

Development Committee

Thursday, 26th January, 2012

SPECIAL MEETING OF DEVELOPMENT COMMITTEE

- Members present: Councillor Stalford (Chairman);
Aldermen Ekin and Humphrey;
Councillors Austin, Hendron, Kingston, Kyle,
Mac Giolla Mhín, Mallon, Maskey, Mullan, McVeigh,
Ó Muilleoir, Reynolds and Robinson.
- Also attended: Aldermen Campbell and Rodgers;
Councillors Attwood, Convery, Curran,
Garrett, Groves, Hussey, Jones, Lavery,
A. Newton, O'Neill and Thompson.
- In attendance: Mr. J. McGrillen, Director of Development;
Ms. S. McCay, Head of Economic Initiatives; and
Mr. B. Flynn, Democratic Services Officer.

Apologies

Apologies for inability to attend were reported from Alderman Browne and Councillors Hargey, Hartley, Kelly and Webb.

Glen Road Development Framework

The Committee was reminded that, at its meeting on 22nd November, it had agreed to invite representatives from the Department for Social Development to provide a presentation to the Committee on the progress to date in respect of the Draft Glen Road Development Framework. Accordingly, the Committee considered the undernoted report, together with maps outlining the various sites at the vicinity:

"1 Relevant Background Information

- 1.0 The Development Committee, at its meeting on 22 November, was provided with an update on the draft Glen Road Development Framework (also known as Glen 10) and agreed to invite DSD and their consultants to make a short presentation to the Development Committee in January and to invite Members of the Strategic Policy & Resources Committee to attend.**

- 1.1 At the Development Committee meeting on 26 January representatives from DSD and their consultants GVA will therefore provide Members with an overview and update on the draft Framework.
- 1.2 Glen 10 is one of the identified emerging partnership projects in the draft Investment Programme 2012 -2015, as reported to the Strategic Policy & Resources Committee on 20 January 2012.

2 Key Issues

- 2.1 A draft Development Framework has been prepared on behalf of DSD for lands at Glen Road, which advocates a sustainable urban extension and an integrated traffic solution. It is felt that this offers scope to bring forward development in a sustainable co-ordinated manner with a land use mix that can achieve wider regeneration benefits for the West Belfast area.
- 2.2 The current draft of the Framework has been presented to the Glen Road Project Board (key statutory stakeholders), Project Reference Group (statutory stakeholders and private landowners) and the local community. It is now proposed that it will be subject to some minor revision before publication for formal consultation in late February, subject to the agreement of the DSD Minister. The final consultation document will be supplemented by a number of other documents including: Delivery & Implementation Plan; Green Infrastructure Plan; Design Code Guidance, Benefits Realisation Plan and Equality Impact Assessment.
- 2.3 The final Framework will not have the status of a formally adopted area plan; however, DSD advise that Planning Service has indicated that it will be a material consideration for planners in assessing applications for planning permission in the study area. It will likewise provide non-statutory guidance for project promoters in the Glen Road area.

It is intended that it will set out guiding principles for development that seeks to address the physical, planning and infrastructure constraints; promote integration of the sites with the surrounding neighbourhoods; seek to optimise the value of the sites and will incorporate a transport and infrastructure assessment. The Development Framework would not however be binding on any of the land owners and the intention is not to constrain development but to influence landowners to develop proposals that will complement the wider development of the area to the benefit of all and maximise the regeneration and social outcomes.

- 2.4 In developing their proposals, consultants have brought together and examined a robust body of evidence addressing some particularly contentious issues in the area including housing density and type, traffic and drainage. DSD are of the view that this body of evidence will be a resource for anyone seeking to challenge proposed development that runs contrary to the Framework guidance.
- 2.5 DSD is not a landowner in the area and its future role is likely to focus on influencing other projects rather than acting as a delivery agent: however, it is possible that in exercising its range of regeneration powers and delivering programmes (e.g. Urban Development Grant, Public Realm Programme, Comprehensive Development Programme) the document could be influential for Belfast Regeneration Office.
- 2.6 The Delivery and Implementation Plan will most likely suggest that the benefits of certain proposals arising from the project – e.g. signalisation of junctions on the Glen Road – are such that they should proceed with or without further development in the area.
- 2.7 Belfast City Council own areas of land within Sites 9 and 10, as shown on the attached location map. Ownership of Site 9 is made up of BCC, NIHE and privately owned lands and the Council is in ongoing discussions with NIHE and a social housing provider regarding the disposal of the Council's land at this location. It hoped to bring a report back to the Strategic Policy & Resources Committee in the near future on this.

The majority of the land within Site 6 was sold by the Council to Oaklee Housing Association in early 2010 and 18 no social housing units have subsequently been developed. The Council's Traveller Liaison Office facility is located on the Council's retained lands within Site 6.

Ownership of Site 10 is made up of a number of landowners including Council ownership of a portion of land. This land is outside the current development limit.

In addition, the Council leases Site 8 to Sport & Leisure Football Club; and also leases the land adjacent Site 6 to St Teresa's GAC.

3 Resource Implications

3.1 Finance

None at this time. The Council is landowner of land within the subject area and is currently in negotiations with NIHE and a social housing provider to purchase land. A separate report will be brought to the Strategic Policy & Resources Committee in the near future on this.

3.2 Human Resources

Staff Resource involved as a result of representation on the Project Board and Reference Group and in relation to the management and negotiation in respect of Council land in the subject area.

3.3 Asset & Other Implications

The Council owns land in the subject area and the Development Framework should provide a sustainable framework for investment that optimises value and maximises the social and regenerative benefits of the wider area. It is not however, statutorily binding on the Council as landowner.”

It was reported that Mr. M. O'Donnell and Mr. R. Laming, representing the Department for Social Development, were in attendance and they were admitted to the meeting and welcomed by the Chairman.

Mr. Laming provided an overview of the developing Framework and indicated that its aim was to establish a mixed-use urban extension to the City which would enhance the greater West Belfast area. He outlined the physical constraints which had impacted on the Framework and gave an overview of the range of consultation events which had been undertaken with local people during the development of the Framework.

The representatives from the Department for Social Development then answered a range of Members' questions in respect of the proposed Framework. In particular, they responded to queries regarding the future traffic management arrangements which would be incorporated within the development and the provision of community services and transport links. In addition, the Members were advised that the input of local community and political representatives would be considered vital in the successful development of the Framework.

After discussion, the Committee noted the information which had been provided and noted further that additional progress reports in respect of the Framework would be submitted for consideration in due course.

Belfast City Council Masterplan - Draft Review

The Committee agreed to defer, to its meeting on 7th February, consideration of the Draft Review of the Council's Masterplan to enable Political Party briefings to be provided, in the interim period, to those parties who requested such briefings.

Chairman