

Town Planning Committee

Thursday, 12th December, 2013

MEETING OF Town Planning Committee

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

Also attended: Councillor Hussey

In attendance: Mrs. P. Scarborough, Democratic Services Section; and
Mr. P. Fitzsimons) Divisional
Ms. U. McDonald) Planning Office.

Apologies

Apologies were reported on behalf of the Chairman (Councillor Hanna) and Councillors Cunningham and Hendron.

Minutes

The minutes of the meetings of 7th and 21st 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 2nd 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.

Schedule of meetings for 2014

The Committee noted the contents of a report setting out the scheduled monthly meetings for the Committee for the period from January until May, 2014, details of which were available on the Modern.gov website.

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 proposed provision of a disabled parking bay at 270 Tennent Street;
- the proposed amendment to the existing traffic calming scheme at Chichester Park North;
- a Draft Order and Statutory Notice in relation to the Andersonstown Road (Abandonment) Order (Northern Ireland) 2014;
- the operative date for the Statutory Rule in relation to the Galwally Avenue (Abandonment) Order (Northern Ireland) 2013; and
- the proposed provision of an accessible, blue badge parking bay at 88 Rosebery Road.

Notification from the Northern Ireland Housing Executive of the confirmation of the extinguishment orders in relation to the following:

- Edith Street, Extinguishment of Public Right of Way Order Number 1, 2013;
- McDonnell Street, Extinguishment of Public Right of Way Order Number 2, 2013;
- Lenadoon Estate, Extinguishment of Public Right of Way Order Number 20, 2013; and
- Agnes Street, Extinguishment of Public Right of Way Order Number 2, 2013.

Copies of the letters, maps and orders 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

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

Reports and Correspondence

Response from the Planning Service: **322 Stranmillis Road** **Z/2013/0860/F**

It was reported that correspondence had been received from the Area Planning Office in relation to the above-mentioned application which had indicated that, having considered all the relevant factors, the Planning Service remained of the opinion that the

proposal, in respect of a new bay window and entrance door to the front elevation and a 2 storey extension to the rear, was acceptable and that a decision to approve would be issued in the near future.

Noted.

Management Board Referral:
21 to 23 Victoria Street and
45 to 51 Waring Street
Z/2011/0486/F and Z/2011/0547/DCA

The Committee was advised that correspondence had been received from the Director of the Local Planning Division indicating that the referral in relation to the demolition of the existing 4 storey building and the erection of a new 7 storey building, and the demolition of the existing 4 storey commercial building at the above-mentioned location, had not met the criteria as set out within the 2007 Departmental Guidance for Councils on the Operation of the Management Board Referral Process. It was pointed out within the correspondence that the proposed development was not considered to be 'significant' and that, as the proposal failed to meet the referral guidance, it would be inappropriate for the Management Board to reconsider the applications. The applications had, therefore, been returned to the Planning Service with a view that the decisions to approve be issued forthwith.

After discussion, the Committee noted the information which had been provided.

Listing of Buildings of Special Architectural
or Historic Interest

Mountpottinger Presbyterian Church Hall

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 historic 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 support for the proposal.

Response from Translink

The Committee was reminded that, arising from its meeting on 28th October with the officials from the Roads Service, it had agreed to write to Translink with regard to the practice by bus drivers of using ordinary traffic lanes. It was reported that a response had been received from Translink which had indicated that buses were required to retain the flexibility of passing on either side of the bus gate thus positioning themselves correctly to access the departure points in Donegall Square West and the need to be in the off-side bus lane on Donegall Square South between its junctions with Linenhall Street and Donegall Square West.

After discussion, the Committee noted the information which had been provided and agreed to invite representatives from Translink to attend a future meeting to explore the matter in greater detail. Arising from the discussion, the Committee agreed to write also to the Department for Regional Development to request that the current yellow box junction on Donegall Square South be extended to include the area immediately outside the rear gate of the City Hall.

Streamlined Planning Applications – Decisions Issued

The Committee noted a list of decisions which had been issued by the Planning Service between 13th November and 4th December 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. A Member expressed concern at the timescale associated with the processing of a number of the applications on the list, in that several had been in existence for a considerable period of time. The Planning Service provided an assurance that the applications were being processed as expeditiously as possible.

New Planning Applications

The Committee noted a list of new planning applications which had been received by the Planning Service from 12th November until 2nd December.

Reconsidered Items - Applications Rejected

Z/2013/0037/F: 444 Ormeau Road

The Committee considered further a planning application in relation to a proposed change of use from a retail outlet to the preparation and sale of freshly baked Italian pizzas for consumption off the premises, in respect of which the Divisional Planning Manager had offered an opinion to refuse.

After discussion, the Committee agreed, with one Member voting against, to adopt the opinion of the Divisional Planning Manager to refuse the application.

(As the decision was not unanimous it was subject to ratification by the Council.)

**Z/2013/0637/A: Arc Café, Orangefield
Presbyterian Church, 464 Castlereagh Road**

The Committee considered further a planning application in relation to the erection of a shop sign, in respect of which the Divisional Planning Manager had offered an opinion to refuse.

After discussion, the Committee agreed, with two Members voting against, to adopt the opinion of the Divisional Planning Manager to refuse the application.

(As the decision was not unanimous it was subject to ratification by the Council.)

**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>
Ikea, Hollywood Exchange Mr. P. Boal	Change of use from ancillary car park to a fee paying park and ride car park.	Refusal
80 Stranmillis Gardens, Mr. and Mrs. Hayward- Shaw	The erection of a 2 storey rear extension and attic conversion with dormer, including balcony to rear of dwelling.	Refusal

**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>
149 Lisburn Road, North Down Leisure Limited	Partial conversion of the attic storage space within the existing bar premises into a terrace for use by smokers.	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>
16 Malone Court, Mr. and Mrs. S. Lowery	A 2 storey extension to the rear of the existing dwelling, single storey extension to the existing detached garage and a pitched roof to replace existing flat roofed porch. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Approval
50 Malone Park, Ms. F. Loughrey	Renovations and extensions to include the demolition of the existing rear return and garage, the erection of a 2 storey rear return and basement and the erection of a 2 storey detached garage with ancillary living accommodation above, including associated site works. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Refusal
278 Belmont Road, Mr. B. Knox	Demolition of the existing garage and the construction of a dwelling. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Refusal

Chairman