

# Public Document Pack

Democratic Services Section  
Chief Executive's Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS



Belfast  
City Council

18th November, 2015

## **ADJOURNED MEETING OF PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the **Lavery Room - City Hall on Thursday, 19th November, 2015 at 5.00 pm**, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

### **AGENDA:**

1. **Routine Matters**
2. **Apologies**
3. **Declarations of Interest**
4. **Linen and Western Quarters - Public Realm Analysis and Vision** (Pages 1 - 12)
5. **Departmental Update and Six-Month Review of Activity** (Pages 13 - 20)
6. **Departmental Financial Update - Quarter 2** (Pages 21 - 28)
7. **DoE - Consultation on Listed Buildings** (Pages 29 - 34)
8. **Planning Agreements - Re: Development Management Process** (Pages 35 - 40)
9. **Future Management of Committee Business - (for discussion)**





<b>Subject:</b>	Linen Quarter and Western Quarter Public Realm Analysis and Vision
<b>Date:</b>	17 <sup>th</sup> November 2015
<b>Reporting Officer:</b>	Phil Williams, Director of Planning and Place
<b>Contact Officer:</b>	Keith Sutherland, Development Planning and Policy Manager, Ext 3578

<b>Is this report restricted?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Is the decision eligible for Call-in?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

1.0	<b>Purpose of Report or Summary of main Issues</b>
1.1	The purpose of this report is to update Elected Members on work commenced to create additional focus on, and a more integrated planning approach to, the Transport Hub and South Centre and Inner West Special Action Areas (SAA) identified in the City Centre Regeneration and Investment Strategy approved by Council on 1 <sup>st</sup> September.
2.0	<b>Recommendations</b>
2.1	Members are asked to: <ol style="list-style-type: none"> <li>1. Note the initial findings of the public realm analysis and visioning exercise undertaken for the Linen (<b>Appendix 1</b>) and Western (<b>Appendix 2</b>) Quarters within the Transport Hub and South Centre and Inner West SAA ;</li> <li>2. Note the recommendations relating to public consultation for Linen Quarter and Western Quarter and the intention to report consultation responses to Council at a later date.</li> </ol>

3.0	<b>Main Report</b>
3.1	<p><b><u>Background</u></b></p> <p>On 1<sup>st</sup> September 2015, the Council approved the Belfast City Centre Regeneration &amp; Investment Strategy (BCCRIS). Whilst not a formal planning document, it is a clear direction of travel – setting out the council’s intention to ensure that Belfast’s city centre drives growth and social, economic, and environmental well-being for the people of the city and the region.</p>
3.2	<p>The Strategy is based on the following core principles:</p> <ul style="list-style-type: none"> <li>• Increase the employment population</li> <li>• Increase the residential population</li> <li>• Manage the retail offer</li> <li>• Maximise the tourism opportunity</li> <li>• Create a regional learning and innovation centre</li> <li>• Create a green, walkable, cyclable centre</li> <li>• Connect to the city around</li> <li>• A shared space and social impact</li> </ul>
3.3	<p>The Strategy identified five Special Action Areas (SAAs) as being in need of a detailed and integrated planning approach (<b>Appendix 3</b>). It was recognised that in these parts of the centre, a phased approach could be taken to preparing more intensive local plans to forward their regeneration in line with the larger ambitions of the Strategy.</p>
3.4	<p>The draft Public Realm Analysis and Vision for Linen Quarter and Western Quarter was commissioned by the Council in June 2015. It concentrates on two of the SAAs, the Transport Hub/South Centre and Inner West. Each area has its own characteristics and opportunities as well as different challenges and demands and, although part of the same commission, two separate documents have been produced in recognition of this. The work has been undertaken by Planit Intelligent Environments, a design practice comprising Landscape Architects, Urban Designers, Visualisers, Animators and Graphic Designers based in Manchester and London.</p>
3.5	<p><b>Linen Quarter</b></p> <p>The Linen Quarter is a grid of streets that lies immediately to the south of Belfast City Hall, occupying a strategic position within Belfast City Centre (<b>Appendix 4</b>). The boundary</p>

	<p>encompasses much of the Linen Conservation Area, though not its entirety. The strategic network of main roads as well as the architecture, street pattern and uses have been considered in denoting the boundary shown as a logical edge to the Quarter.</p>
3.6	<p>In recent years, it has become the destination for office development within the city centre and a significant number of local government departments, together with private businesses have chosen this part of the city as their Belfast address. The BBC also has its HQ in the southern part of Linen Quarter. Other complimentary uses have emerged alongside offices including hotels and residential flats and cafes, bars and restaurants which are helping to extend the hours of activity and life across the Quarter and provide a more attractive, convivial environment.</p>
3.7	<p>Change is set to continue with the proposals to introduce a new Transport Hub at Great Victoria Street Station, which will become the destination (and arrival point) for trains from Dublin as well as a projected increase in public transport use. The position of the Hub, at the edge of the Linen Quarter, represents a significant opportunity to reinforce the role of this area within the city centre.</p>
3.8	<p><b>Western Quarter</b></p> <p>The Western Quarter sits immediately to the north west of Belfast City Hall with a significant portion being within the City Centre Conservation Area (<b>Appendix 5</b>). It is suggested that for the purposes of this analysis, its boundary should include Castle Court shopping centre. Millfield represents a logical boundary to the west, while Donegall Place and Royal Avenue create a natural boundary on the eastern edge.</p>
3.9	<p>The Quarter occupies an important position within the city centre and is dominated by retail uses. For the purposes of the study, it is described as a single entity but it contains a number of distinct sub areas: the area around Fountain Street and College Street to the south; the area around Castle Street and Bank Square; and Castle Court and the area to the north. The Linen Quarter lies immediately to the south and the new retail area around the Victoria Square shopping centre; the North East and Cathedral Quarters, are all to the east. The recent development of Victoria Square has shifted the focus for retail across to the east with an impact on the retail offer in Western Quarter.</p>
4.0	<p><b>Key Issues</b></p>
4.1	<p>The key objective of the analysis and visioning exercise is to make the Linen Quarter and Western Quarter better, more attractive places, stronger in their own right and recognising</p>

	<p>their respective characteristics. It is presented as two, draft documents which make proposals which can complement existing development activity to increase the commercial and financial viability of each area. This includes the means by which existing quality buildings can be re-used/re-furbished as well as well as providing a framework for how new development might be evaluated. The documents propose a blueprint that can bring about uplift in quality, in terms of public realm, streetscape and architecture which will realise the standards expected of a leading European city. This includes proposals which contribute to a greener, more walkable, cyclable centre which is a shared space, better connected to the city around.</p>
4.2	<p>The draft documents contain an analysis for each Quarter, examining their current form and operation, use and character. This analysis has led to the development of a series of objectives, intended to set out future potential. It provides a framework to improve the public realm, streetscape and built heritage and overall quality of environment which in turn will influence investment in new business. (A summary of draft proposals is attached as Appendix 4). The documents are defined within the parameters of existing policies and are intended to complement rather than replace them. Should any guidance conflict with statutory guidance then the latter will prevail. Strategic Environmental Assessment (SEA) screening will be conducted in parallel with the proposed consultation process.</p>
4.3	<p>It is proposed that, when approved by the Council, these documents would compliment planning policy that applies to the city and together help to shape its future direction. These include the Belfast Metropolitan Area Plan 2015 (BMAP 2015) which is the statutory development plan for the city; Planning Policy Statement 6 Planning, Archaeology and Built Heritage which sets out planning policies for the protection and conservation of the built heritage and BCCRIS which builds upon some of the key objectives of existing policies and sets out a broad vision to regenerate and influence investment in the City Centre</p>
4.4	<p><b>Issues specific to Western Quarter</b></p> <p>In considering Inner West, the draft Public Realm Analysis and Vision document recognises the role of Castle Street as an important gateway from the west and a direct route into the retail core of the city centre. Although well-used by the community, the retail offer in Castle Street is disappointing and characterised by high levels of vacancy. The document focuses on suggested physical improvements in the area. However BCCRIS recognised that a more comprehensive retail management intervention will be required to</p>

