

Town Planning Committee

Thursday, 21st November, 2013

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor Hanna (Chairman);
Aldermen M. Campbell, McCoubrey and R. Patterson,
Councillors Austin, Beattie, Carson, Curran, Garrett, Haire,
Hendron, McCarthy and Mullan

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 Rodgers and Councillors M. E. Campbell, A. Newton, L. Patterson and Webb.

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 intention to provide an accessible/blue badge parking bay at 23 Woodvale Drive;
- the Draft Order, Statutory Notice and related maps in relation to the M1/Trunk Road T3 and the M1-M2 Link;
- the Draft Order, Statutory Notice of Intention and associated maps in relation to the Abandonment of Public Rights of Way at Sliabh Dubh Glen and Sliabh Dubh View; and
- the Statutory Rule and associated maps in relation to the M2/Trunk Road T7 Order (Northern Ireland) 2013.

Copies of the letters, maps and orders relating 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.

Non-Determination of Planning Appeal
48 to 50 Great Victoria Street and 12 to 18 Amelia Street
Z/2013/0802/0

The Committee was advised that correspondence had been received from the Area Planning Manager in respect of an appeal which had been lodged in relation to the non-determination of a planning application for the redevelopment of the site at the above-mentioned location to provide a 14 storey building, which comprised of a replacement public house and bookmakers with an office above.

The Area Planning Manager had advised that the Department had recommended that the proposal be refused on the grounds that:

- insufficient information had been provided as required under Article 7 (4) of the Planning General Development Order (Northern Ireland) 1993;
- the proposal was contrary to Planning Policy Statement 1, in that its scale and massing would impact adversely upon the character of the area;
- the proposal was contrary to Policy CC012, High Buildings of the Belfast Urban Area Plan, 2001, in that the proposal did not relate sympathetically to its immediate surroundings, including the listed Crown Liquor Saloon;
- the proposal was contrary to policy BH11 of the Department's Planning Policy Statement 6, Planning, Archaeology and the Built Heritage, in that the development would, if permitted, affect adversely the setting of the Crown Liquor Saloon by reason of its detailed design which was out of keeping with that listed building, in terms of form, scale, mass and proportions;
- the proposal was contrary to Policy BH12 of the Planning Policy Statement 6, Planning, Archaeology and the Built Heritage, in that it would, if permitted, have an adverse impact on the setting, character and appearance of the City Centre and Linen Conservation Areas by reason of massing, proportion and form; and
- the proposal was contrary to Planning Policy Statement 3, Access, Movement and parking, AMP6, in that the applicant had failed to demonstrate that the surrounding road network could safely accommodate the development.

The Committee noted the information which had been provided.

**Article 31 - Major Planning Application:
Land West of Monagh By-Pass, South of
Upper Springfield Road**

The Committee was advised that correspondence had been received from the Department of the Environment indicating that it had decided to issue a Notice of Opinion to Approve in respect of the proposed major mixed use development at the above-mentioned location. The correspondence indicated that the Department had taken into account all of the relevant planning matters in respect of the proposal and, after due consideration, had approved the application.

The Committee noted the information which had been provided.

Requests for Deputations

It was noted that no requests for deputations had been received.

New Planning Applications

A list of new planning applications, which had been received by the Planning Service from 29th October until 11th November, was noted by the Committee.

**Streamlined Planning Applications –
Decisions Issued**

The Committee noted a list of decisions which had been issued by the Planning Service between 29th October and 13th November 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.

Schedule of Applications - Application 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>
Existing car park, adjacent to Landmark House, Cromac Quay Northern Bank Credit Department	The creation of 5 new car parking spaces within the existing car parking area.	Refusal

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>
Queen's Quay (lands between the M3 and the Odyssey Building), Odyssey Millennium Ltd.	Mixed use development, including residential units with associated amenity space, 2 hotels, offices, retail and retail services, leisure facilities, community and cultural uses, cafes/bars/restaurants, public open space, multi-storey car parking and associated works.	Approval
41 Quarry Road, Mr. B. Finn	Alterations to form 2 new dwellings including roofspace conversion and dormer windows.	Refusal
93 Knockbreda Park, Mr. and Mrs. P. Crimmins	Two storey side and rear extension to dwelling.	Approval
31 St. John's Place, Robert Gilmour Architects	The erection of a 2 storey rear extension to 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>
73 Castlehill Road, Site Express	Residential development of 2, 3 storey detached dwellings. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4 and 5.]	Approval

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
Vacant ground at 7 to 9 Ormeau Road, Clear Channel Northern Ireland Ltd.	Conversion of existing 96 sheet prismatic to 96 light box. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Refusal
39 Locksley Park, Mr. L. McAlister	Kitchen extension to rear. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Approval
2, 8, 10, 12, 14 Piney Hills and 166 Malone Road, Todd Architects and Planners	The erection of 6 apartments, 5 detached dwellings and residential nursing care home and associated car parking/ landscaping and ancillary works. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Refusal
Adjacent to car park at junction of Ormeau Street and Ormeau Road, C. B. S. Outdoor Ltd.	One, 48 sheet advertising hoarding. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Refusal
55 Ormeau Road, C. B. S. Outdoor Ltd.	Two, 96 sheet advertising hoardings. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Refusal
33 Massey Avenue, Assembly Coffee Ltd.	Non-compliance with planning conditions 2 and 3 of Z/2011/0481/F. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Refusal

Chairman