

Town Planning Committee

Thursday, 1st August, 2013

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor C. Hanna (Chairman);
Aldermen M. Campbell, McCoubrey and Rodgers;
Councillors Cunningham, Curran, Haire, Mullan, O'Neill,
L. Patterson and Webb.

In attendance: Mrs. P. Scarborough, Democratic Services Section; and
Mr. P. Fitzsimons) Divisional
Ms. K. Mills) Planning Office.
Ms. C. Revelle)

Apologies

Apologies for inability to attend were reported from Councillors M. E. Campbell, Garrett, Hendron, Lavery, McCarthy and A. Newton.

Minutes

The minutes of the meetings of 30th May, 6th, 20th and 24th June 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 July, 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:

- the provision of an accessible blue badge parking bay at 79 Strandburn Drive;
- the removal of an accessible blue badge parking bay at 18 Cavendish Square;

- the proposal to amend the On-Street Parking Order (Northern Ireland) 2000 – Academy Street, Exchange Street and Talbot Street;
- a Draft Order and related map in relation to the Galwally Avenue, Belfast (Abandonment) Order (Northern Ireland) 2013;
- a Draft Order and related map in relation to the Shore Road, Belfast (Abandonment) Order (Northern Ireland) 2013; and
- the proposal to amend the existing urban clearway restrictions on the Upper Lisburn Road, Lisburn Road, Malone Road and Stranmillis Road on an experimental basis.

Notification from the Northern Ireland Housing Executive of the making of a Vesting Order for an area of land situated at Torrens Drive.

Notification from Taylor Patterson, Chartered Surveyors, in relation to pre-planning application consultations for mobile phone base station upgrades in various locations within the Council area.

Notification from RenewableUK of a free seminar and wind farm visit to be held on 12th September in the Crighshane Wind Farm, Co. Tyrone.

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.

Planning Application Z/2010/1648/F
Change of house type and garage to scheme
which had been approved previously
Site adjacent to 66 Kings Road

It was reported that correspondence had been received from the Area Planning Office in relation to the above-mentioned matter which had indicated that, having considered all the relevant factors, the Planning Service remained of the opinion that the application, in respect of the proposed change of house type and garage to a scheme which had been approved previously under application Z/2077/1256/F, was acceptable and that a decision to approve would be issued within the near future.

Noted.

Listing of Buildings of Special Architectural
or Historical Interest

The Belfast Education and Library Board
40 - 62 Academy Street

The Committee was advised that correspondence had been received from the Northern Ireland Environment Agency indicating that, under Article 42(1) of the Planning

(Northern Ireland) Order 1991, the Department of the Environment was required to consult the Council prior to the inclusion of any building on the statutory list of buildings of special architectural or historical interest. In addition, the correspondence had indicated that the Environment Agency would welcome the Council's views in relation to its proposals to list the above-mentioned property.

After discussion, the Committee agreed to support the listing of the above-mentioned property as outlined and agreed further that a letter be issued to the Agency indicating the Committee's unanimous support for the proposal.

Request for Deputations

The Committee was advised that no requests for deputations had been received.

Deferred Items Still Under Consideration

A list of deferred items, which were still under consideration by the Planning Office, was noted by the Committee.

New Applications

The Committee noted a list of new planning applications which had been received by the Planning Service from 11th June until 22nd July.

Appeal Decisions Notified

The Committee noted the outcome of planning appeals in respect of the undernoted applications:

- the installation of lightbox advertising hoarding 70 metres west of Connswater River; and
- a single storey extension to the rear of a dwelling at 197 Stockmans Lane.

Streamlined Planning Applications – Decisions Issued

The Committee noted a list of streamlined planning applications which had been issued by the Planning Service between 10th and 25th January.

Schedule of Planning Application – Application Withdrawn

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

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
14 Ballygomartin Road, Mr. J. Braniff	Change of use of ground floor from class D1: community and cultural uses, to premises for the sale of hot food for consumption off the premises, with the provision of a new shop front.	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>
1 to 3 Ravenhill Road, The Patton Group	A mixed use development forming the headquarters for a charitable organisation incorporating a café, offices, conference/exhibition space and training rooms.	Approval
Union Street Bar, 12 to 14 Union Street, Anthology Northern Ireland Limited	The creation of a first floor projecting balcony incorporating canvas awnings (on the Union Street elevation) to be used as a smoking area.	Refusal
41 Sydenham Avenue, Mr. D. Murray	A proposed single storey front extension to dwelling.	Approval
6 Shrewsbury Gardens, Mr. E. Laverty	A two-storey extension to the rear of the dwelling.	Approval
7 Glenmillan Park, Mr. and Mrs. C. Davidson	Demolition of the existing rear conservatory. Single storey extension to the rear and widening of existing driveway.	Approval

Consultation Process

Arising from the deliberation of the reconsidered items which had been presented by the Planning Service, the Committee noted the assurance which had been provided that the process in operation currently would continue, viz., applications on the Schedule

might be deferred by a Member to enable an office meeting to be held to afford an opportunity for applicants and/or objectors to discuss the proposals in depth, and thereafter, re-submitted to the Committee with either a similar or changed opinion. At that stage the Committee had the opportunity to either agree with the opinion, or to vote against it. In such circumstances, the decision of the Committee in relation to the application in question would be subject to ratification by the full Council meeting. In the event of significant material changes being made as a result of the aforementioned discussions, the applicant would be required to submit a new application which would be dealt with in accordance with the Planning Service process in operation currently.

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>
20 Knockburn Park, Mr. M. McCurry	Demolition of existing double garage and the erection of a detached dwelling, together with alterations to the existing road access. [Deferred at the request of Councillor Jones to enable an office meeting to take place.]	Refusal
61 Circular Road, Mr. S. Mallon	Two-storey extension to side of dwelling, new front porch and alterations to vehicle entrance. [Deferred at the request of Alderman Rodgers and Councillor Haire to enable an office meeting to take place.]	Approval
444 Ormeau Road, McGinn Architects	Proposed change of use from retail outlet to the preparation and sale of freshly baked Italian pizzas for consumption off the premises. [Deferred at the request of Councillor Lavery to enable an office meeting to take place.]	Refusal
93 Knockbreda Park, Mr. and Mrs. Crimmins	Two-storey side and rear extension to dwelling. [Deferred at the request of	Refusal

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Councillor Curran to enable an
office meeting to take place.]

Land to the rear of 38
Bristow Park,
Mrs. P. Gordon

New build private dwelling.
[Deferred at the request of
Councillor Mullan to enable an
office meeting to take place.]

Refusal

Arc Café, Orangefield
Presbyterian Church,
464 Castlereagh Road,
Café Ministry

Shop sign (fascia).
[Deferred at the request of
Alderman Rodgers and
Councillor Haire to enable an
office meeting to take place.]

Refusal

Chairman