

Planning Committee

Tuesday, 15th May, 2018

MEETING OF PLANNING COMMITTEE

Members present: Councillor Lyons (Chairperson);
Councillors Armitage, Carson, Dorrian,
Garrett, Hussey, Hutchinson, Johnston,
Magee, McAteer, McDonough-Brown and Mullan.

In attendance: Mr. K. Sutherland, Development Planning and Policy
Manager;
Ms. N. Largey, Divisional Solicitor;
Mr. E. Baker, Development Engagement Manager; and
Ms. E. McGoldrick, Democratic Services Officer.

Apologies

An apology was reported on behalf of Alderman McGimpsey.

Minutes

The minutes of the meeting of 17th April were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 1st May, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

In relation to objectors' comments raised at the meeting of 17th April under planning application LA04/2017/2525/F, the Committee noted that the City Solicitor would issue legal direction to the Committee regarding deputations raising non-material considerations in their presentations.

Declarations of Interest

No declarations were reported.

Committee Site Visits

Pursuant to its decision of 17th April, it was noted that the Committee had undertaken a site visit on 2nd May in respect of planning application LA04/2016/2359/F - Demolition of existing buildings for a 7-storey office building with a retail unit on the ground floor at 46-52 Upper Queen Street and 11a Wellington Street.

In relation to a forthcoming major application for a mixed use development at lands at former Sirocco Works, Short Strand and adjacent to Bridge End and the River Lagan, the Committee agreed that a site visit be undertaken to allow the Committee to acquaint itself with the location. The Committee also agreed that Members representing the Titanic District Electoral Area be invited to attend.

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Draft Council Response to Department of Agriculture, Environment and Rural Affairs (DAERA) on the Draft Marine Plan for NI

The Committee considered the draft Marine Plan for Northern Ireland published for consultation on 18th April by DAERA. It was reported that the draft Plan sought to support the sustainable use and management of the marine resource which included safeguarding its importance for nature and seascape, whilst balancing its economic use, including for fishing, transportation, leisure and energy. The draft Plan was intended to enable public authorities, including the Council, to make decisions that might affect the marine area in a balanced and sustainable manner, integrating economic, environmental and social considerations. This included any authorisation or enforcement decisions that might affect the marine area and consideration of the implications that the Marine Plan might have for planning decisions and Council projects.

It was reported that the draft Marine Plan was made up of a number of high level policies aimed at facilitating the sustainable development of the marine area. It consolidated existing legislation, policy measures and practices in the Northern Ireland marine area.

The Committee noted the consultation on the draft Marine Plan and approved the submission of the draft response to DAERA, as outlined in Appendix 1 (copy available [here](#)).

Abandonment and Extinguishment of Public Rights of Way

The Committee noted the receipt of correspondence from the Department for Infrastructure which related to the Abandonment of Public Rights of Way at Finvoy Street and the Extinguishment of Public Rights of Way at Gainsborough, Mountcollyer.

Planning Appeals Notified

The Committee noted the receipt of correspondence in respect of a number of planning appeals which had been submitted to the Planning Appeals Commission, together with the outcomes of a range of hearings which had been considered by the Commission.

Planning Decisions Issued

The Committee noted a list of decisions which had been taken under the delegated authority of the Director of Planning and Place, together with all other planning decisions which had been issued by the Planning Department between 10th April and 4th May, 2018.

Miscellaneous Items

Listed Buildings

The Committee was advised that correspondence had been received from the Northern Ireland Environment Agency (NIEA) seeking the Council's views in respect of proposals which had been formulated for the listing of a number of properties in Belfast.

The Committee was reminded that Article 80 (3) of the Planning Act (NI) 2011 required the Agency to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.

It was reported that the second survey of all of Northern Ireland's building stock was currently underway, to update and improve on the first list of buildings of special architectural or historic interest which began in 1974 and was due to be completed in 2016.

During discussion, some Members raised opposition to the listing of Dundonald House, Upper Newtownards Road. One member also highlighted that, in the past, when the Committee had rejected the listing of buildings, the NIEA had still listed them.

The recommendation to approve the listing of Dundonald House was put to the Committee when five Members voted in favour and five against. There being an equality of votes, the Chairperson exercised his second and casting vote for the proposal and it was declared carried.

Accordingly, the Committee agreed with the Agency's proposals to list the following properties:

- 10 Mount Pleasant;
- Street sign at Strangford Avenue on corner with Shrewsbury Park;
- Street sign at Harberton Park on corner with Upper Malone Road;
- Street sign on Donegal Park Avenue on corner with Antrim Road;
- Street sign on Parkmount Road, on corner with Antrim Road,
- Street sign on Glastonbury Avenue, on corner with Antrim;
- Street sign 2 on Glastonbury Avenue, on corner with Antrim Road;
- Street sign on Fortwilliam Park, on corner with Somerton Road;
- Street sign beside 354 Ormeau Road;
- Street sign on corner of Rosetta Avenue and Ormeau Road;
- Street sign Belmont Church Road on Corner with Belmont Road;
- Street sign on Massey Avenue, on corner with Belmont Road;
- Street sign on Earlswood Road, on corner with Belmont Road;
- Street sign Broomhill Park;
- Street sign Broomhill Park Central; and
- Dundonald House, Upper Newtownards Road.

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Vesting Order

The Committee noted the receipt of correspondence from the Department for Communities in relation to the confirmation of a Vesting Order of land at 83, 85 and 87 Castle Street and 7 and 7A Marquis Street.

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)

Reconsidered Item - LA04/2016/2359/F - Demolition of existing buildings for 7 storey office building with retail unit on ground floor at 46-52 Upper Queen Street and 11a Wellington Street

(Councillor Lyons took no part in the discussion or decision-making of the application since he had not been in attendance at the meeting on 17th April when it had originally been considered and he left the room.)

(Councillor McDonough-Brown in the Chair.)

The Committee was reminded that, at its meeting on 17th April, given the issues which had been raised regarding the contribution of the building to the character of the area, it had agreed to defer consideration of the application to enable a site visit to be undertaken to allow the Committee to acquaint itself with the location and the proposal at first hand.

The case officer provided an overview of the report.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report and delegated power to the Director of Planning and Place for the final wording of the conditions.

(Councillor Lyons returned to the Committee table at this point)

LA04/2017/2629/RM - 2 Storey Community Building to provide indoor play area, training and education facilities including outdoor play area at 75 Alliance Avenue

The case officer outlined the Reserved Matters application for the community building.

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

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

Additional Item – Local Development Plan Draft Strategy Committee

With permission of the Chairperson, the Development Planning and Policy Manager advised that some Members had requested additional time to consider fully the Local Development Plan (LDP) Draft Strategy item on the agenda for the Special Meeting on Thursday, 17th May.

The Committee agreed that the scheduled Special Meeting on Thursday, 17th May would proceed and an additional special meeting of the Planning Committee be scheduled for Wednesday, 6th June to consider further the LDP Draft Strategy.

Chairperson