	rejuvenate the area around Castle Street. An initial approach to how the council might develop such an intervention is suggested in paragraphs 4.5 – 4.8.
4.5	Belfast City Centre Management (BCCM) is involved in a range of activities to make the city a safe, welcoming and vibrant space. The organisation enters into a funding agreement with Belfast City Council and DSD (and its private sector partners through Belfast Chamber) on an annual basis to carry out these activities. One of the key issues identified in the BCCM plan has been the growing challenge of dealing with vacant properties. BCCM currently undertakes a quarterly vacancy survey of the ground floor properties in the city centre area. The organisation recently applied to take part in a national campaign called “Healthy High Streets”. This campaign is coordinated by Business in the Community and is backed by a number of key corporate partners including M&S, Boots, Santander and EE. It aims to support 100 high streets to realise their potential over a three year period by increasing footfall, addressing vacancy issues and restoring pride in town and city centres.
4.6	One of the priority projects identified as part of the Belfast action plan is an initiative to address vacancy levels and to increase the volume of independent traders doing business in the city centre. An initial project concept is being developed, through which new craft and design businesses will undertake an intensive support programme that will include a 10 week workshop programme, one to one mentoring to help refine their product and a set time for test trading in a shared retail unit. This will build on a successful model that has already been operating for over a year and that has had some significant success.
4.7	While this initial support will help the businesses understand both their product and their customers, there will be a need for them to move on to their own business units and there could be an opportunity to encourage them to establish these businesses in the Castle Street area. Given the challenges in this part of the city, there would be a need for a range of incentives to encourage the businesses to move to those units, as well as investment in issues such as street animation and security issues. Wrap-around business support services could be provided through the council’s economic development services and this would enhance business sustainability. This approach would address the vacancy issues in Castle Street, whilst also creating an affordable city centre location for new start up businesses whilst also creating diversity within the local retail offer.
4.8	The feasibility of this project will be dependent upon securing funding to purchase and

	<p>refurbish retail units, as well as the provision of business development support to nurture new start ups and to support the businesses as they grow. In addition, interventions will be required to address anti-social behaviour, deliver public realm improvements and to animate the area. There may also be a need to make a contribution to the “incubation” activity (which may not necessarily take place in Castle Street) which could provide a significant “feeder” to the Castle Street/Western Quarter project. Details of this proposed intervention project will be the subject of a future report to CMT. Accordingly, it is proposed that public consultation on the Western Quarter document be initiated when the intervention project has been developed further.</p> <p><b><i>Consultation and Engagement</i></b></p>
4.9	<p>Subject to the Draft Public Realm Analysis and Vision for Linen Quarter having been endorsed by City Growth and Regeneration Committee on 11<sup>th</sup> November and ratified by Council, it is intended that we will undertake a public consultation exercise at the end 2015/early 2016 which will facilitate further opportunities to shape the document before it is finalised. We will also undertake additional Equality Impact and Strategic Environmental Assessment screenings in parallel with the consultation process.</p>
4.10	<p>In addition to providing a framework to improve the public realm, streetscape and built heritage and overall quality of environment in Western Quarter, it is recognised that a more comprehensive economic/retail management intervention will be required to rejuvenate the area around Castle Street. It is therefore proposed that public consultation on the Western Quarter document be initiated when the intervention project has been developed further.</p>
5.0	<b>Equality and Good Relations Implications</b>
5.1	<p>Equality and good relations screening will be conducted in parallel with the proposed consultation processes.</p>
6.0	<b>Resource Implications</b>
6.1	<p>The cost of potential public realm/environmental improvement projects or economic intervention projects which may emerge, and which have potential implications for the City Centre Investment Fund, will be reported to a future Strategic Policy and Resources Committee</p>
7.0	<p><b>Appendices – Documents Attached</b></p> <p><b>Appendix 1:</b> Linen Quarter - Analysis and Vision Draft for Consultation</p> <p><b>Appendix 2:</b> Western Quarter - Analysis and Vision Draft for Consultation</p>



**Appendix 3:** Regeneration & Investment Strategy – Special Action Areas

**Appendix 4:** Map of Linen Quarter

**Appendix 5:** Map of Western Quarter

**Appendix 6:** Draft Public Realm Analysis and Vision for Linen Quarter and Western Quarter – Summary of draft proposals

