

Town Planning Committee

Thursday, 17th January, 2013

Meeting of Town Planning Committee

Members present: Councillor Patterson (Chair); and
Councillors Lavery, Patterson, Rodgers, Austin,
Campbell, Curran, Garrett, Hussey, Kingston, McCabe,
McCarthy, McNamee, Mullan, Newton, O'Neill and
Spence

In attendance:

Apologies

Apologies for inability to attend were reported from Alderman Smyth and Councillor Hanna.

Minutes

The minutes of the meetings of 29th November and 13th December were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 7th January, 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.

Request for Deputations

It was reported that no new requests had been received.

To receive a deputation from residents of the Malone Road area in relation to the Lennoxvale application

The Committee was reminded that, at its meeting on 13th December, 2012, it had agreed to receive a number of representatives from the Malone Road area to provide Members with an outline of their concerns in connection with the proposals in respect of the Lennoxvale, Malone Lower, planning applications. It was reported that, due to the unavailability of a number of the residents, a request had been received to postpone the deputation until a future meeting.

The Committee agreed to receive the representatives from the residents of the Malone Road at a future meeting, as requested.

Financial Estimates and District Rate 2013/2014

The Committee was advised that the departmental estimates had been considered by the Strategic Policy and Resources Committee at its meeting on 11th January and that a

cash limit of £10,000 had been established for the Town Planning Committee in connection with its expenditure during the forthcoming year. The Committee was advised further that this amount was similar to that which had been allocated the previous year.

After discussion, it was

Moved by Alderman Rodgers,
Seconded by Councillor Hussey

That the cash limit for the Town Planning Committee be set at £9,800, which represented a reduction of 2% from that which had been allocated the previous year.

On a vote by show of hands six Members voted for the proposal and ten against and it was declared lost.

The Committee accordingly agreed that the cash limit for 2013/2014 be set at £10,000.

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 Northern Ireland Housing Executive of a Notice of Application for a Vesting Order at lands to the rear of numbers 10 and 12 Torrens Drive; and

notification from the Roads Service of:

- the proposed Abandonment at Shore Road; and
- the Eglantine Avenue (Abandonment) Order (Northern Ireland) 2013 Statutory Notice.

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.

Application to modify Planning Agreement on lands to the rear of Saint Anne's Cathedral bounded by Exchange Street West, Talbot Street and Dunbar Link

The Committee noted the correspondence which had been received from the Area Planning Office in relation to an Application to Modify a Planning Agreement on lands to the rear of Saint Anne's Cathedral Bounded by Exchange Street West, Talbot Street and Dunbar Link. The existing legal agreement related to the control of the use of car parking spaces to deter long-term commuter parking and contract parking on the land.

Roads Service Progress Report -Response to Members' Questions

The Committee was advised that correspondence had been received from the Divisional Roads Manager, Mr. R. Ellison, in relation to those questions which had been raised by individual Members at its meeting on 29th October, 2012. A copy of the response was available on the Modern.gov website.

A Member expressed concern at the delay in the receipt of the response from the Roads Service and requested that the Democratic Services Officer contact the Divisional Roads Manager to outline the Committee's concern in relation to the delay and the importance of responding in a timely manner.

The Committee noted the information which had been provided.

New Planning Applications

The Committee noted a list of new planning applications which had been received by the Planning Service from 4th December, 2012 until 7th January, 2013.

Appeal Dates Notified

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

Appeal Decisions Notified

The Committee noted the outcome of a planning appeal in respect of a telecommunications development at the footpath at the junction of Bawnmore Road and Lisburn Road.

Streamlined Planning Applications - Decisions Issued

The Committee noted a list of streamlined planning applications' decisions which had been issued by the Planning Service between 5th December, 2012 and 9th January, 2013.

Deferred items still under consideration

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

Schedule of Planning Applications - Application Withdrawn

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

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
77 to 109 Springfield Road	Demolition of existing bingo hall and industrial buildings and construction of new bingo hall to ground floor, ground and first floor restaurant unit, first floor day nursery, ground and first floor retail showroom/warehouse.	Approval

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>
14 Orby Link, Karl Construction Limited	Business use and light industrial development to replace former engineering workshop.	Approval
Macrory Memorial Presbyterian Church,	Change of use from church building to two hot food takeaways with alterations to front elevation.	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>
804 Shore Road, Donnelly O'Neill, Architects	Demolition of redundant Police Station and erection of two business/retail units and twenty-three, two bedroom apartments and parking. [Deferred at the request of Councillors Kingston, L. Patterson and Spence to enable an office meeting to take place.]	Approval
370 Falls Road, West Belfast Sports and Social Club	Alterations and extension to form a single storey restaurant, links to existing lounge and existing kitchen, renovation of existing lounge. [Deferred at the request of Councillor McVeigh to enable an office meeting to take place.]	Approval
Unit 3 Enterprise House, Boucher Crescent, Afrim Karrabecaj	Hand washing of vehicles within a fenced compound comprising a small office, storage building and partially covered forecourt (retrospective). [Deferred at the request of Councillor Attwood to enable an office meeting to take place.]	Approval
17 to 21 Ormeau Avenue, The Limelight	Provision of outside area of licensed premises at first floor level with facilities for smokers. [Deferred at the request of Councillors Curran and McCarthy to enable an office meeting to take place.]	Approval

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
Great Victoria Street, Jurys Inn	Erection of two high level signs, two ground floor building signs and upgrade of existing signage on corner elevation. [Deferred at the request of Alderman Rodgers and Councillors Lavery and Newton to enable an office meeting to take place.]	Refusal
1 to 3 Woodbourne Crescent, Arshad Rasool	Construction of six apartments in three storey development, to include amenity spaces. [Deferred at the request of Councillor Attwood to enable an office meeting to take place.]	Approval
27 The Boulevard, Briege McAllister	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

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Chairman