

Planning Committee

Thursday, 13th December, 2018

MEETING OF PLANNING COMMITTEE

- Members present: Councillor Garrett (Chairperson);
Alderman McGimpsey;
Councillors Carson, Hussey,
Hutchinson, Johnston, Magee,
McAteer, Mullan and Nicholl.
- In attendance: Mr. J. Walsh, City Solicitor/Director of Legal and
Civic Services;
Mr. A. Thatcher, Director of Planning and
Building Control; and
Mrs. L. McLornan, Democratic Services Officer.

Apologies

An apology for inability to attend was reported from Councillor Dorrian.

Declarations of Interest

No declarations of interest were recorded.

Miscellaneous Items

Belfast Housing Land Availability Summary Report

The Committee considered the undernoted report:

- “1.0 Purpose of Report or Summary of main Issues**
- 1.1 To provide an overview of the Council’s Housing Land Availability Summary Report for the 2017/18 monitoring period.**
- 1.2 The report presents the outcomes of annual housing land monitoring and helps inform the preparation of the new Local Development Plan (LDP) for the District. It provides a snapshot of the amount of land available for new residential development as of 01 April 2018, and will be supported by an online map portal showing the status of all existing housing monitor sites. The map portal will also spatially reflect key information contained within the tables of the report.**

2.0 Recommendations

2.1 Note the outcomes of the annual Housing Monitor report for 2017/18 contained at Appendix 1 and the intention to publish this summary document and accompanying online map portal on the Council's website.

3.0 Main report

3.1 Background

Members are reminded that the Planning Act (NI) 2011 requires the Council to make an annual report to the Department for Infrastructure (DfI) outlining the extent to which the objectives set out in the LDP are being achieved. As the Council are currently preparing the first new LDP for Belfast under this new legislation, the production of Annual Monitoring Reports has not yet commenced. Instead, annual Housing Land Availability Monitor reports (referred to as the 'Housing Monitor' reports) are being prepared by the Council until the new LDP is adopted.

3.2 Housing Land Availability Reports

The primary purpose of the Housing Monitor is to inform the formulation of the Council's new LDP. However, it will also help the Council identify where a shortfall in potential land supply might exist and can inform house-builders on the availability of land that may be suitable for housing.

3.3 The Housing Land Availability Summary Report contained at Appendix 1 presents the headline figures from a register of potential housing land maintained by the Council, based on current planning policy designations and planning permissions. This provides a snapshot of the amount of land available for new homes and capacity for future housing units as of 1st April 2018, as well as providing the net gains in housing units for the 2017/18 period. This differs from the new dwelling completion statistics published routinely by central Government which only provide a total for new build homes, without accounting for units lost as a result of redevelopment.

3.4 This information is summarised within the report in relation to:

- Each settlement within the District, including settlement areas in the case of Belfast City;

- Whether land falls within the existing urban footprint (the continuous built-up area of the settlement) or is classified as greenfield land; and
 - The type of land use zoning (i.e. land zoned for housing or land zoned for mixed use development) or all other land.
- 3.5 During the 2017/18 monitoring year 659 units were completed on 19.4 ha of land across the District. 408.9 ha of land remains, with potential capacity for 22,354 residential units. The total number of dwellings completed in the district has fallen by 7.7% from 714 in 2016/17 to 659 in the current monitor year. The proportion of dwellings completed within the Urban Footprint is recorded at 82.1% and, as at 1 April 2018, almost 40% of the remaining potential available for future dwellings is on land zoned for housing or mixed use development.
- 3.6 It is emphasised that the monitor represents a register of housing land based on current policy designations and planning permissions, rather than an accurate picture of viable housing land. It is the role of an Urban Capacity Study to assess the suitability, availability and achievability of land, alongside the identification of new sites that could be later zoned for residential use as part of the LDP process. As an Urban Capacity Study was completed in March 2018, this report also contains a summary of its findings, focussing on new sites identified that are not included within the housing monitor.
- Online Map Portal**
- 3.7 It is intended that the Housing Monitor report will be published alongside an online map portal showing the status of the existing housing monitor sites and key information contained within the tables of this report, for example: the site area developed and the remaining area potential; and the number of dwelling units complete and the remaining unit potential.
- Recommendations**
- 3.8 Members are asked to note the outcomes of the annual Housing Monitor report for 2017/18 contained at Appendix 1 and the intention to publish this summary document and accompanying online map portal on the Council's website.
- Financial & Resource Implications**
- 3.9 There are no financial or other resource implications arising from this report.

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Equality or Good Relations Implications

- 3.10** The Housing Monitor report presents factual information and makes no recommendations relating to the future allocation of land for housing. There are therefore no equality or good relations implications arising from this report. “

The Committee noted the contents of the report.

Purpose Built Managed Student Accommodation (PBMSA)

At the request of a Member, the Committee agreed that a report be submitted to a future meeting on the PBMSA throughout the city and the issues surrounding it being used for other purposes.

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)

LA04/2018/2096/F - Variation of planning condition No's 6, 7 +17 of approval Z/2014/1665/F to facilitate relocation of parking spaces + amendments to internal boundary treatments Peter Pan Complex, 90-120 Springfield Road, adjoining Springfield Avenue

The Committee was apprised of the principal aspects of the application, which included the relocation of parking spaces and amendments to internal boundary treatments.