**Appendix 3: Belfast City Centre Regeneration & Investment Strategy – Special Action Areas**



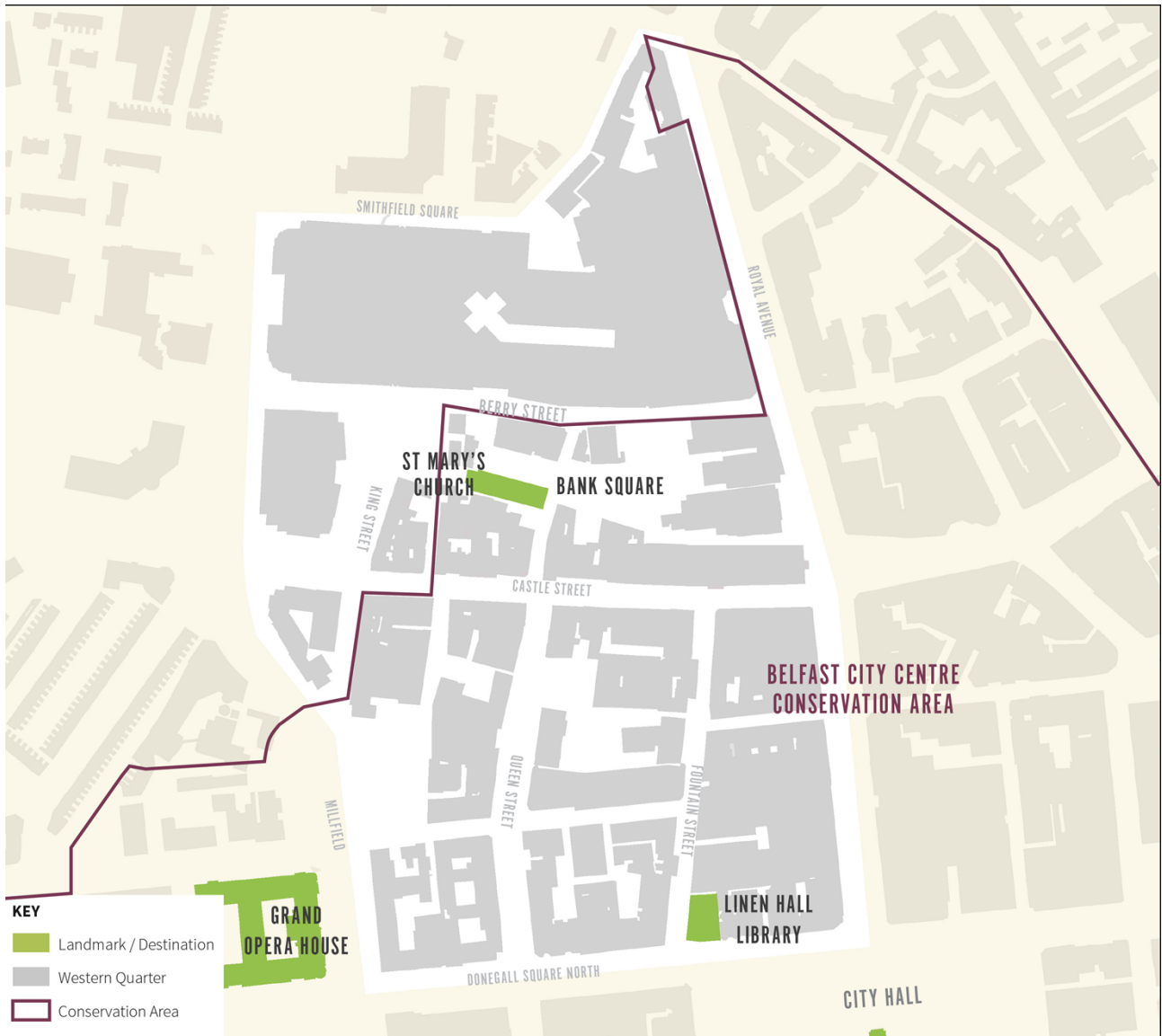
## Appendix 4: Linen Quarter

(Note: includes conservation area boundaries and landmark buildings)



## Appendix 5: Western Quarter

(Note: includes conservation area boundaries and landmark buildings)



## Appendix 6: Draft Public Realm Analysis and Vision for Linen Quarter and Western Quarter – Summary of draft proposals

### *Linen Quarter*

- 1.0 The overall vision for Linen Quarter is to redefine the area so that it becomes the city's prime business destination. To achieve this, the document sets out proposals to:
- i. **Enhance the arrival experience** by creating a strong and clear sense of arrival at the new Transport Hub; improving crossing points to draw people into the city across Great Victoria Street; and improving the connections with the City Hall;
  - ii. **Develop new street typologies** so that they respond to movement patterns; enhance pedestrian experience; support activity and create a better link between building activity and street environment ;
  - iii. **Create new focal spaces** by redefining Blackstaff Square to act as a positive gateway into the Quarter and draw the surrounding businesses into the space and introducing a new central space within the Linen Quarter that can be a place to dwell and a focus for activity and events;
  - iv. **Make the most of the unique building stock** by assessing building quality and suitability for different uses; investigating complementary uses that can help expand the offer within the Quarter and encouraging flexibility and adaptability;
  - v. **Provide a framework for new buildings** by highlighting the significant components for new buildings and setting parameters to help reinforce character and identity.

### *Western Quarter*

- 2.0 The overall vision is to re-brand Western Quarter to make it a vital and integral part of the City Centre To achieve this, the document sets out proposals to:
- i. **Connect the Quarter to surrounding parts of the city** by making effective linkages with neighbouring areas; enhancing the connection through Castle Court shopping centre and proposing the introduction of a new east-west link extending Fountain Lane;
  - ii. **Extend street life and activity:** by proposing the introduction of new buildings at a greater density which repair the broken street grid and bring added vitality to streets and spaces; encouraging different uses to extend hours of operation; improving shopfront design and reducing dependence on solid roller shutters;
  - iii. **Introduce a greener link along Queen Street** by extending pavements to promote pedestrian movement; re-balancing the street environment in favour of pedestrians and introducing tree planting;
  - iv. **Re-establishing and reinforcing the role of Castle Street** by establishing a range of uses that can create a positive sense of arrival into the city centre
- 3.0 The document will also provide advice on a palette of materials to inform specific public realm proposals within the Linen and Western Quarters such as those referred to in 1 (iii) above and the public realm aspects of other development proposals in each area.

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<b>Subject:</b>	Update and Six Month Review of Activity
<b>Date:</b>	17 <sup>th</sup> November 2015
<b>Reporting Officer:</b>	Phil Williams, Director of Planning and Place
<b>Contact Officer:</b>	

<b>Is this report restricted?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Is the decision eligible for Call-in?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	<b>Purpose of Report or Summary of main Issues</b>
1.1	It was previously agreed that Committee would be provided with an update on ongoing work within the service and an outline of future reviews that may be required moving forward.
1.2	This report provides an outline of the main areas of work and some of the changes within the service arising from the ongoing reviewing of activity during the first six months since transfer of the statutory planning functions from the DoE. The report also provides information in relation to the numbers of applications and how they have been dealt with by the service.
2.0	<b>Recommendations</b>
2.1	The Committee is requested to note the: <ul style="list-style-type: none"> <li>• update on work carried out by the service during the first six months;</li> <li>• the initial statistical and specific application information available; and</li> <li>• proposals for further reports and updates, including statistics to be presented to future meetings.</li> </ul>
3.0	<b>Main Report</b>
3.1	During this period of transition planning has continued to deliver the core services to



	<p>customers and successfully carry out statutory responsibility to process and determine applications and initiate preparatory policy work. This work has been delivered in the context of major legislative change; staff transfer / integration; restructuring within Council and changing processes.</p>
3.2	<p>The six months post transfer were always recognised as being likely to be the most challenging in respect of maintaining service continuity and responding to the new legislative requirements. The continuing work to successfully integrate the new function within Council has focussed on changes to improve our operations, processes and the delivery of the statutory responsibility.</p>
3.3	<p><b><u>Organisational Change</u></b></p> <p>A number of changes have been introduced to respond to the requirements of the new legislation and to make our decision making processes more accessible whilst the Development Management functions have been restructured to provide greater flexibility to respond proportionately to the development pressures across the city.</p>
3.4	<p>The main aspect of this ongoing change process have been:</p> <ul style="list-style-type: none"> <li>• Establishment of the new processes and introduction of a new approach to the presentation and consideration of planning applications by Committee.</li> <li>• Agreement and implementation of the Scheme of Delegation.</li> <li>• Introduction of a process for the review of the Legacy applications that were inherited by the Council.</li> <li>• Protocols and processes developed to facilitate representations at Committee.</li> <li>• Restructuring of the Development Management to establish a City Centre, Harbour and Major Applications Team alongside a Citywide and Local Applications Teams with a dedicated Enforcement resource.</li> </ul>
3.5	<p><b><u>Guidance and Documents</u></b></p> <p>There have been a number of formal and informal documents produced to support the our work and enhance the effectiveness of our processes including:</p> <ul style="list-style-type: none"> <li>• Guidance for applicants on the operation of the Pre-Application Community Consultation processes;</li> <li>• Advice in relation to the consideration of proposals for Purpose Built Student Accommodation; and</li> <li>• A draft Statement of Community Involvement that sets out our approach to</li> </ul>



engagement across all our functions.

