

**Town Planning Committee**  
**5<sup>th</sup> February, 2008**

**Reconsidered Items**

**Applications deferred from previous meetings**

## APPLICATIONS DEFERRED FROM PREVIOUS MEETING

### ITEM NO D 1

APPLIC NO Z/2003/1697/O Outline Date Valid 04/07/2003  
LOCATION Land 85 metre south of 25 Harberton Park, BT9 6TW  
PROPOSAL Demolition of existing buildings and erection of residential development comprising 140 units  
APPLICANT Royal Ulster Agricultural Society  
REPRESENTATIONS 70 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
OPINION APPROVAL

- 1 Deferred by Cllr B Kelly for office meeting - 04/12/2008.
- 2 Opinion remains to approve.

### ITEM NO D 2

APPLIC NO Z/2006/2264/F Full Date Valid 02/10/2006  
LOCATION Plots 33, 34 & 35 Thornberry, Wolfhill Avenue South, Legoniel, Belfast, BT14 8EU  
PROPOSAL Repositioning of dwelling at plot No. 35, change of house type at plot Nos 33 & 34 from 2No. of semi-detached to 2No. of detached dwellings, construction of retaining wall (1.2m) & adjustment of floor levels of plot Nos.33-35.  
APPLICANT Mr G Mulvenna  
REPRESENTATIONS 3 Objections 0 Support 1 Petition of Objection 0 Support Petitions  
OPINION REFUSAL

- 1 The proposed development would, if permitted, harm the privacy and residential amenity of the residents in 51, 53, 57, 59, 61 and 63 Wolfhill Avenue South by reason of being overbearing and overlooking.
- 2 Deferred by Cllr Maginness for office meeting - 07/08/08.
- 3 Change of opinion to refusal.

**ITEM NO D 3**

APPLIC NO Z/2006/2890/F Full Date Valid 15/12/2006  
LOCATION 29 Hawthornden Road, Ballycloghan, Belfast, BT04 3JU  
PROPOSAL Proposed 2no. semi-detached two storey dwellings and associated site works.  
APPLICANT S & M Hughes and McArdle  
REPRESENTATIONS 19 Objections 0 Support 1 Petition of Objection 0 Support Petitions  
OPINION APPROVAL  
1 Deferred by Cllr Long for office meeting - 08/05/08.  
2 Opinion remains to approve.

**ITEM NO D 4**

APPLIC NO Z/2007/0164/F Full Date Valid 17/01/2007  
LOCATION Thornberry, Wolfhill Avenue South, Ligoniel, Belfast  
PROPOSAL Repositioning of previously approved dwellings (Ref. No. Z/1997/2222/F) at plots 18, 19, 20 and 21, new retaining wall and screen fencing, replacement tree planting.  
APPLICANT Mr G Mulvenna  
REPRESENTATIONS 3 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
OPINION REFUSAL  
1 The proposed development would, if permitted, harm the privacy and residential amenity of the residents in 45, 47, 49 and 51 Wolfhill Avenue South by reason of being overbearing and overlooking.  
2 Deferred by Cllr Maginness for office meeting - 07/08/08.  
3 Change of opinion to refusal.

**ITEM NO D 5**

APPLIC NO Z/2007/1084/F Full Date Valid 03/05/2007  
LOCATION 'Treetops', 50 Antrim Road, Ballygolan, Newtownabbey, BT36 7PL  
PROPOSAL Erection of 12no. apartments  
APPLICANT Mr J Gilleece  
REPRESENTATIONS 8 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
OPINION REFUSAL

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that the application proposes an unacceptable form of overdevelopment as the proposed block does not respect the surrounding context in terms of scale and massing.
- 2 The proposal is deemed to be unacceptable as insufficient information has been submitted to enable the Department to assess the impact of the proposal on this area of land slippage. A Geotechnical Survey was requested on 25th October 2008 and has not yet been received.
- 3 Deferred by Cllr Lavery for office meeting - 18/10/2007
- 4 Opinion remains to refuse.

**ITEM NO D 6**

APPLIC NO Z/2007/2847/F Full Date Valid 26/11/2007  
LOCATION Lands to the South of Wolfhill Avenue, Belfast BT14  
PROPOSAL Erection of new housing development consisting 53no new dwellings to include 11 apartments, 42no houses, and associated site works.  
APPLICANT Whitehead Properties  
REPRESENTATIONS 2 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
OPINION APPROVAL

- 1 Deferred by Cllr McCausland for office meeting - 22/01/2009.
- 2 Opinion remains to approve.

