

**Belfast City Council – Decisions taken by the Chief Executive, under delegated authority, for the Planning Committee - Tuesday, 16 June 2020**

Agenda Item No	Topic	Decision
1a	Declarations of Interest	<p><b><u>Cllr McKeown</u></b> – re: Item 3a – he facilitated residents in accessing the planning process, through providing updates and liaising with planning officers regarding a request by a group of residents to meet with them. However, he expressed no opinion on this case either privately or publicly, and therefore is able to submit his views on it unfettered in his capacity as a member of the Planning Committee.”</p> <p><b><u>Cllr Murphy</u></b> – re: Item 3g – Agent contacted him via phone and therefore he will not be voting on this item.</p> <p><b><u>Cllr Groogan</u></b> – re: Item 3a- LA04/2019/1614/F: she had engaged with both the applicant and objectors at various stages over last number of years in relation to the plans so will be withdrawing from the Committee with respect to this application; and Item 3c- LA04/2020/0747/F: she will not take part in the discussion due to prior engagement on the development on behalf of her employer.</p>
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 9th May and 8th June are noted.
3a	LA04/2019/1614/F - Redevelopment of existing all-weather playing field to provide new 3G flood-lit sports pitch, redevelopment of former tennis courts to provide new flood-lit multi use games area (MUGA pitch), pitch side fencing and ball-stop nets, car parking, landscaping and associated	This application was withdrawn by officers in order to enable them to consider issues raised by objectors.

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	site works on land including and adjacent to the existing all-weather sports pitch at Stranmillis University College Stranmillis Road	
<b>3b</b>	LA04/2019/1615/F - Erection of mixed use development consisting of a 25 bed hotel and apartments with associated car parking, landscaping and road widening works to Stockman's Way on lands adjacent and East of No. 43 Stockman's Way Belfast	<p>Permission granted subject to conditions as set out in the case officer's report with authority delegated to the Director of Planning and Building Control to finalise the wording of those conditions. Authority is also delegated to the Director to finalise the Section 76 Planning Agreement as set out in the case officer's report.</p> <ol style="list-style-type: none"> <li>1. There are no statutory objections in respect of the application and suggested conditions are incorporated into the permission.</li> <li>2. The proposed development is not inconsistent with zonings in either DBMAP or BUAP.</li> <li>3. Height scale and massing are considered acceptable. Increased height of some elements from those in a previous extant approval are not considered significant and add to visual appeal of the building. The UDO has considered the proposal as acceptable and respecting neighbouring properties through appropriate stepping which breaks up the massing.</li> <li>4. Design, layout and materials are considered acceptable. Whilst some concern has been articulated regarding the amenity space provision and the inclusion of balcony space, it is noted that the proposed development is in very close proximity to Musgrave Park and enhanced access for prospective residents will be a feature of the Planning Agreement through a financial contribution. Council through its policy commitments aspires to improved environmental conditions that would permit greater enjoyment of the balcony space in respect of which issue was taken and whilst issues properly raised may impact on the benefit of this space for prospective residents it represents amenity space nonetheless, albeit with some limitations. Additional amenity space is available within the proposed development as set out in the case officer report.</li> <li>5. Impact on surrounding area and amenity of surrounding property is considered</li> </ol>

