

Belfast City Council – Decisions taken by the Chief Executive for the Planning Committee on Tuesday, 19 May 2020

Agenda Item No	Topic	Decision
1a	Declarations of Interest	n/a
2	Planning Decisions Issued	The list of decisions which were taken under the delegated authority of the Director of Planning and Building Control, together with all other planning decisions which had been issued by the Planning Department between 11th April and 8th May are noted.
3a	LA04/2019/2215/F - (Reconsidered) Boundary fencing to rear of property, retrospective construction of a raised paved patio and raised levels to form grass patio with associated access steps and retaining walls at 14 Malone View Road	<p>The application is approved subject to conditions detailed in the case officer report with authority delegated to the Director of Planning & Building Control as to the wording of those conditions.</p> <p>Application for boundary fencing to rear of property, retrospective application for permission for a raised patio and adjusted levels with retaining levels and access steps.</p> <p>The proposed development is acceptable in that it will not detract from the character or appearance of the surrounding area, the host dwelling and surrounding curtilage. The proposal is considered to comply with applicable policy considerations contained in Policy EXT1 of the addendum to PPS7.</p> <p>Previous objections related to the proposed development which incorporated a garage. The application was amended to remove this. One remaining objection relates to overlooking to a garden/patio and a bathroom window. It is not considered that the overlooking is so significant as to cause an unacceptable impact on residential amenity. A condition of permission will be a boundary screen as recommended in the case officer report.</p> <p>The design is considered acceptable in the context of prevailing policy as detailed in</p>

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		<p>the report.</p> <p>There is precedent in terms of site level adjustments in the area.</p> <p>Tree and landscape team consulted with no objection to the proposal</p> <p>The majority of members consulted were supportive of approving the application.</p>
3b	<p>LA04/2019/1598/F - Apart-Hotel (87no. bedrooms & 26no. serviced apartments), 14no. Business Studios and 10no. live/work studios with associated car parking and landscaping, Adelaide Business Centre, Apollo Road</p>	<p>The application is to be referred to Committee with a request that NI Water attend to present in respect of the issue relating to waste water capacity.</p> <p>Both refusal grounds recommended by the case officer are predicated ultimately on the assertion that there is insufficient waste water capacity. It is appropriate that the Committee hear evidence as to that matter. A number of members raised this issue in their responses.</p>
3c	<p>LA04/2019/2273/F - Use of unit A as a supermarket with rear extension and loading bay, alterations to elevations and external trolley bay Unit A Hollywood Exchange Retail Park, 304 Airport Road West</p>	<p>The application is approved subject to conditions as detailed in the case officer report with authority delegated to the Director of Planning and Building Control to finalise the wording of those conditions.</p> <p>The application is assessed as not impacting protected centres within the relevant catchment area. Appropriate controls are conditioned in respect of the retail offer at the proposed development.</p> <p>The design and materials are considered acceptable with no adverse impact on amenity.</p>

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		<p>The proposal will lead to the creation of 26 jobs thus having a positive economic development impact.</p> <p>Whilst 2 objections were received in respect of traffic and associate issues, DFI has indicated that it has no objection to the proposal. It is assessed that the proposed development will not result in unacceptable impact in terms of traffic given existing uses.</p> <p>Members of the planning committee were consulted with the majority supportive of the proposed development.</p> <p>Briefing session to be held for committee members on retail planning policy and the sequential test.</p>
3d	LA04/2020/0662/A - Mesh banner signage Former Belfast Telegraph Printworks, 124-132 Royal Avenue	The application is to be referred to the Planning Committee at the earliest opportunity. As the application relates to a strategic investment in which the council has an interest, the Chief Executive and members of the Corporate Management Team may not participate in this decision.
3e	LA04/2019/1782/F - Demolition of buildings and clearing of site for a retail warehouse building, associated car parking and accesses 15 Wildflower Way, Boucher Road	<p>The application is granted subject to conditions as set out in the case officer report with authority to Director of Planning and Building Control to finalise the wording of those conditions. Application to be referred back in the event that consultation elicits any further substantive response.</p> <p>The application is not assessed as being prejudicial to the city centre or the emerging Local Development Plan.</p>

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		<p>The sequential test is assessed as having been met due to the unavailability of other suitable sites.</p> <p>Employment gain is assessed as trumping the Policy PED7 insofar as it relates to the loss of manufacturing premises.</p> <p>Design is assessed as acceptable.</p> <p>Parking is less than the applicable standard but DFI has not raised this as an issue. Planning Committee members were consulted and the majority were supportive of the proposed development.</p>
3f	LA04/2019/2442/F - Development of a new purpose-built teaching facility and associated/ancillary accommodation and works on lands at Riddell Hall, 185 Stranmillis Road	<p>The application is approved subject to conditions as detailed in the case officer report with authority delegated to the Director of Planning and Building Control to finalise those conditions.</p> <p>Open space - the development is assessed as not contrary to OS2 of PPS8 Taken in the round the design is found to be acceptable with appropriate integration and material references to Riddell Hall.</p> <p>Application to be referred back if consultation responses are received warranting further consideration.</p> <p>Members of the planning committee were consulted and were supportive of the proposed development.</p>

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