**Planning Applications**

3.6 There have been a number of changes introduced as part of the transfer of the planning function which have changed how Councils manage and determine applications under the new legislation and processes. As part of the response to this new context over the last six months we have seen the introduction of new processes for Committee consideration of applications and changes in the structure of the Development Management Teams.

3.7 As noted above the Council inherited a substantial legacy of planning applications(780), including those from the parts of Lisburn, Castlereagh and North Down, with the transfer of planning functions in April 2015. The presence of these legacy applications will in the short term influence both our capacity to deal with current applications and our performance statistics in relation to the Key Performance Indicators. The implementation of the process for the review of these legacy applications is the first stage of the strategy to address this legacy and shift the focus to the management and consideration of new applications or proposals.

3.8 As noted above during this period of transition planning has continued to deliver the core services to customers and process both new and legacy planning applications. The tables below provide the Committee with some statistics to outline the extent and nature of the work that Planning has been engaged in during the first six months.

**Applications Determined**

3.9 We have issued **542** decisions which related to 18 Major and 524 local applications. Of the 542 there were 514 approved and 28 refused. The 542 were related to the following types of applications:

<b>Application Type</b>	<b>Total</b>	<b>Approved</b>	<b>Refused</b>
Full	442	428	14
Outline	6	4	2
Advertisement	72	61	11
Demolition In Conservation Area	12	12	
Listed Building Consent	9	9	
Reserved Matters	1	1	

3.10 It should be noted that these figures are based on those used for DoE monitoring

purposes and do not include 54 other applications that we were required to determine including: Certificates of Lawful Development (41), Non Material Changes (6) and Discharge of Conditions (7).

3.11 Among the 89 applications considered by the Committee in the first 6 months have been a number of Major applications including **Titanic Exhibition Centre**, the **Boutique Hotel** in the Harland and Wolf Headquarters Building and a proposal for an extended **Lidl Store** in west Belfast. It should be noted that the work in this period up to 30 September 2015 ensured the further Major applications for Windsor House (**Grand Hotel**), **Allstate** and **Belvoir Hospital** were all able to be brought before the Committee in October 2015.

3.12 These six applications alone represent a significant investment in the city with £30m proposed for the Belfast Grand Hotel alone. In addition the proposed AllState capital investment of over £30m will deliver 200 short term construction opportunities whilst safeguarding 1,500 existing operational positions and providing for 200 new posts. In addition to this investment the approved proposals are creating significant employment opportunities and will contribute to the continued regeneration of the parts of Belfast in which they are located.

3.13 Alongside this work to support the continued growth and regeneration of the city we are through changes in the Development Management seeking to ensure that the processing times for local and householder applications are reduced. The median processing times for the 200 Local applications validated from the first of April and on which we have issued decisions is less than the statutory target of 15 weeks.

**Applications Received**

3.14 We have received **744** applications in the six months from April to September. Of these 27 were Major and 717 were Local applications. The 744 were related to the following types of applications:

<b>Application Type</b>	<b>Total</b>	
Full	576	24 Major
Outline	12	3 Major
Advertisement	85	
Demolition In Conservation Area	33	
Listed Building Consent	34	
Reserved Matters	4	

3.15	<p>It should again be noted that these figures are based on those used for DoE monitoring purposes and do not include the range of other applications that we were required to determine including: Certificates of Lawful Development, Non Material Changes and Discharge of Conditions.</p>																				
3.16	<p><b><u>Pre-Application Work</u></b></p> <p>The Committee may also wish to note that there are new pre-application processes that have to be managed alongside the existing pre submission discussions and engagement. In addition to existing Pre Applications Discussions (PAD) processes the 2011 Act placed a statutory duty upon applicants to consult the community in advance of submitting major applications (PAN) from July 2015.</p>																				
3.17	<p>There have been 55 PADs received between April and September covering a range of potential applications. There were also 5 PANs which were the subject of Pre-Application Community Consultation (PAN) processes resulting in two major applications being submitted (see Appendix 1).</p>																				
3.18	<p><b><u>Enforcement Work</u></b></p> <p>The Committee may wish to note that at the end of September there were 423 lives cases and between April and September 2015 the Council opened 208 new Enforcement cases (see below) and resolved 149 cases between. These covered a range of issues including unauthorised changes of use, unauthorised listed building works, unauthorised sheds, unauthorised advertisements, breach of condition and unauthorised works to protected trees to name but a few.</p>																				
	<table border="1"> <thead> <tr> <th data-bbox="261 1415 1023 1458"><b>Case Type</b></th> <th data-bbox="1023 1415 1233 1458"><b>No.</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="261 1458 1023 1500">Breach of Planning Condition</td> <td data-bbox="1023 1458 1233 1500">16</td> </tr> <tr> <td data-bbox="261 1500 1023 1543">Change of Use</td> <td data-bbox="1023 1500 1233 1543">22</td> </tr> <tr> <td data-bbox="261 1543 1023 1585">Demolition in an Area of Townscape Character</td> <td data-bbox="1023 1543 1233 1585">5</td> </tr> <tr> <td data-bbox="261 1585 1023 1628">Operational Development</td> <td data-bbox="1023 1585 1233 1628">114</td> </tr> <tr> <td data-bbox="261 1628 1023 1671">Trees in Conservation Area</td> <td data-bbox="1023 1628 1233 1671">4</td> </tr> <tr> <td data-bbox="261 1671 1023 1713">Tree Protection Order</td> <td data-bbox="1023 1671 1233 1713">4</td> </tr> <tr> <td data-bbox="261 1713 1023 1756">Unauthorised advertisements</td> <td data-bbox="1023 1713 1233 1756">39</td> </tr> <tr> <td data-bbox="261 1756 1023 1798">Works to Listed Building</td> <td data-bbox="1023 1756 1233 1798">4</td> </tr> <tr> <td data-bbox="261 1798 1023 1841"></td> <td data-bbox="1023 1798 1233 1841"><b>208</b></td> </tr> </tbody> </table>	<b>Case Type</b>	<b>No.</b>	Breach of Planning Condition	16	Change of Use	22	Demolition in an Area of Townscape Character	5	Operational Development	114	Trees in Conservation Area	4	Tree Protection Order	4	Unauthorised advertisements	39	Works to Listed Building	4		<b>208</b>
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	<p>The Committee may also wish to note that work is continuing on the new Enforcement</p>																				

3.19	Strategy which will be brought to a meeting this quarter for consideration by Members.
4.0	<b>Future Updates and Reviews</b>
4.1	As part of the ongoing performance and service management the intention is to provide Committee with regular quarterly reports in respect of the most up to date available statistics and progress in relation to the key milestones in respect of the business plan, local development plan, policy and other initiatives.
4.2	These proposed updates will provide early indications of the position in respect of key statutory performance indicators / standards, set out in the Local Government Order 2015, and keep Members informed of business plan related performance alongside an outline of the cumulative benefit arising from the work of the Committee.
4.3	Within the next quarter the resolution of the resourcing for the local development plan and broader policy work should provide the opportunity to set out the draft timetable for the plan and the key milestones to be agreed with the DoE. This activity will be set alongside the timelines for current commitments to policy related work such as the Statement of Community Involvement, Purpose Built & Managed Student Accommodation, Developer Contributions, Linen Quarter etc.
5.0	<b>Equality and Good Relations Implications</b>
5.1	None
6.0	<b>Resource Implications</b>
6.1	None
7.0	<b>Appendices – Documents Attached</b>
7.1	<b>Appendix 1</b> – PANs received between April and September 2015