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		<p>acceptable with no adverse impact on existing employment uses. The loss of a warehouse within the subject site is assessed correctly as bringing appropriate community benefit in terms of job creation, regeneration and the provision of accommodation.</p> <ol style="list-style-type: none"> <li>6. Whilst for technical reasons policy guidance relating to minimum space standards may not apply, the unit sizes appear to be in broad conformity with those that are set out.</li> <li>7. For the reasons set out in the case officer report the policy requirements related to tourism, insofar as applicable to the proposed development, are met. The hotel will give access to the west of the City supporting access to community tourism venues, places of interest, Colin Glen Forest park and the proposed Casement Park Stadium.</li> <li>8. Air quality –modelling suggests nitrogen dioxide and particulate matter will not exceed standards at the receptor sites modelled with a condition to be included within the permission relating to combustion processes for heating to be adequately assessed.</li> <li>9. Noise- relevant issues have been addressed in the context of applicable standards and appropriate mitigation and requirements are set out in the proposed conditions that will attach to the permission.</li> <li>10. Infrastructure- roads and other associated issues are addressed in the case officer report and the proposed conditions attaching to the permission are considered appropriate. NI Water has, not without some apparent hesitation, confirmed capacity after the applicant referred to the extant permission for a similar development at this location. It is noted that NIW assessment of capacity must therefore take account of previous undeveloped permissions in which capacity was not raised as an issue.</li> <li>11. Members of the Planning Committee have been consulted and are, by a majority, supportive of approval</li> </ol>
<b>3c</b>	LA04/2020/0747/F - Application under section 54 of the Planning Act (NI) 2011 in respect of planning approval LA04/2018/0040/F seeking to vary	<p>The application seeks to amend the condition referred to (drawing 38) road layout geometry to reflect a reconfigured parking layout.</p> <p>The application is approved with delegated authority given to the Director of Planning and</p>

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	condition No. 39 to amend the approved layout Drawing No.38 Road layout geometry and levels Phase 1 to reflect the amended layout at the Kings Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue west of Harberton Park and north-east of Balmoral Golf Club	Building Control to finalise the wording of conditions as set out in the case officer report.  Members of the Planning Committee have been consulted and are, by a majority, supportive of approval.
<b>3d</b>	LA04/2019/2990/F - Change of Use of land from derelict hardstand to replacement car park, new access/egress via Severn Street and Boundary treatment on lands adjacent to and south east of Ballymacarrett Community Centre between Severn Street and Ballymacarrett Walkway (BCC Interest)	Permission granted subject to conditions set out in the case officer report. Authority is delegated to the Director of Planning and Building Control to finalise the wording of conditions.  <ol style="list-style-type: none"> <li>1. The decision is not considered to be one in respect of which the operation of delegated authority would be inappropriate as it does not relate to a significant corporate strategic development or investment.</li> <li>2. The case officer report articulates the relevant policy requirements and addresses issues with appropriate conditions.</li> <li>3. Members of the Planning Committee have been consulted and are, by a majority, supportive of approval.</li> </ol>
<b>3e</b>	LA04/2020/0587/F - Environmental improvements scheme to pedestrian entry at Crown Entry, Wilsons Court, Joys Entry, Pottinger's Entry comprising painted artwork on building facade and feature lighting installation (BCC Interest)	Permission granted subject to conditions set out In the case officer report. Authority is delegated to the Director of Planning and Building Control to finalise the wording of conditions.  <ol style="list-style-type: none"> <li>1. The decision is not considered to be one in respect of which the operation of delegated authority would be inappropriate as it does not relate to a significant corporate strategic development or investment.</li> <li>2. The case officer report articulates the relevant policy requirements and addresses issues with appropriate conditions.</li> <li>3. Members of the Planning Committee have been consulted and, of those responding,</li> </ol>

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		are unanimously in favour of approval.
<b>3f</b>	LA04/2020/0589/F - Environmental improvement scheme to pedestrian entry at Castle Arcade comprising painted artwork on building facade and feature lighting installation (BCC Interest)	<p>Permission granted subject to conditions set out In the case officer report. Authority is delegated to the Director of Planning and Building Control to finalise the wording of conditions.</p> <ol style="list-style-type: none"> <li>1. The decision is not considered to be one in respect of which the operation of delegated authority would be inappropriate as it does not relate to a significant corporate strategic development or investment.</li> <li>2. The case officer report articulates the relevant policy requirements and addresses issues with appropriate conditions.</li> <li>3. Members of the Planning Committee have been consulted and, of those responding, are unanimously in favour of approval.</li> </ol>
<b>3g</b>	LA04/2020/0454/F - Conversion of existing residential dwelling to 4 bedroom HMO, with cycle parking to rear yard area at 19 Balfour Avenue	Due to late items members of the Planning Committee could not be consulted with sufficient time for some members to offer a view. Accordingly this item is deferred to the August meeting of the Planning Committee or such other meeting of the committee at which the issues raised in the late items can be addressed by officers.