

# Town Planning Committee

Thursday, 9th October, 2014

## MEETING OF TOWN PLANNING COMMITTEE

Members present: The High Sheriff (Alderman L. Patterson);  
Alderman Rodgers; Councillors Austin,  
Beattie, Carson, Cunningham, Curran,  
Garrett, Haire, Jones, McCabe, Mullan  
and Newton.

In Attendance: Mr. B. Flynn, Democratic Services Officer; and  
Ms. E. Hanratty ) Divisional  
Mr. P. Fitzsimons ) Planning Office.

### **Apologies**

Apologies were reported on behalf of the Deputy Lord Mayor (Councillor Hendron), Aldermen M. Campbell, McCoubrey and R. Patterson, together with Councillors Hanna, Hutchinson and McCarthy.

### **Chairing of Meeting**

In the absence of the Chairman and the Deputy Chairman, it was

Resolved – That Alderman Rodgers take the Chair.

(Alderman Rodgers in the Chair.)

### **Minutes**

The minutes of the meeting of 4th September were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 1st October, subject to the omission of those matters which had been delegated to the Committee by the Council.

### **Declarations of Interest**

In respect of the Schedule of Planning Applications, Councillors Garrett and Haire declared an interest regarding item ten, which had been submitted by the Belfast Harbour Commissioners. It was noted that both Members had been appointed by the Council to that body.

### **Requests to Address the Committee**

No requests had been received.

### **Stranmillis and Lower Malone Residents' Association**

The Committee was reminded that, at its meeting on 4th September, it had agreed to receive a deputation of local residents in respect of the proposals for the redevelopment of the Science Library at Chlorine Gardens and 14a Lennoxvale by The Queen's University of Belfast. Accordingly, the Acting Chairman welcomed Ms. E. Craig, together with Ms. E. Sung and Ms. M. Cosgrove, who were in attendance to outline their objections to the proposed development.

The Committee was advised that a number of local residents felt that the application for the demolition of the library at Chlorine Gardens and 14a Lennoxvale would be out of character due to the proposed scale and mass of the replacement building. In addition, it was suggested that the redevelopment would result in the loss of existing green space within the Malone Conservation Area. The residents suggested also that there would not be sufficient car parking provided at the new building and this would cause adverse problems at peak times.

The Acting Chairman thanked the residents for their attendance and indicated that the application would be reconsidered later in the meeting under the reconsidered items list.

### **Routine Correspondence**

The Committee noted the receipt of the undernoted items of correspondence:

#### **Department for Social Development**

- Notification of the intention to make a vesting order on land to the front of 28 Duncairn Gardens.

#### **Transport NI / Roads Service**

- Notification of the construction of a road hump at the junction of Nelson Street and Whitla Street;
- The provision of a blue badge parking bay at 78 Belmont Road;
- The removal of blue badge parking bays at Rugby Road and College Park Avenue;
- The abandonment of a public right of way at Casement Park, Andersonstown; and
- Notification of the introduction of waiting restrictions at the following locations:
  1. Orby Link – no waiting at any time;
  2. Gardiner Place – no waiting Monday to Saturday 0800 - 1800;
  3. North Queen Street - no waiting Monday to Saturday 0800 - 1800;
  4. Stewart Street - no waiting Monday to Saturday 0800 - 1800;
  5. Alexandra Park Avenue – revocation of no waiting restriction;
  6. Short Strand - revocation of at any time restriction; and
  7. Short Strand – limited waiting Monday to Saturday 0800 - 1800.

**Northern Ireland Environment Agency - Confirmation of Listed Status**

- Parliamentary Boundary Posts at the Ligoniel, Lisburn and Glen Roads and Stockman's Lane;
- The Orange Hall at 176 Albertbridge Road;
- Lime Kilns at 1049 Crumlin Road;
- Belmont Presbyterian Church and McQuiston Presbyterian Church and Hall;
- Ligoniel Library;
- Workers' Cottages within the Stormont Estate;
- The Rock Bar, Falls Road; and
- Telecom House, May Street

**Feasibility Study - Former Visteon Site**

The Committee noted the findings of a feasibility study which had been commissioned by the Council on the former Visteon site off Finaghy Road North. It was noted further that the report had been considered by the Development Committee at its meeting on 16th September.

**Appeal Dates and Decisions Notified**

The Committee noted the outcome of a number of recent appeal cases, together with a list of dates which had been set for the hearing of further appeals.