The case officer highlighted to the Committee that the proposed internal changes to boundary treatments from walls to close boarded fencing was acceptable, in that the main views into, or within, the development would be unaffected.

He pointed out that there would be no loss of car parking as a result of the changes and that DFI Roads had offered no objections to the relocation of the one car parking space from Springfield Avenue to Springfield Road.

The case officer outlined that correspondence had been received after the agenda had been published, stating that the drawing numbers in the three conditions in the Committee report were incorrect.

He provided the response of the Planning Department to the aforementioned issues raised, as set out in the Late Items Pack.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report.

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LA04/2018/1453/F - 6 storey Grade A office development, incorporating a ground floor coffee bar, associated car parking, part retention and reconfiguration of existing car park, and all ancillary site works and landscaping on Lands at and adjacent to plot 4 Cromac Place, The Gas Works

(Councillor Nicholl joined the meeting at this point.)

The case officer provided the details of the application to the Committee.

It was noted that the application, in accordance with the Scheme of Delegation, had been presented to the Committee since the Council was the landowner.

The case officer advised the Committee that a consultation response from the DAERA Land and Groundwater Team had been received after the agenda had been published. He pointed out that, as per the Late Items pack, the Team had no objections, subject to conditions.

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 Building Control for the final wording of the conditions.

LA04/2018/1079/F - Public realm improvements along Albert St, Cullingtree Road and at St Peters Close

(Councillor McAteer joined the meeting at this point.)

The case officer outlined the details of the application to the Committee, which included new kerbs, footpath resurfacing, new street lighting columns, safety bollards and speed reduction measures.

The Committee was advised that DFI Roads had no objections, in principle, but required some technical amendments. He explained that DFI Roads had been re-consulted with the amended plans and that the Planning Department was awaiting its final response. The Members noted that the application had been advertised and neighbor-notified, and that no objections had been received.

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 Building Control for the final wording of the conditions.

LA04/2018/1810/F - Change of use from single occupancy dwelling to HMO at 20 Templemore Avenue

The case officer outlined the application for a change of use from a single occupancy dwelling to a House of Multiple Occupation (HMO).

She clarified to the Members that policy HMO 5 was applicable in this case, given that the area was outside a designated HM Development Node or Policy Area.

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The Committee was advised that, as there were 41 domestic properties in this section of Templemore Avenue, two of which were recorded as HMOs, that the 10% threshold would not be exceeded and was therefore acceptable.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report.

LA04/2015/0686/F - Renewal of Z/2008/1418/F 2 blocks - 1 block consisting of 22 no. apartments, 1 no. block with office and community use 56-76 Townsend Street

The case officer outlined the details of the application to the Committee. She explained to the Committee that a previous approval had been granted at the site, for the erection of a block of 30 apartments with 2 ground floor retail units and 30 basement parking spaces, and another block for office use. The Committee was advised that the previous consent formed a material consideration.

She outlined, however, that objections to the renewal application had been received and that it was considered that the scale proposed was excessive and the Council had therefore invited amendments from the applicant in order to address concerns.

The Committee noted that the revised scheme omitted the basement car park and the two ground floor retail units and included eight less apartments, meaning that the first block was reduced to four stories from six, and the office block reduced from five stories to four.

The case officer advised the Committee that the revised scheme had been re-neighbour notified and re-advertised and no objections had been received.

The Members noted that Transport NI, NI Water, Rivers Agency and Environmental Health had all been consulted and had offered no objections.

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 Building Control for the final wording of the conditions.

LA04/2018/2314/F - Internal refurbishment to sub-divide open plan office and amalgamate existing Education Rooms. Enlargement of community shop with independent ramped access to new entrance door. New window to IT suite. 84a Colinmill Poleglass

The case officer provided the Committee with an overview of the application. She explained that it included internal refurbishment works, ramped access to a new entrance door and a new window in the IT suite.

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It was noted that the application, in accordance with the Scheme of Delegation, had been presented to the Committee since the applicant was in receipt of Council funding.

She explained to the Members that no objections had been received and that the proposal was considered acceptable.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report.

LA04/2018/2280/F - Canopy at front entrance with boot cleaning facility, double doors from training kitchen to access existing external terrace, internal refurbishments to create 2 additional WCs and additional storage within the kitchen at 25 to 27 Colin Glen Road

The case officer presented the details of the application to the Committee as detailed within the report.

It was noted that the application, in accordance with the Scheme of Delegation, had been presented to the Committee since the Council was applicant.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report.

LA04/2018/2577/F - public square to include boundary fences (2.2m & 1.1m high) and pedestrian gates gabion retaining walls and associated landscaping at Pairc Lamh Dhearg 168 Upper Springfield Road

The Committee was apprised of the principal aspects of the application, which included environmental improvements to a 0.08 hectare space within the curtilage of the existing Lamh Dhearg Gaelic Grounds, set behind a palisade fence which bounded the grounds frontage with the Upper Springfield Road.

It was noted that the application, in accordance with the Scheme of Delegation, had been presented to the Committee since the applicant was in receipt of Council funding.

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 Building Control for the final wording of the conditions.

Chairperson