

Planning Committee

Thursday, 13th April, 2017

MEETING OF PLANNING COMMITTEE

- Members present: Councillor Johnston (Chairperson);
Alderman McGimpsey;
Councillors Armitage, Bunting, Dorrian,
Garrett, Hussey, Hutchinson, Jones,
Magee, McAteer and Mullan.
- In attendance: Mr. P. Williams, Director of Planning and Place;
Mr. J. Walsh, City Solicitor;
Mr. E. Baker, Development Engagement Manager;
Ms. N. Largey, Divisional Solicitor; and
Miss. E. McGoldrick, Democratic Services Officer.

Apologies

No apologies were received.

Declaration of Interest

No declarations of interest were reported.

Committee Process

The City Solicitor clarified that the advice he had given to the Members of the Planning Committee in attendance at the City Growth and Regeneration Committee on 12th April to withdraw from the Committee Room, whilst Item 4.a) Gasworks Masterplan whilst was under consideration, was so that Members could comply with the Code of Conduct and to ensure the integrity of the Council's decision making processes. He advised also that, as requested, he would provide this advice in writing.

The Chairperson clarified that the Planning Committee of 13th April was the second Planning Committee of the month and had been scheduled so that decisions on two major planning applications could be taken before the Easter break. He advised that the decision for the agenda items on this evenings Planning Committee had been taken last week.

The Director advised that consideration of Item 3. c) LA04/2016/2267/F- Erection of office building (ranging in height from four to six storeys) and associated access road, re-configuration of existing car park and ancillary works - Site C Gasworks Office Park Cromac Place, was not dependent on the outcome of the decision taken by the City Growth and Regeneration Committee on 12th April, 2017 regarding the Gasworks Masterplan.

Proposed Abandonment - Cromwell Road

The Committee noted the receipt of correspondence from the Department for Infrastructure which related to the proposed abandonment of land at Cromwell Road.

Planning Applications

THE COMMITTEE DEALT WITH THE FOLLOWING ITEMS IN PURSUANCE OF THE POWERS DELEGATED TO IT BY THE COUNCIL UNDER STANDING ORDER 37(e)

LA04/2016/2267/F- Erection of office building (ranging in height from four to six storeys) and associated access road, re-configuration of existing car park and ancillary works - Site C Gasworks Office Park Cromac Place

The Chairperson advised that the next application on the agenda sought full planning permission for the erection of office building (ranging in height from four to six storeys) and associated access road, re-configuration of existing car park and ancillary works.

Before presentation of the application commenced, the following proposal was put to the Committee:

Proposal

Moved by Councillor Armitage,
Seconded by Councillor Jones,

That the Committee, given the issues which had been raised regarding the ratification of the Gasworks Masterplan, the relationship between the proposed tower block and the impact on the surrounding housing, and consistency in the approach to major developments agrees to defer consideration of the application to enable a site visit to be undertaken to acquaint itself with the location and the proposal at first hand.

On a vote by show of hands, ten Members voted for the proposal and none against and it was declared carried.

The Committee also noted, as the application had not been presented, that Members' present at the next meeting, would be able to take part in the debate and vote on this item.

LA04/2017/0434/F - Change of use from Hair Dressing Salon to Café/restaurant with hot food carry- out facilities; includes rear extraction flue at 71 Botanic Avenue

The Committee considered the aforementioned proposal within the Queens Conservation Area and the Botanic Area of Townscape Character.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report and delegated power to the Director of Planning and Place to finalise the wording of the conditions.

LA04/2016/1763/F - Proposed demolition of existing building and construction of 7 storey building with ground floor retail unit with offices on upper floors at 22-24 Berry Street

The case officer apprised the Committee of the application located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan. He reported that it was also located within the City Centre Conservation Area and the Old City Character Area (Designation CC0009).

He advised that the principle of the retail unit and offices was acceptable given the site's location within the city centre's Primary Retail Core and the planning history on the site. He highlighted that an almost identical proposal had been granted on 9th February, 2009, under application reference Z/2008/0931/F.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report and delegated power to the Director of Planning and Place to finalise the wording of the conditions.

The Committee also agreed that a report be submitted to the Committee for consideration regarding an overview of the built heritage within the City Centre.

Chairperson