**Streamlined Decisions Issued**

The Committee noted a list of decisions which had been issued by the Planning Service between 29th August and 30th September under the streamlined planning process.

**Planning Applications Deemed Valid**

The Committee noted a list of planning applications which had been received by the Planning Service from the period 2nd September till 29th September.

**Deferred Items Under Consideration**

The Committee noted a list of deferred items which were still under consideration by the Planning Service.

**Application Withdrawn**

The Committee noted that the application Z/2014/0596/F, for the development of 2 semi-detached dwellings at 342 Stranmillis Road, had been withdrawn from the reconsidered list at the request of the Planning Service to enable amended plans to be considered.

**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:

<b><u>Site</u></b>	<b><u>Proposal</u></b>	<b><u>Opinion</u></b>
Site bounded by Little York Street, Great George Street and Nelson Street	Construction of 238 1 bed and 2 bed apartments with 200 parking spaces on ground and first floor levels with elevated landscaped central courtyard. (Amended Plans)	Approval
286 Cliftonville Road	Change of use from beauticians to hot food takeaway	Refusal
50 Malone Park	Renovations and extensions to include demolition of existing rear return and garage, erection of two storey rear return and basement and erection of two storey detached garage with ancillary living accommodation above, associated site works (Amended scheme)	Approval
11 Knightsbridge Park	2 storey rear extension and additional 1st floor window to front of dwelling (Amended Plan)	Approval
11 Malone Park	Two storey rear extension and erection of new garage with entrance gates (Amended Plans)	Approval
Land adjacent to McKinney House, Musgrave Park, Malone Lower	35 apartments over 6 floors with associated landscaping and car parking (Amended plans and additional information)	Refusal
46-48 Stranmillis Road	Proposed change of use (with associated works) from Class A2 (Financial, Professional, Other Services) premises to restaurant use including new external deck and seating area to front and side, extract chimney to the front and bin store to rear.	Refusal
Site comprising The Queen's University Science Library at Lennoxvale dwelling (vacant) and 14a Lennoxvale and service access to south and east	Demolition of Science Library, 14a Lennoxvale, sub-station, associated steps and ramp and Science Library boundary wall on St Ives Gardens, relocation of external fire access from side to rear elevation of Architecture Building and development of new	Approval

of Queen's University  
Architecture Building,  
15 Chlorine Gardens

School of Biological Sciences Building  
(providing 11,165m<sup>2</sup> of floorspace on 3-  
5 levels for teaching, research, offices,  
study areas and laboratories),  
landscaped pedestrian link between  
Chlorine Gardens and Lennoxvale,  
new, relocated service access to  
basement level from Lennoxvale and  
associated operational development  
including cycle parking, lighting, CCTV  
and landscaping

Site Comprising the  
Queen's University  
Science Library at  
Lennoxvale  
Dwelling (vacant) at 14a  
Lennoxvale and service  
access to south and east  
of Queens University  
Architecture Building  
15 Chlorine Gardens

Demolition of Science Library, 14a Consent  
Lennoxvale, sub-station associated  
steps and ramp and Science Library  
Boundary Wall on St Ives Gardens  
(for the development of the School of  
Biological Sciences)

Unit 11 Ormeau Bakery  
307-341 Ormeau Road

Proposed change of use from  
convenience and retail services  
use to charity shop

Approval

### **Schedule of Planning Applications**

The Committee considered the schedule of planning applications and agreed to adopt the recommendations contained therein with the exception of those referred to below:

<b><u>Site</u></b>	<b><u>Proposal</u></b>	<b><u>Opinion</u></b>
30-32 Ballysillan Road	Alterations and extension of No.30 Ballysillan Road to provide two dwellings, provision of 6 no. New dwellings along Faburn Park, and associated site and access works (amended plans) [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Approval

530 and 532 Shore Road	11 no. residential dwellings consisting of 3 detached and 8 semi-detached dwellings (amended proposal) [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Approval
420 - 428 Woodstock Road	Proposed demolition of existing 3-storey building and no 424 - 428 Woodstock Road and erection of new retail unit. Retention of existing 2 storey building at nos 420 – 422 Woodstock Road with change of use of first floor area to storage/ancillary usage. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Refusal
105 Circular Road	Demolition of existing dwelling and erection of new 2 storey dwelling with integrated garage [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Refusal
4 Shrewsbury Park	Demolition of existing house and construction of new 2 storey dwelling house and detached garage [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Refusal
4 Shrewsbury Park	Demolition existing two storey detached house and single garage. [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Refusal

Chairman