## Appendix 1: PANs received between April and September 2015

1	LA04/2015/0459/ PAN  <b>Application Received following PAN</b>	Lands within site bounded by 24-30 College Street to the north 41-49 Queen Street (formerly known as athletic stores) to the east and 29 Wellington Place to the South Belfast BT6 6EB	Student accommodation including a mix of cluster beds with shared facilities & studios; ground floor uses including support facilities associated with the student accommodation and bar; restaurant and cafe
2	LA04/2015/0471/ PAN  <b>Application Received following PAN</b>	78-86 Dublin Road Belfast BT2 7BY	Demolition of existing building and provision of student accommodation including a mix of cluster beds with shared facilities and studios; and ground floor uses including support facilities associated with student accommodation and retail unit
3	LA04/2015/0982/ PAN	Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility) adjacent to Belfast Lough Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's park)	Construction of film studios complex, associated yards, car parking & access. Film studios to comprise four separate buildings as follows; Production (37,450 sq ft) Stage 01 & stage 02 (66,000 sq ft) Stage 03 (45,000 sq ft) Workshop 01, 02 & 03 (46,170 sq ft)
4	LA04/2015/1061/ PAN	Extensions and alterations to existing office building to provide an additional c.5388m <sup>2</sup> of office floorspace	Centre House 69-85 Chichester Street
5	LA04/2015/1064/ PAN	Proposed demolition of existing building and erection of 10 storey building providing c.995m <sup>2</sup> of retail floor space at ground and first floors and c.7021m <sup>2</sup> of office floor space on upper floors	Londonderry House 19-27 Chichester Street

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<b>Subject:</b>	<i>Financial Reporting – Quarter 2, 2015-2016</i>
<b>Date:</b>	<i>17<sup>th</sup> November 2015</i>
<b>Reporting Officer:</b>	<i>Ronan Cregan; Director of Finance and Resources Phil Williams; Director of Planning and Place</i>
<b>Contact Officer:</b>	<i>Sean McCarthy, Business Manager, Chief Executive’s Department</i>

Is this report restricted?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	This report presents the quarter 2 financial position for the Planning and Licensing Committee including a forecast of the year end outturn. Appendix 1 contains a reporting pack with summary financial indicators, detailed explanations and an executive summary.
<b>2.0</b>	<b>Recommendations</b>
2.1	Members are asked to note the report and the associated financial reporting pack.
<b>3.0</b>	<b>Main report</b>
	<b>Current and Forecast Financial Position 2015/16</b>
3.1	The financial position for Quarter 2 is a net surplus of £397,091
3.2	The forecast under-spend arises from the receipt of additional income, although this has been reduced from the Quarter 1 position following the appointment of temporary staff.
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	Quarter 2 Performance Report

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Planning and Licensing Committees

Quarterly Finance Report

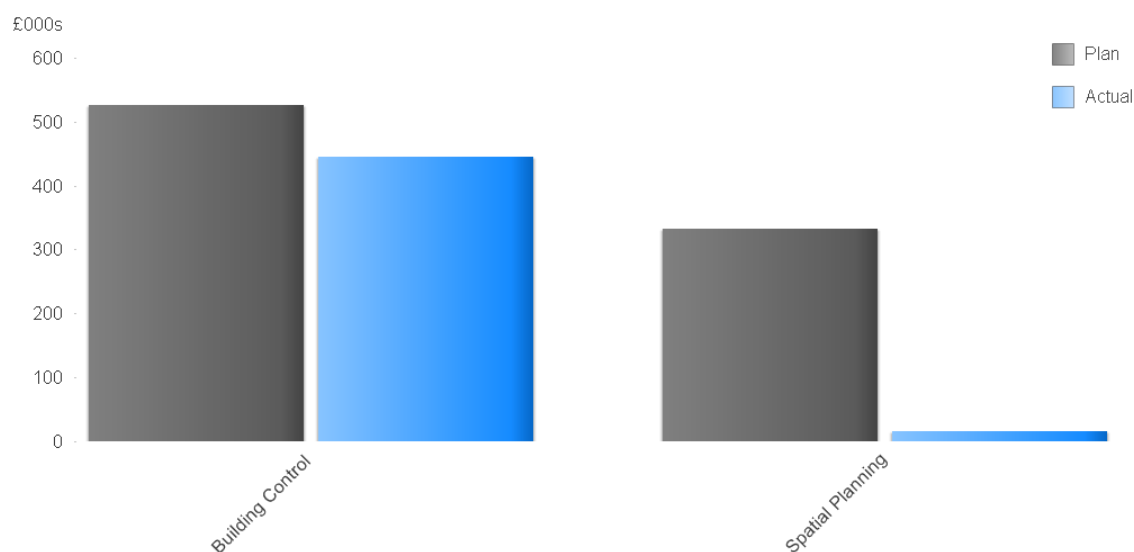
Report Period: Quarter 2, 2015-2016

## Dashboard

Quarter 2, 2015-2016

Revenue Section							Page
Committee	YTD	YTD Var £000s	Var %	Forecast	Forecast Var £000s	Var %	3,4
Building Control		(81)	(15.3)%		0	0.0%	
Spatial Planning		(318)	(95.1)%		(209)	(26.9)%	
<b>Total</b>		<b>(397)</b>	<b>(46.2)%</b>		<b>(209)</b>	<b>(12.4)%</b>	

## Committee Net Revenue Expenditure: Year to Date Position



**Planning and Licensing Committees** overall position at the end of Quarter 2 is an under spend of £397k

The **Belfast Planning Service** operates on annual estimated expenditure of £2.3m which is offset by estimated annual fee income of £1.5m.

Planning fees are paid in full on application and apportioned as income at various stages of completion, the allocation being calculated by a facility within the portal.

At the end of Quarter 2 the actual expenditure of £1,086k was £32k below the budgeted amount of £1,119k. This was due primarily to an underspend in employee costs.

In addition the estimated fee income of £786k for Quarter 2 was understated by £284K as the total amount allocated for work completed in the first quarter was £1,070K

The underspend in employee costs and additional income gives a net underspend in Planning of £316,486 for Quarter 2

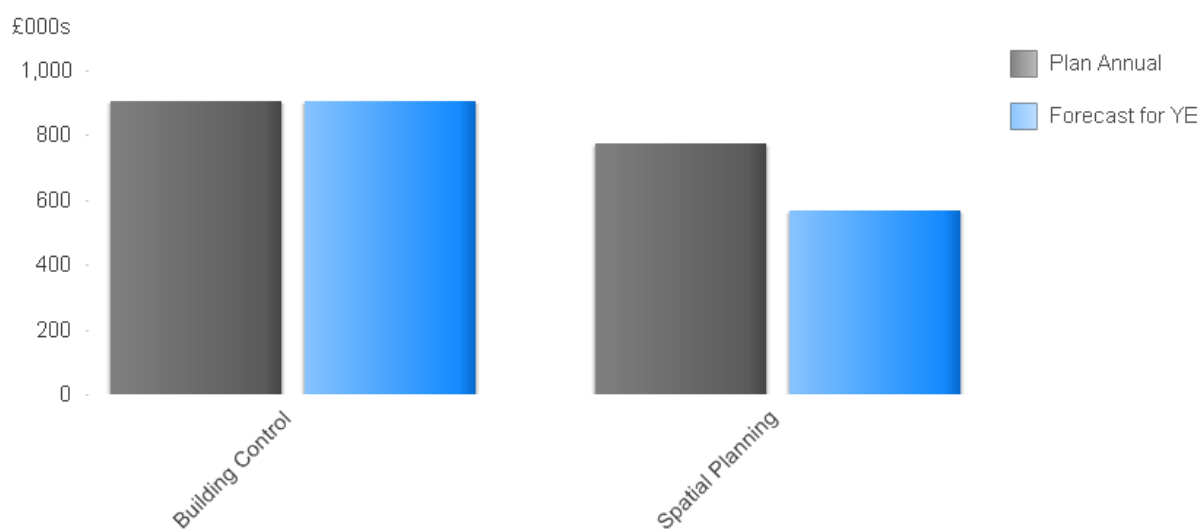
The **Building Control Service** operates on annual estimated expenditure of £3.9m which is offset by estimated annual fee income of £3m.

