Company	Erection of three storey building with ground floor retail and first and second floor offices to include demolition. [Deferred at the request of Councillor Mullan to enable an office meeting to take place.]	Approval

17 The Boulevard, Mr. P. McTaggart	Change of use from a dwelling to a house of multiple occupancy. [Deferred at the request of Councillor Mullan to enable an office meeting to take place.]	Approval
430 Falls Road, Ms. S. Martin	Change of use of ground floor from a drop-in centre to a coffee shop. [Deferred at the request of Councillor Attwood to enable an office meeting to take place.]	Refusal
144 and 146 Finaghy Road North, Mr. S. Magee	Site for a twenty-four bed residential care home with associated car parking and landscaping. [Deferred at the request of Councillor Hanna to enable an office meeting to take place.]	Approval
64 Bawnmore Road, Silverwood Property Developments Limited	Development of two dwellings with new access and entrance details and all additional siteworks. [Deferred at the request of Councillor Hanna to enable an office meeting to take place.]	Approval
Land adjacent to 36 Strandburn Park, Mr. Kennedy	Erection of a new dwelling. [Deferred at the request of Alderman Patterson to enable an office meeting to take place.]	Refusal
2 Oceanic Avenue, Mr. L. Davison	Change of use and sub division from a vacant office unit to a taxi booking office. [Deferred at the request of Councillor Lavery to enable an office meeting to take place.]	Refusal

Chairman