

Town Planning Committee

Thursday, 6th February, 2014

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor Hanna (Chairman);
Alderman Rodgers; and Councillors Austin, M. E.
Campbell, Carson, Cunningham, Curran, Garrett, Haire,
Hendron, Hutchinson, McCarthy, Mullan, Newton and Webb.

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

Apologies

Apologies were reported on behalf of the High Sheriff, Councillor L. Patterson, and Alderman M. Campbell.

Minutes

The minutes of the meeting of 23rd January were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 3rd February, 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.

Reports and Correspondence

Article 31 Planning Application: **7 Airport 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 construction and operation of a combined heat and power generating station for the treatment of refuse derived fuel by gasification at the above-mentioned location. The correspondence had 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.

Response from the Roads Service

It was reported that correspondence, a copy of which had been circulated previously, had been received from the Deputy Divisional Roads Manager, Mr. R. Spiers, in relation to those questions which had been raised by individual Members at the meeting of the Committee which had been held on 28th October, 2013.

A Member expressed concern that the response did not address fully, nor satisfactorily, the various issues which had been raised by the Committee, especially in relation to policy explanations or decisions. It was pointed out also that, in relation to point 24 within the response, a Member had been attributed incorrectly to a request for the relocation of a bus stop at the Monagh Road.

After discussion, the Committee agreed the undernoted:

1. that an invitation be extended to the Minister for Regional Development to attend a special meeting, to which all Members of Council would be invited, to respond to the issues of concern in relation to policy explanations or decisions which had been raised by the Members;
2. that a list of those issues be submitted to the Minister in advance; and
3. to write to the Roads Service to thank that organisation for its response and to bring to its attention an alternative suggestion in relation to the consideration of providing waiting restrictions to aid traffic progression on the Crumlin Road at the entrance to the Mater Hospital, as outlined at point 12 within the response, and to propose the removal of the existing double yellow lines outside the Crumlin Road Court House, facing the gaol, which might ease the problems associated with parking within that vicinity.

Yellow Junction Box to rear of City Hall: response from Roads Service

The Committee was reminded that, at its meeting on 12th December, 2013, it had agreed to write 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 to attempt to ease the difficulties which had been experienced by drivers exiting the building.

It was reported that a response had been received from the Roads Service in that regard which had indicated that that organisation was considering currently a request which had been received from Translink to extend the yellow box markings towards May Street, as bus drivers had been experiencing some difficulty crossing from the bus lane on the south side of Donegall Square South to the City Hall side.

The Committee noted the information which had been provided and agreed to discuss the matter in greater detail with the Translink representatives who would be in attendance at its meeting later in the month.

Routine Correspondence

It was reported that correspondence had been received from the Northern Ireland Housing Executive in relation to notification of the making of a Vesting Order in respect of Loughview Terrace and other lands.

The Committee noted the information which had been provided.

Listing of Buildings of Special Architectural or Historic Interest

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 properties.

After discussion, the Committee agreed to support the Listing of the undernoted properties as outlined:

- Factory, 3 to 19 Rydalmere Street; and
- Harding Memorial Primary School, 105 Cregagh Road.

In relation to the property named as the Willowfield Parish Hall, Cregagh Road, it was pointed out that, following notification of the proposed Listing to the East Belfast Area Working Group, clarification had been sought from the Northern Ireland Environment Agency in relation to the exact location of the building.

The Committee agreed to defer consideration of that Listing until such clarification had been provided.

Kinghan Presbyterian Church for the Deaf, 13 Botanic Avenue

In relation to the above-mentioned property, the Committee was advised that notification had been received from the Northern Ireland Environment Agency indicating that it did not regard that building to be of special architectural or historic interest and as such was withdrawing it from the list.

Noted.

**St Matthews Roman Catholic Church,
Bryson Street**

It was reported that correspondence had been received from the Northern Ireland Environment Agency indicating that, having reconsidered the heritage value of the above-mentioned property, it had concluded that the St. Matthew's Roman Catholic Church, Bryson Street remained of sufficient interest for protection as a listed building and, therefore, its statutory Listing remained unchanged.

The Committee noted the information which had been provided.

Arising from the discussion in relation to the Listing of Buildings of Special Architectural or Historic Interest, the Committee agreed that representatives from the Northern Ireland Environment Agency be invited to attend a future meeting to provide an explanation of the Listing process.

Requests for Deputations

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

Appeal Dates Notified

The Committee noted information which had been received regarding the dates for the holding of future appeals.

New Planning Applications

The Committee noted a list of new planning applications which had been received by the Planning Service from 7th January until 27th January.

Appeal Decisions Notified

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

- the amendment to condition 3 of Z/2006/1623/F by removing reference to drawing AL(02)001 (revised parking layout at the boulevard) at Wellington Square;
- a proposed billboard at the Lidl Store, 188 and 194 to 196 Shore Road; and
- a proposed linear sign mounted to an existing metal palisade fence at the Lidl Store, 188 and 194 to 196 Shore Road.

**Streamlined Planning Applications –
Decisions Issued**

The Committee noted a list of decisions which had been issued by the Planning Service between 17th January and 29th January 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**

Reconsidered Item

The Committee considered further the undernoted planning application and adopted the recommendation of the Divisional Planning Manager thereon:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
94 to 100 Sunnyside Street, Glendarragh Properties	The demolition of the existing building and the construction of 2, ground floor retail units and 25 apartments on the ground, first and second floors, including associated car parking and storage to rear.	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.

Chairman