At the end of Quarter 2 the actual expenditure of £2,013k was £28k overspent which was due mainly to additional funds required for dangerous structures.

However, the estimated fee income of £1,458k for Quarter 2 was understated by £109K as additional income was received from fees on all income streams.

The overspend in supplies and services has been offset by the additional income giving a net underspend in Building Control of £80,606 for Quarter 2

## Committee Net Revenue Expenditure: Forecast for Year End



The **Planning and Licensing Committee** forecast for the year end is an under spend of £209k although this is dependent on the creation of any further posts..

### Belfast Planning Service

Income trends are difficult to assess but it is likely to be in the region of £1.8m which is £270k above the budgeted target.

However, it has been necessary to recruit additional staff which will be offset against the additional fee income.

It is assumed that the full amount of £250k from the central non recurring budget will be used for advertising and that any underspends in consultancy and external legal costs will be carried forward as a sinking fund.

### Building Control

The Services expects to receive additional income from fees and grants of approximately £129k however there will be funds required for additional staff to generate the fees and therefore expected that the Service will break even at year end.

## Planning and Licensing Committees

### Section Expenditure Budgetary Analysis & Forecast

Service	Plan YTD £000s	Actuals YTD £000s	Variance YTD £000s	% Variance	Annual Plan 2015/2016 £000s	Forecast for Y/E at P6 £000s	Forecast Variance £000s	% Variance
Building Control	526	446	(81)	(15.3)%	905	905	0	0.0%
Spatial Planning	333	16	(316)	(95.1)%	777	568	(209)	(26.9)%
<b>Total</b>	<b>859</b>	<b>462</b>	<b>(397)</b>	<b>(46.2)%</b>	<b>1,681</b>	<b>1,472</b>	<b>(209)</b>	<b>(12.4)%</b>

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<b>Subject:</b>	Listing of Building
<b>Date:</b>	Tuesday, 17 <sup>th</sup> November, 2015
<b>Reporting Officer:</b>	Phil Williams, ext 2300
<b>Contact Officer:</b>	Robert Kennedy, ext 2294

<b>Is this report restricted?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Is the decision eligible for Call-in?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	Correspondence has been received from the Northern Ireland Environment Agency (NIEA) regarding the proposed listing of buildings in Belfast. Article 80 (3) of the Planning Act (NI) 2011 requires the agency to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.
<b>2.0</b>	<b>Recommendations</b>
2.1	<i>Committee is requested</i> <ul style="list-style-type: none"> <li>• <i>To consider the information provided</i></li> <li>• <i>To agree to recommend to the NIEA that it would proceed with the listings of the buildings within this report.</i></li> </ul>
<b>3.0</b>	<b>Main report</b>
	<p><u>Key issues</u></p> <p>The Department based on the completion of detailed surveys, is currently considering the listing of the following properties and has requested the Council's comments in this regard:</p> <ul style="list-style-type: none"> <li>• Parliamentary Boundary Post beside 109 King's Road, Belfast</li> <li>• Parliamentary Boundary Post, beside 14 Gilnahirk Road, Belfast</li> <li>• Parliamentary Boundary Post, Garage between 44 and 50 Gilnahirk Road,</li> </ul>

	<p>Belfast</p> <ul style="list-style-type: none"> <li>• Parliamentary Boundary Post, McArt’s Fort, Cavehill Country Park, Upper Hightown Road, Belfast</li> <li>• Parliamentary Boundary Post, McArt’s Fort, Cavehill Country Park, Upper Hightown Road, Belfast</li> <li>• Pillar box in front of 82 North Road, Belfast</li> <li>• Pillar box in front of 63 Wandsworth Road, Belfast</li> <li>• Pillar box, in front of 159 Connsbrook Avenue, Belfast</li> <li>• 587 Antrim Road, Belfast</li> <li>• 585 Antrim Road, Belfast</li> </ul> <p><u>Financial &amp; Resource Implications</u></p> <p>None</p> <p><u>Equality or Good Relations Implications</u></p> <p>None</p>
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	<i>Appendix 1: Evaluation section from NIEA report</i>



## NIEA Property Evaluations

### Background

NIEA is currently engaged in the Second Survey of all of Northern Ireland's building stock to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. The second survey is due to be completed by 2016.

In considering whether to include a building as Listed, the Department (NIEA) takes into account the architectural and historic interest of a structure and is also given the power to consider:-

- any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and
- the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.

Should the Department (NIEA) decide to list, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.

The summary below is taken from the NIEA property evaluation and details the evaluation in relation to the class of listing proposed.

1. **A Parliamentary Boundary Post beside 109 King's Road, Belfast NB26/11/011** – A cast-iron marker post dated 1918, unaltered and in its original setting. Displaying an ornamental capping and inscribed plaque. Marking the outer extent of the administrative jurisdiction of the former Belfast Corporation and of Mount Pottinger District Electoral Division. It is of historical significance as a remnant of the first election in Britain and Ireland when nearly everyone (bar women under 30) had the right to vote. It also marks a short-lived period in the province's political development up to the formation of Northern Ireland and the Stormont administration in 1922. It is relatively rare as many of these posts have succumbed to road widening and random removal. It has group value with two nearby boundary posts also along the line of the Knock River (HB26/11/009 and /010).

Proposed NIEA listing - **B2**, Extent of proposed Listing – **Boundary Post** (currently not listed).

2. **B Parliamentary Boundary Post, beside 14 Gilnahirk Road, Belfast HB26/11/009** – A cast-iron marker post dated 1918, unaltered and in its original setting. Displaying an ornamental capping and inscribed plaque. Marking the outer extent of the administrative jurisdiction of the former Belfast Corporation and of Mount Pottinger District Electoral Division. It is of historical significance as a remnant of the first election in Britain and Ireland when nearly everyone (bar women under 30) had the right to vote. It also marks a short-lived period in the province's political development up to the formation of Northern Ireland and the Stormont administration in 1922. It is relatively rare as many of these posts have succumbed to road widening and random removal. It has group value with two nearby boundary posts also along the line of the Knock River (HB26/11/010 and /011).

