

Town Planning Committee

Thursday, 23rd January, 2014

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor Hanna (Chairman);
The High Sheriff (Councillor L. Patterson),
Aldermen R. Patterson and Rodgers; Councillors Austin,
Beattie, M. E. Campbell, Curran, Garrett, Haire, Hendron,
Hutchinson, McCarthy, Mullan, Newton, and Webb.

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 Aldermen M. Campbell and McCoubrey.

Minutes

The minutes of the meeting of 12th December, 2013 were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 6th 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.

New Member

The Chairman, on behalf of the Committee, welcomed to the meeting Councillor Hutchinson, who had replaced the former Member, Alderman Smyth.

Notification of Appeal Dates

A Member expressed concern that there had been no notification received recently of dates for the holding of appeals against planning decisions. The representatives from the Planning Service undertook to ascertain if any dates had been identified for that purpose and to report back to the Committee in due course.

Estimates of Expenditure 2014/2015

The Committee was advised that the departmental estimates had been considered by the Strategic Policy and Resources Committee at its meeting on 10th January and that a cash limit of £3,750 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 represented a reduction of £6,250 from that which had been allocated the previous year.

A number of Members expressed concern at the substantial reduction in the Committee's expenditure for the forthcoming year and requested that an assurance be provided that all relevant networking and development opportunities were being presented to Committee for consideration.

The Committee accordingly agreed that the cash limit for 2014/2015 be set at £3,750.

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:

- a proposed one-way traffic system on Newington Avenue and Newington Street;
- the proposed reduction in speed limit on a section of the Crumlin Road, Ballyutoag and White Brae;
- the proposed reduction in speed limit on a section of Dunmurry Lane;
- the provision of accessible blue badge parking bays at:
 - 86 Mountcollyer Avenue,
 - 17 Clarendon Avenue,
 - 46 Ulsterville Gardens,
 - 24 Ardenlee Gardens;
- the removal of an accessible blue badge parking bay at 6 Clarendon Avenue; and
- the Draft Order, location map and Statutory Notice of Intention in relation to the abandonment of public rights of way in relation to The Andersonstown Road (Abandonment) Order (Northern Ireland) 2014.

Notification from the Northern Ireland Housing Executive of:

- the operative date for a Vesting Order at Upper New Lodge; and
- the making of a Vesting Order, including the operative date, at Cupar Street Lower.

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.

Request for Deputation

The Committee was reminded that, at its meeting on 12th December, 2013, it had agreed to invite representatives from Translink to attend a future meeting to explore in greater detail the issue of buses using ordinary traffic lanes within the City centre. It was reported that a response had been received from that organisation which had indicated that representatives would be available to attend the Committee's meeting which was due to take place on 20th February.

Noted.

Reports and Correspondence

Z/2013/1222/F - 25 to 41 Botanic Avenue **Proposed change of use from a bingo club** **to an amusement arcade**

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

In connection with item 27 on the Schedule of Applications, the Committee was reminded that, at its meeting on 16th May, 2013, 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 advised the Planning Service that the application complied with each of the five criteria within that Policy.

The Committee noted that the proposed application complied with the Council's Amusement Permit Policy.

Northern Ireland Housing Council
30th January, 2014

The Committee was informed that AgendaNI would be holding an event entitled "Northern Ireland Housing Council: determining the new housing landscape" in the Crumlin Road Gaol on Thursday, 30th January. It was pointed out that the cost of attending the event would be £175 per delegate.

Accordingly, it was recommended that the Chairman and the Deputy Chairman, or their nominees, be authorised to attend.

The Committee adopted the recommendation.

Listing of Buildings of Special Architectural
or Historic Interest
80 Durham Street (including railings)

The Committee was advised that notification had been received from the Department of the Environment, in exercise of the powers conferred on it by Article 42 of the Planning (Northern Ireland) Order 1991, and of every other power enabling it in that behalf, in respect of the inclusion of the above-mentioned building within that organisation's list of buildings of special architectural or historic interest.

Arising from the discussion, the Committee agreed that the Area Working Groups should be made aware of the notification of any Listings within their individual areas.

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 2nd December, 2013 until 16th January, 2014.

Deferred Items Still Under Consideration

A list of deferred items, which were still under consideration by the Planning Office, 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 12th December, 2013 and 17th January, 2014 in respect of streamlined planning applications.

Arising from the discussion, the Committee agreed that all planning applications in connection with a house in multiple occupation development should be excluded from

the streamlined application scheme and administered in accordance with the full application process.

Reconsidered Item –
Z/2012/0770/F
4a Newforge Lane

The Committee considered further a planning application in relation to the demolition of an existing dwelling and the proposed erection of four detached dwellings in respect of which the Divisional Planning Manager had offered an opinion to approve.

After discussion, the Committee agreed, with one Member voting against, to adopt the opinion of the Divisional Planning Manager to approve 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>
73 Castlehill Road, Site Express.	A residential development of 2, 3 storey detached dwellings.	Approval
16 College Gardens, Mr. L. J. Fon.	Amendments to rear windows and replacement of all windows throughout the building.	Consent
16 College Gardens, Mr. L. J. Fon.	Conversion to 6 apartments including alterations (the upgrade of existing dormers, replacement windows and external rear staircase).	Approval
103 Osborne Drive, Mr. K. Fitzpatrick.	A garage conversion to create a bedroom.	Approval
Vacant ground at 7 to 9 Ormeau Road, Clear Channel Limited.	Conversion of the existing 96 sheet prismatic to a 96 light box.	Refusal

39 Locksley Park,
Mr. L. McAllister. A kitchen extension to the rear. Approval

80 Stranmillis Gardens,
Mr. and Mrs. Hayward-
Shaw. The erection of a 2 storey
extension to the rear and attic
conversion with dormer,
including balcony, to the rear
of the 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>
37 Stormont Park, Mr. W. Atchinson.	The demolition of an existing garage and the construction of a new garage with study above. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4.]	Approval.
Lands at the junction of the service road into the former Visteon Factory and Finaghy Road North, opposite Castlewood Manor and Woodland Grange, M. J. McBride Construction Limited.	The erection of 9 apartments. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Approval
2 and 4 Foxglove Street, Mr. D. Anderson.	A proposed housing development comprising of 3 apartments with garages, storage and enclosed turning facilities. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Refusal
25 to 41 Botanic Avenue, Hazeldene Enterprises Limited.	Change of use of second floor only to an amusement arcade. [Deferred at the request of the	Approval

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Committee to enable an office meeting to be held: Criteria 4.]

9 Thomas Street,
Mr. R. Watters.

Change of use from a dwelling to a house in multiple occupation. Approval
[Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4 and 5.]

Chairman