

Town Planning Committee

Thursday, 19th September, 2013

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor C. Hanna (Chairman);
Alderman Rodgers and Councillors Austin,
M. E. Campbell, Curran, Garrett, Haire, Lavery,
McCarthy, Mullan, A. Newton and Webb.

Also attended: Councillor Attwood.

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

Apologies

Apologies were reported on behalf of Alderman Smyth and Councillors Cunningham, Hendron and L. Patterson.

Declarations of Interest

No declarations were reported.

Article 31 Planning Application: Casement Park

The Committee was reminded that, at its meeting on 15th August, it had received notification of a Major Planning Application under Article 31 of the Planning (Northern Ireland) Order 1991, in relation to Lands at 88 to 104 Andersonstown Road, Redevelopment of Casement Park. It was noted that a draft response, for the Committee's consideration, would be submitted to a future meeting. It was pointed out that the West Belfast Area Working Group, at its meeting on 9th September, had received a presentation from the Gaelic Athletic Association (GAA) in that regard and had recommended that, with the permission of the Chairman, both the GAA and the Mooreland and Owenvarragh Residents' Association be invited to attend a meeting of the Committee to outline the plans and concerns in greater detail.

Deputation by Mooreland and Owenvarragh Residents' Association

The Committee was advised that Mr. P. McGrath, Mr. P. Maguire, Mr. C. Bradley and Ms. C. McGrath, representing the Mooreland and Owenvarragh Residents' Association (MORA), were in attendance and they were admitted to the meeting and welcomed by the Chairman.

The MORA representatives provided the Committee with an overview of the concerns which they had in relation to the Casement Park development proposals in terms of its scale and position; overlooking nature and resultant loss of privacy to those gardens of neighbouring homes; overshadowing which would lead to the loss of light to approximately 78 homes in adjacent streets; the potential for traffic chaos due to an increased volume which would have a detrimental impact on the road network nearby and in the wider geographical area and would cause disruption to local residents; a shortfall in parking provision; noise disturbance at both match and non-match events; the possibility of concerts being held at the venue; the quality of the consultation process which had taken place; and the strong opposition to the proposed development.

The representatives answered a range of Members' questions in relation to engagement with the GAA; the adjustments which that organisation had made to reduce the capacity of the stadium; and further options which had been suggested to the GAA.

The Chairman thanked the representatives of MORA for their contribution and they then left the meeting.

Deputation by representatives of the Gaelic Athletic Association

The Committee was advised that Mr. R. Feeney, Mr. S. McGeehan, Mr. T. Harkin, Mr. S. McAfee and Ms. S. Haughey-Grimley, representing the GAA, were in attendance and they were admitted to the meeting and welcomed by the Chairman.

The representatives from the GAA outlined the strategic needs of the sport in general; the business proposal and timescale to date; the engagement activities which had been undertaken; the stadium design and the facilities which would be incorporated, including adjustments made to the scheme which had arisen from the consultation with the local community; and a comparison with other similar stadia, for example, Croke Park and the Aviva Stadia.

A range of questions were put by the Members with regard to the scale, mass and overshadowing of the proposed development; the possibility of compensation for neighbouring residents; the costs associated with the potential lowering of the stadium; clarification on the optimism bias figure; the economic appraisal process in terms of a 25,000 seated stadium; the intention to use the stadium as a concert venue; and the possibility of re-engagement with the local community.

The Chairman thanked the representatives of the GAA for their contribution and they then left the meeting.

Noted.

Routine Correspondence

It was reported that correspondence had been received from the Housing Executive in respect of the extinguishment of public rights of way at a portion of footway fronting numbers 1 and 3 McDonnell Street. A copy of the letter, map and order relating to the aforementioned matter was made available at the meeting for the information of the Members.

The Committee noted the information which had been provided.

Requests for Deputations

The Committee noted that no requests had been received.

Z/2013/0608/F: Proposed change of use to an amusement arcade at 24 to 28 Bradbury Place

(Mr. S. Hewitt, Building Control Manager, attended in connection with this item.)

In connection with item 10 on the Schedule of Applications, the Committee was reminded that, at its meeting on 16th May, the Head of Building Control had provided an overview of the Amusement Permit Policy which had been adopted by the Council. It was pointed out that that Policy contained five criteria for the assessment of the suitability of a location for a proposed amusement arcade, viz., the impact on the retail vitality and viability of the City; the cumulative build-up of amusement arcades in a particular location; the impact on the image and profile of the City; the proximity to residential use; and the proximity to schools, youth centres and residential institutions.

The Committee was informed that the Building Control Service had assessed the above-mentioned application for the suitability of the location of the proposed amusement arcade based on the criteria outlined in the Amusement Permit Policy. In terms of that assessment and in connection with the consultation process, the Building Control Service had responded to the Planning Service that the application complied with each of the five criteria within that Policy.

Noted.

Reports and Correspondence

Royal Institution of Chartered Surveyors: Northern Ireland 19th Annual Planning and Development Conference

The Committee was informed that the Royal Institution of Chartered Surveyors would be holding its 19th Annual Planning and Development Conference entitled 'Planning, financial viability and economic considerations' in the City Hall on Wednesday, 16th October. It was indicated that the conference fee would be £70 plus VAT per delegate. However, the Council had been allocated a number of places free of charge.

Accordingly, it was recommended that the Chairman, the Deputy Chairman (or their nominees) and one Member from each of the other Political Parties be authorised to attend the conference.

The Committee adopted the recommendation.

New Planning Applications

A list of new planning applications, which had been received by the Planning Service from 27th August until 9th September, was noted by the Committee.

Streamlined Planning Applications

The Committee noted a list of decisions which had been issued by the Planning Service between 29th August and 13th September in respect of streamlined planning applications.

Deferred Items Still Under Consideration

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

THE COMMITTEE DEALT WITH THE FOLLOWING ITEMS IN PURSUANCE OF THE POWERS DELEGATED TO IT BY THE COUNCIL

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>
41 Quarry Road, Mr. B. Finn	Alterations to form 2 new dwellings including roof space conversion and dormer windows. [Deferred at the request of Alderman Rodgers and Councillors Haire, A. Newton and Webb to enable an office meeting to take place.]	Refusal

2b Dudley Street, M and M Property Services Limited	Retention of development as built for ground floor offices and storage and 2 apartments on the first floor. [Deferred at the request of Councillor Mullan to enable an office meeting to take place.]	Refusal
31 St. John's Place, Robert Gilmour Architects	Erection of a 2 storey rear extension to dwelling. [Deferred at the request of Councillor Mullan to enable an office meeting to take place.]	Approval

Retirement of Member

The Chairman pointed out that this would be the last meeting at which Councillor Lavery would be in attendance as he would be leaving the Council as part of the Reform of Local Government.

The Members paid tribute to Councillor Lavery and the contribution which he had made over the years to the Council and to the work of the Committee. Councillor Lavery thanked the Members for their kind remarks.

Chairman