

Town Planning Committee

Thursday, 20th February, 2014

MEETING OF TOWN PLANNING COMMITTEE

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

Declarations of Interest

No declarations of interest were reported.

Use by buses of ordinary traffic lanes: Deputation from representatives of Translink

The Committee was reminded that, at its meeting on 28th October, 2013, it had agreed to invite representatives from Translink to attend a future meeting to explore in greater detail the practice of bus drivers using ordinary traffic lanes in the City centre. It was reported that Mr. C. Doherty, General Manager of Bus Services, and Mr. D. Bannon, Belfast Area Manager, were in attendance and they were admitted to the meeting and welcomed by the Chairman.

A Member pointed out that, in particular, after moving off from the bus-stop outside May Street Presbyterian Church, bus drivers often cut across the main traffic lanes into the far right hand side lane, rather than continuing along the bus lane and through the dedicated bus gate at the back of the City Hall. This practice resulted frequently in blockages being caused across all traffic lanes and the resultant impact on the free flow of vehicles in the area. It was mentioned also, that buses exiting from Donegall Square East into Donegall Square South tended to use the ordinary traffic lanes rather than the dedicated bus lane.

Mr. Doherty explained that the main aim of the bus drivers was to ensure that passengers reached their destinations in a safe and prompt manner. Therefore, it would

often be expedient for them to cut across ordinary traffic lanes, when it was safe to do so, thus enabling them to reach their destination at Donegall Square East at the scheduled time. He pointed out also that the bus gate had been designed primarily as an enabling measure to accommodate the Belfast Rapid Transit scheme and its benefits would be realised in full when that scheme was introduced.

In answer to a Member's question, Mr. Doherty clarified that the purpose of the request by Translink to the Department of Regional Development's Roads Service to extend the current yellow box junction at the rear of the City Hall was intended to allow buses a longer space to move into to enable them to manoeuvre across the traffic lanes in a safe manner.

The Chairman thanked the representatives from Translink and they then retired from the meeting.

Noted.

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 amendment to the On-Street Parking Order (Northern Ireland) 2000 in relation to Blondin Street, Botanic Avenue, Corporation Square, Donegall Lane, Donegall Street, Gaffikin Street, Howard Street South, Joy Street, Library Street, Ormeau Road, Coyle's Place, University Square, Tomb Street, Talbot Street, Frederick Street and College Court; and
- the proposed changes to waiting restrictions on King Street Mews.

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.

Planning in Local Government: The Way Forward

The Committee was informed that notification had been received regarding a training event for Local Government on the transfer of Planning, which would take place in the Canal Court Hotel, Newry on Thursday, 6th March. It was pointed out that the cost of attending the event would be £20 per delegate. Accordingly, it was recommended that the Chairman and the Deputy Chairman, or their nominees, be authorised to attend.

The Committee authorised the attendance at the event of the Chairman and the Deputy Chairman (or their nominees), together with one Member from each of the remaining Political Parties.

**Royal Town Planning Institute:
Making your Plan Work For You**

The Committee was advised that notification had been received regarding a Royal Town Planning Institute event entitled "Making Your Plan Work For You", which would take place in the Hilton Hotel, Templepatrick on Thursday, 13th March from 9.00 am until 3.30 pm. It was pointed out that the cost of attending the event would be £20 per delegate. Accordingly, it was recommended that the Chairman and the Deputy Chairman, or their nominees, be authorised to attend.

The Committee authorised the attendance at the event of the Chairman and the Deputy Chairman (or their nominees), together with one Member from each of the remaining Political Parties.

Arising from the discussion in relation to future development needs for Members with regard to the transfer of the planning function, the Committee agreed that appropriate in-house capacity building sessions be developed for all Members of Council.

**Listing of Buildings of Special Architectural or
Historic Interest**

Willowfield Parish Church Hall

The Committee was reminded that, at its meeting on 6th February, it had been 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 relation to the property named as Willowfield Parish Hall, Cregagh Road, it had been 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 with regard to the exact location of the building.

The clarification had since been received regarding the location of the building in question and it was outlined to the Committee.

The Committee noted the information which had been provided and welcomed the Listing as outlined.

**Belfast Education and Library Board,
40 to 62 Academy Street**

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.

The Committee noted the information which had been provided.

Second Survey 2014

It was reported that representatives from the Historic Buildings Unit of the Northern Ireland Environment Agency had requested that they be received at a future meeting to provide Members with an overview of the Second Survey work which that organisation was undertaking into existing Listed Buildings and new Listings in the Orangefield, Island, Sydenham, Bloomfield, Shandon, Belmont, Stormont, Ballyhackamore, Finaghy, Ladybrook, Suffolk, Andersonstown, Milltown, Donegall, St. James, Whiterock, Highfield, Clonard, Grosvenor, Woodvale, Ballygomartin, Ligoniel, Ardoyne, Ballysillan, Cliftonville, Cavehill, Castleview, Fortwilliam, Grove, Duncairn and Bellevue Wards. That organisation would welcome also Members' suggestions for potential Listings. The Committee was reminded also, that, at its meeting on 6th February, it had agreed that representatives from the Agency be invited to attend a future meeting to provide an explanation of the Listing process.

The Committee noted the information which had been provided and agreed to nominate any existing unlisted buildings which might be considered for Listing during the forthcoming survey.

Request for Deputation

The Committee was reminded that, at its meetings on 7th February, 2013 and 3rd October, 2013, it had received a deputation from residents of the Lennoxvale/Sans Souci Park area of Lower Malone in relation to their concerns regarding proposals which had been submitted by The Queen's University of Belfast to demolish two detached properties, which were owned by the University, and to replace them with three residential blocks for students which would accommodate two hundred and forty undergraduates.

The Committee was informed that a further request had been received from the Sans Souci Residents' Association requesting another opportunity to address the Members regarding two current planning applications, namely, Z/2012/1199/DCA and Z/2012/1210/F, in relation to the revised development proposals which The Queen's University had submitted in relation to the Lennoxvale and Sans Souci Park area. It was pointed out that the Planning Service was unable, at this stage, to indicate when the applications would be brought back to Committee.

The Committee noted the request and agreed to receive the representatives from the Sans Souci Residents' Association at a time when there was an indication as to when the applications would be presented for consideration.

New Planning Applications

The Committee noted a list of new planning applications which had been received by the Planning Service from 28th January until 3rd February.

Streamlined Planning Applications – Decisions Issued

The Committee noted a list of decisions which had been issued by the Planning Service between 30th January and 12th February 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 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>
1 Seaview Gardens, Ada Architects	The erection of 2, 2 bedroom apartments in a 2 storey block (amended plans).	Approval
18 Olympia Parade, Mr. P. Graham	Retrospective application for alterations to an extension which had been approved previously.	Approval
118 Eglantine Avenue, Mr. P. McPeake	Alterations and an extension to the existing building, including the demolition of the existing rear extension and the erection of a new, 3 storey extension to provide 6, 2 bedroom apartments.	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>
462 to 466 Shore Road, Hagan Homes Limited	The conversion of an existing first floor premises to 3 apartments. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Refusal
37 Windsor Avenue, Windsor Lawn Tennis Club	Retrospective planning application for a container to facilitate the storage of a tennis dome and associated equipment when not in use. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5.]	Refusal

Arising from the discussion in relation to the deferrals process, the Committee agreed that all Members of Council be contacted by email and reminded of the process and timescales involved with regard to the arranging of office meetings.

Chairman