**ITEM NO D 7**

APPLIC NO Z/2008/0629/F Full Date Valid 05/03/2008  
LOCATION Kings Hall, Balmoral, Upper Lisburn Road, Belfast  
PROPOSAL Demolition of existing ancillary buildings to the rear of the Kings hall and relocation of existing car parking.  
APPLICANT Royal Ulster Agricultural Society  
REPRESENTATIONS 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
OPINION APPROVAL  
1 Deferred by Cllrs Ekin and B Kelly for office meeting - 04/12/2008.  
2 Opinion remains to approve.

**ITEM NO D 8**

APPLIC NO Z/2008/0847/F Full Date Valid 07/04/2008  
LOCATION Land to the rear of 133 Circular Road, Ballymisert, Belfast, BT04 2GF  
PROPOSAL Detached 2 storey dwelling and integral garage.  
APPLICANT Mr & Mrs B Ellis  
REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
OPINION APPROVAL  
1 Deferred by Cllr Rodgers for office meeting - 07/08/2008.  
2 Change of opinion to approval.

**ITEM NO D 9**

APPLIC NO Z/2008/0919/F Full Date Valid 17/04/2008  
LOCATION 43 Glen Road, Belfast, BT11  
PROPOSAL Erection of 5 no. apartments with associated car parking  
APPLICANT Bailey Management LLP  
REPRESENTATIONS 9 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
OPINION APPROVAL  
1 Deferred by Cllr Empey for office meeting - 05/06/2008.  
2 Change of opinion to approval.

**ITEM NO D 10**

APPLIC NO Z/2008/1324/A Advertisement Date Valid 13/06/2008  
LOCATION Vacant ground junction Dock Street and York Street, Belfast.  
PROPOSAL One free-standing 96 sheet display panel  
APPLICANT Clear Channel NI Ltd  
REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
OPINION REFUSAL

- 1 The proposed advertising panels would if permitted, be visually dominant, which would be detrimental to the visual amenity of the immediate area, by reason of its location, size and obtrusive nature; and would lead to an undesirable precedent for other similar signs.
- 2 Deferred by Cllr Maginness for office meeting - 04/12/2008.
- 3 Opinion remains to refuse.

**ITEM NO D 11**

APPLIC NO Z/2008/1535/F Full Date Valid 08/07/2008  
LOCATION Lands to the rear of 22 Downview Avenue, Belfast BT15 4EZ  
PROPOSAL Erection of 1.5 storey dwelling in rear garden of Downview Avenue  
APPLICANT Mr & Mrs Doherty  
REPRESENTATIONS 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
OPINION APPROVAL

- 1 Deferred by Cllr McCausland for office meeting - 04/12/2008.
- 2 Opinion remains to approve.

**ITEM NO D 12**

APPLIC NO Z/2008/1654/O Outline Date Valid 30/07/2008  
LOCATION Lands at Cliftonville Road (adjacent to no. 160 Cliftonville Road), Belfast.  
PROPOSAL Erection of primary school, nursery unit and playing field  
APPLICANT Board of Governors - Bunscoil Bheann  
REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
OPINION APPROVAL  
1 Deferred by Cllr McCausland for office meeting - 08/01/2009.  
2 Opinion remains to approve.

**ITEM NO D 13**

APPLIC NO Z/2008/1746/F Full Date Valid 11/08/2008  
LOCATION Land adjacent to 6 Tyndale Crescent, BT14 8GZ  
PROPOSAL Erection of 3 no. three-bed townhouses with 2no. in-curtilage car parking spaces per dwelling.  
APPLICANT G Kenneth  
REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
OPINION REFUSAL  
1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" in that it would result in overdevelopment of the site and would constitute town cramming by virtue of the height and massing of the proposal which would cause an unacceptable and fundamental change to the character of the existing dwellings in Tyndale Crescent.  
2 Deferred by Cllr McCausland for office meeting - 04/12/2008.  
3 Opinion remains to refuse.

**ITEM NO D 14**

**APPLIC NO** Z/2008/2017/F Full Date Valid 26/09/2008  
**LOCATION** 23 Rathcool Street, Malone Lower, Belfast, BT09 7GA  
**PROPOSAL** Demolished rear return replaced with two-storey extension to rear, internal alterations  
**APPLICANT** Mr & Mrs G Millar  
**REPRESENTATIONS** 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
**OPINION** APPROVAL

1 Deferred by Cllr McCarthy for office meeting - 20/11/2008.

2 Opinion remains to approve.