Proposed NIEA listing – **B2**, Extent of proposed Listing – **Boundary Post** (currently not Listed)

3. **C Parliamentary Boundary Post, Garage between 44 and 50 Gilnahirk Road, Belfast HB26/11/010** – A cast-iron marker post dated 1918, unaltered and in its original setting. Displaying an ornamental capping and inscribed plaque. Marking the outer extent of the administrative jurisdiction of the former Belfast Corporation and of Mount Pottinger District

Electoral Division. It is of historical significance as a remnant of the first election in Britain and Ireland when nearly everyone (bar women under 30) had the right to vote. It also marks a short-lived period in the province's political development up to the formation of Northern Ireland and the Stormont administration in 1922. It is relatively rare as many of these posts have succumbed to road widening and random removal. It has group value with two nearby boundary posts also along the line of the Knock River (HB26/11/009 and /011).

Proposed NIEA listing – **B2**, Extent of proposed Listing – **Boundary Post** (currently not Listed)

4. **D Parliamentary Boundary Post, McArt's Fort, Cavehill Country Park, Upper Hightown Road, Belfast HB26/44/071** – A cast-iron boundary post dated 1918, unaltered and in its original setting. Displaying an ornamental capping and inscribed plaque. Marking the outer extent of the administrative jurisdiction of the former Belfast Corporation (as Belfast City Council was then known), and of Duncairn District Electoral Division and Clifton Ward within it. It is of historical significance as a remnant of the first election in Britain and Ireland when nearly everyone (bar women under 30) had the right to vote. It also marks a short-lived period in the province's political development up to the formation of Northern Ireland and the Stormont administration in 1922. It is relatively rare as many of these posts have succumbed to road widening and random removal. It has group value with a nearby boundary post on the south side of McArt's Fort (HB26/44/072) and two others on the Antrim Road which also marked the same electoral division and ward boundaries (HB26/51/026 and /027). These are a number of other such posts marking different wards elsewhere in Belfast; as a group, they form the most complete group of administrative markers anywhere in the Province.

Proposed NIEA listing – **B2**, Extent of proposed listing – **Boundary post** (currently not listed).

5. **E Parliamentary Boundary Post, McArt's Fort, Cavehill Country Park, Upper Hightown Road, Belfast HB26/44/072** - A cast-iron boundary post dated 1918, unaltered apart from its missing plaque, and in its original setting. Displaying an ornamental capping shield of Belfast Corporation's coat of arms. Marking the outer extent of the administrative jurisdiction of the former Belfast Corporation (as Belfast City Council was then known), and of Duncairn District Electoral Division and Clifton Ward within it. It is of historical significance as a remnant of the first election in Britain and Ireland when nearly everyone (bar women under 30) had the right to vote. It also marks a short-lived period in the province's political development up to the formation of Northern Ireland and the Stormont administration in 1922. It is relatively rare as many of these posts have succumbed to road widening and random removal. It has group value with a nearby boundary post on the south side of McArt's Fort (HB26/44/071) and two others on the Antrim Road which also marked the same electoral division and ward boundaries (HB26/51/026 and /027). These are a number of other such posts marking different wards elsewhere in Belfast; as a group, they form the most complete group of administrative markers anywhere in the Province.

Proposed NIEA listing – **B12**, Extent of proposed Listing – **Boundary post** (currently not Listed)

6. **F Pillar box in front of 82 North Road, Belfast HB26/14/011**- A free-standing late 19th century Queen Victoria cast-iron pillar box, erected in the late-Victorian period between 1887 and 1901, carrying its maker's name 'Handyside & Co/Derby & London'. This pillar box is in the distinctive style peculiar to the Post Office, painted in 'pillar box red' throughout except for the base which is black and with a dentilated cap and scripting of the Royal Cipher on the door.

Historically the box is of interest as it carries the cipher of the first monarch to have purpose-built pillar boxes. Although the precise number of Victorian pillar boxes surviving in Belfast is unknown, this is likely a rare example compared with ones associated with later monarchs. Pillar boxes of this era were also of great social importance as the principle conduit by which people communicated with one another. Still in everyday use, and entirely authentic it has group value with the early 20th century George V cast-iron pillar box on Wandsworth Road, HB26/09/11), nearby.

Proposed NIEA listing – **B1**, Extent of proposed Listing – **Pillar box** (currently not Listed)

7. **G Pillar box in front of 63 Wandsworth Road, Belfast HB26/13/046** - A free-standing pillar box on the Wandsworth Road was erected in the interwar period between the years 1931 and 1936, carrying its maker's name 'Carron Company/Stirlingshire'. This pillar box is in the distinctive style peculiar to the Post Office, painted in 'pillar box red' throughout except for the base which is black and with a dentilated cap and scripting of the Royal Cipher and crown on the door. Historically the box is of interest as it carries the cipher of King George V. Pillar boxes of this era were also of great social importance as the principle conduit by which people communicated with one another. Still in everyday use, and entirely authentic it has group value with the 19th century Queen Victoria pillar box on North Road (HB26/14/011) and mid-20<sup>th</sup> century George VI pillar box at Connsbrook Avenue, (HB26/09/011), nearby. Historically the box is of interest as it carries the cipher of King George VI and was made by one of the first firms contracted to produce the distinctive K8 telephone box. Pillar boxes of this era were of great social importance as the principle conduit by which people communicated with one another. Still in everyday use, and entirely authentic it has group value with the 19<sup>th</sup> century Queen Victoria pillar box on North Road (HB26/14/011) and early 20th century George V cast-iron pillar box on Wandsworth Road, HB26/13/046), nearby.

Proposed NIEA listing – **B2**, Extent of proposed Listing – Pillar box (currently not Listed)

8. **H Pillar box, in front of 159 Connsbrook Avenue, Belfast HB26/09/011** – A free-standing pillar box on Connsbrook Avenue erected between 1936 and 1938, carrying its maker's name 'Lion Foundry Co Ltd/Kirkintilloch'. This pillar box is in the distinctive style peculiar to the Post Office, painted in 'pillar box red' throughout except for the base which is black and with a dentilated cap and scripting of the Royal Cipher and crown on the door. Historically the box is of interest as it carries the cipher of King George VI and was made by one of the first firms contracted to produce the distinctive K8 telephone box. Pillar boxes of this era were of great social importance as the principle conduit by which people communicated with one another. Still in everyday use, and entirely authentic it has group value with the 19<sup>th</sup> century Queen Victoria pillar box on North Road (HB26/14/011) and early 20th century George V cast-iron pillar box on Wandsworth Road, HB26/13/046), nearby.

Proposed NIEA listing – **B2** Extent of proposed Listing – **Pillar box** (currently not Listed)

9. **I 587 Antrim Road, Belfast HB26/46/017A** Semi-detached asymmetrical gabled three-bay two-storey with attic red-brick house, built c. 1865 to the designs of Robert Young. An impressive, well-portioned house demonstrating a variety of external detailing, including polychromatic brick, elaborate pierced timber bargeboards and foliate carvings, typifying the eclectic style of the High Victorian period. Retaining most of its original external fabric and set in a mature landscaped site, this house and its neighbour (HB26/46/017B) are noteworthy examples of their type and highlight the wealth and aspirations of suburban Belfast during the mid to late nineteenth-century.

Proposed NIEA listing – B2 Extent of proposed listing House (currently not Listed)

10. **J 585 Antrim Road, Belfast HB26/46/017B** Semi-detached asymmetrical gabled three-bay two-storey with attic red-brick house, built c. 1865 to the designs of Robert Young. An impressive, well-portioned house demonstrating a variety of external detailing, including polychromatic brick, elaborate pierced timber bargeboards and foliate carvings, typifying the eclectic style of the High Victorian period. Despite the replacement of its original windows the building retains its external appearance and most of its original interior. The house was the residence of its designer, architect Robert Young, until 1870s and is set in its original mature landscaped site. This house and its neighbour (HB26/46/017A) are noteworthy examples of their type and highlight the wealth and aspirations of suburban Belfast during the mid to late nineteenth-century.

Proposed NIEA listing – **B2**, Extent of proposed Listing – **House** (currently not listed)

**Note:**

Listed buildings in Northern Ireland are divided into four categories:

**Grade A**

Special buildings of national importance including both outstanding grand buildings and the fine, little altered examples of some important style or date.

**Grade B+**

Special buildings that might have merited A status but for relatively minor detracting features such as impurities of design, or lower quality additions or alterations. Also buildings that stand out above the general mass of grade B1 buildings because of exceptional interiors or some other features.

**Grade B1 and B2**

Special buildings of more local importance or good examples of some period of style. Some degree of alteration or imperfection may be acceptable.

# Agenda Item 8



**Belfast**  
City Council

PLANNING COMMITTEE

INSERT AGENDA ITEM

<b>Subject:</b>	<i>Planning Agreements</i>
<b>Date:</b>	<i>17 November 2015</i>
<b>Reporting Officer:</b>	<i>C E McIlwaine, Area Planning Manager, Ext 2302</i>
<b>Contact Officer:</b>	<i>C E McIlwaine, Area Planning Manager, Ext 2302</i>

<b>Is this report restricted?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Is the decision eligible for Call-in?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
<b>1.1</b>	To provide Councillors with an initial indication of the nature and scope of planning agreements appropriate for use in Belfast.

<b>2.0</b>	<b>Recommendations</b>
<b>2.1</b>	To note this report and agree a further detailed report be brought to Committee setting out the proposed approach to the implementation of planning agreements through the development management process.
<b>3.0</b>	<b>Main report</b>
<b>3.1</b>	Belfast City Council ('the Council') has the ambition to lead and deliver effective planning outcomes and considers that Planning Agreements are a key tool in delivering future <u>sustainable</u> development for the City. They are widely used elsewhere as effective and

	valuable tools but were sparingly used by the previous single, region-wide planning authority.
3.2	<p>The authority to make use of planning agreements is found in current legislation<sup>1</sup> and policy. The Council will shortly commence making its own Local Development Plan ('LDP') to replace the Belfast Metropolitan Area Plan ('BMAP'). The LDP will shape and refine the planning agreement regime further <u>but</u> with the pace of change and challenges quickening, the Council can make greater and more widespread use of planning agreements with <u>immediate</u> effect through the development management process.</p> <p><b>The Nature of Agreements</b></p>
3.3	<p>Planning Agreements are agreements between local authorities and applicants/developers and are attached to planning permissions to make acceptable development which would otherwise be unacceptable in planning terms.</p>
3.4	<p>Broadly they can be used to:</p> <ul style="list-style-type: none"> <li>• <u>prescribe</u> the nature of development (eg requiring a proportion of housing is affordable);</li> <li>• <u>compensate</u> for loss such as open space or employment land/buildings;</li> <li>• <u>mitigate</u> the impact of a proposal (eg through increased public transport provision).</li> </ul>
3.5	<p>Agreements must be directly relevant to the proposed development and should be used where a conditional approval could not deliver the necessary planning results. Failure to reach a satisfactory agreement will normally lead to a refusal of planning permission.</p> <p><b>The Strategic Planning Policy Statement for NI (SPPS)</b></p>
3.6	<p>The SPPS provides the policy basis for planning agreements as set out in paragraphs 5.66 to 5.71 / pages 34-36 of SPPS. A planning agreement may be considered appropriate where what is required cannot be adequately addressed by the imposition of conditions and:</p> <ul style="list-style-type: none"> <li>• is needed to enable the development to go ahead;</li> <li>• will contribute to meeting the costs of providing necessary facilities in the near</li> </ul>

<sup>1</sup> Section 76 The Planning Act 2011; Article 122 The Roads Order (NI) 1993

	<p>future;</p> <ul style="list-style-type: none"> <li>• is otherwise so directly related to the proposed development and to the use of the land after its completion, that the development ought not to be permitted without it;</li> <li>• is designed to secure an acceptable balance of uses;</li> <li>• is designed to secure the implementation of development plan policies in respect of a particular area or type of development; or</li> <li>• is intended to offset the loss of, or impact on, any amenity or resource present on the site prior to development. (para 5.67)</li> </ul>
3.7	<p>A developer will be expected to pay for, or contribute to, the cost of infrastructure that would not have been necessary but for the development or which needs to be rescheduled to facilitate the development. (para 5.68)</p>
3.8	<p>Mechanisms to use in the delivery of developer contributions include planning agreements under Section 76 of the Planning Act (NI) 2011 and under Article 122 of the Roads (Northern Ireland) Order 1993 in terms of infrastructure works. (para 5.70)</p>
3.9	<p>In some circumstances, community benefits may be offered voluntarily by developers to communities likely to be affected by a development. Community benefits can take a variety of forms including payments to the community; in-kind benefits; and shared ownership arrangements.</p> <p><b>Local Development Plan (LDP)</b></p>
3.10	<p>While the LDP - Plan Strategy is being adopted the SPPS and the retained suite of Planning Policy Statements provide the policy basis for using a wide range of agreement types.</p>
3.11	<p>The use of planning agreements is referred to in the existing statutory development plans (BMAP and the HMO subject plan) familiar to developers. The Council has recently brought forward advice on Purpose Built Managed Student Accommodation and published the City Centre Regeneration and Investment Strategy and both will inform discussions on planning agreements.</p>

### **The Scope of Agreements**

- 3.12** All planning applications are determined on their merits and **all development proposals** may carry the potential for a development agreement which if applicable must then fairly and reasonably relate to the proposal.
- 3.13** Where possible planning agreements should deliver on-site (often provided in-kind), but where this is neither practicable nor appropriate off-site delivery by financial contribution will be required.
- 3.14** Early engagement on development proposals at pre-application stage together with transparency in decision taking can promote high quality sustainable development. “Front-loading” of the development management system offers opportunities to advance agreements without unduly holding back processing of applications, particularly with regard to major applications where the time set aside for the pre-application community consultation provides a 3 month pre-submission period. This route also offers scope for early consideration of community benefits.
- 3.15** The Belfast Planning Service will offer advice on these matters at early stages in engagement with landowners and developers and will justify the need and basis for an agreement.

### **Types of Agreement**

- 3.16** Agreements may be expected to deliver planning outcomes on a wide range of topics such as:
- Housing/Social and affordable housing
  - Purpose Built Managed Student Accommodation
  - Transportation and travel
  - Open Space and Landscape
  - Public realm/city centre improvements
  - Loss of employment land and buildings
  - Shared space and heritage



3.17	<p><b>FURTHER REPORT</b></p> <p>A detailed report will be brought to a future Committee with proposals on the types of agreement; priorities; the level and scale of contributions; and the arrangements for decision making.</p>
4.0	<b>Appendices – Documents Attached</b>
	N/A

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