

Town Planning Committee

Thursday, 3rd October, 2013

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor C. Hanna (Chairman);
Alderman Rodgers; and Councillors Austin, M. E. Campbell,
Cunningham, Curran, Garrett, Haire, Hendron, McCarthy,
Mullan, A. Newton, L. Patterson and Webb.

In attendance: Mrs. P. Scarborough, Democratic Services Section; and
Ms. K. Mills) Divisional
Ms. U. McDonald) Planning Office.

Apologies

Apologies were reported on behalf of Aldermen Campbell, McCoubrey and Smyth and Councillors Beattie and Carson.

Minutes

The minutes of the meetings of 5th and 19th September 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 October, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

Declarations of Interest

No declarations were reported.

Deputation from the Sans Souci Residents' Association in relation to the Lennoxvale application (Z/2012/1210/F)

The Committee was reminded that it had received previously a deputation from residents of the Lennoxvale/Sans Souci Park area of Lower Malone in relation to their concerns regarding proposals which had been submitted by The Queen's University of Belfast to demolish 2 detached properties and to replace them with 3 residential blocks for students, and that, at its meeting on 15th August, it had been informed that further contact had been received from the Sans Souci Residents' Association which had requested another opportunity to address the Members regarding revised plans which the University had submitted in relation to the proposal. Accordingly, the Chairman welcomed to the meeting Ms. A. Andress, Ms. R. Magee, Mr. M. Patton and Ms. E. Sung.

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Ms. Andress outlined the concerns, on behalf of the Sans Souci Residents, in that the application proposed the development of 7 bulky, 4.5 storey blocks of purpose built student accommodation which would be intended to house 172 students, the development of which would be intrusive and densely urban and would entail cumbersome roof installations and plant unit, car parking, infill and piling together with high level area lighting and Closed Circuit Television systems.

Ms. Magee provided an overview of the concerns of the Lennoxvale residents in relation to the potential environmental problems such as noise nuisance, litter and anti-social behaviour which would be detrimental to the suburban character of the area. Mr. Patton reminded the Committee that the Lennoxvale area had many unique and important features which made a significant contribution to the Malone Conservation Area and that the proposed development would not conform with guidance which had been laid down in the Department of the Environment's Planning Document entitled "A Design Guide for the Malone Conservation Area" in that the 2 buildings which made important material contributions to the character and appearance of Lennoxvale and the Malone Road would be demolished, together with several other features of such an area being affected.

Ms. Sung concluded by summarising the Residents' concerns in relation to the impact on the existing drainage systems and potential surface water flooding and associated risks.

The Residents' Association answered a number of questions put by the Members and they then left the meeting.

The Members noted the information which had been presented and noted also that the Planning Service was not in a position to indicate when the application would be brought back to Committee for consideration at this stage.

Routine Correspondence

It was reported that correspondence had been received from the Roads Service in respect of the notification of the proposed introduction of taxi ranks at Botanic Avenue and High Street.

A copy of the letter and maps relating to the aforementioned matter was made available at the meeting for the information of the Members.

The Committee noted the information which had been provided.

**Response from the Roads Service regarding
vehicles exiting the rear of the City Hall**

The Committee was reminded that, at its meeting on 15th August, it had agreed to write to the Roads Service to seek clarification on the right of way of vehicles exiting the rear of the City Hall. A letter, dated 23rd September, had been received from the Roads Service which informed the Committee that traffic exiting the City Hall onto

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Donegall Square South must enter the junction with due care and attention as traffic on the public highway had the right of way.

A number of Members expressed concern at the content of the letter and the ongoing difficulties which were experienced by drivers exiting the rear of the City Hall and the use by buses of the normal traffic lanes in the vicinity of the building which exacerbated the problem. Accordingly, it was agreed that the issues of concern would be raised with the Roads Service at its forthcoming meeting with the Committee.

Requests for Deputations

It was noted that no requests for deputations had been received.

New Planning Applications

A list of new planning applications, which had been received by the Planning Service from 10th September until 23rd September, was noted by the Committee.

**Streamlined Planning Applications –
Decisions Issued**

The Committee noted a list of decisions which had been issued by the Planning Service between 13th September and 25th September in respect of streamlined planning applications.

Deferred Items Still Under Consideration

A list of deferred items, which were still under consideration by the Planning Office, was noted by the Committee.

**Schedule of Applications –
Application Withdrawn**

At the request of the Planning Service, the undernoted item was withdrawn from the schedule:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
12, 14 and 16 Malone Ridge, Malone Ridge Limited	Amendments to house types in scheme which had been approved previously.	Refusal

**THE COMMITTEE DEALT WITH THE FOLLOWING ITEMS IN PURSUANCE
OF THE POWERS DELEGATED TO IT BY THE COUNCIL**

Planning Management Board Referral
Z/2011/0486F and Z/2011/0547/DCA
21 to 23 Victoria Street and 45 to 51 Waring Street

Prior to the consideration of the above-mentioned applications, the Committee was reminded that the former Policy and Resources Committee, at its meeting on 20th October, 2006, had agreed, in accordance with Standing Order 47, to delegate full Council powers to the Town Planning Committee to refer to the Planning Management Board for adjudication only those disputed applications which received the support of a minimum of 75% of the Members in attendance, and voting, at the meeting.

Accordingly, the Committee considered further the planning applications in relation to the demolition of an existing 4 storey commercial building and the erection of a new 7 storey building comprising of 56 small unit/studio apartments and 2 retail units at ground floor level, in respect of which the Divisional Planning Manager had offered opinions to approve and consent.

After discussion, it was

Moved by Councillor Webb,
Seconded by Councillor M. E. Campbell,

That the opinion of the Divisional Planning Manager, to approve the demolition of an existing 4 storey commercial building to enable the erection of a new 7 storey building comprising of 56 small unit/studio apartments and 2 retail units at ground floor level, be rejected on the grounds that the Committee was strongly of the opinion that a decision contrary to that proposed by the Divisional Planning Office should be made because of the nature of the large scale housing proposal in that:

- it was unacceptable due to its scale, mass and design and it was out of character with the amenity of the area in the context of Planning Policy Statement (PPS) 7;
- it could lead to an unacceptable precedent for further similar developments within the area when considered against PPS 7 and PPS 12; and
- the application had generated significant political objections.

Accordingly, the Committee agrees that the application be referred to the Planning Management Board for consideration.

On a vote by show of hands, nine Members voted for the proposal and two against and it was accordingly declared carried. It was noted that since the application had achieved the required support it would be forwarded to the Planning Management Board for adjudication.

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Reconsidered Items

The Committee considered further the undernoted planning applications and adopted the recommendations of the Divisional Planning Manager thereon:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
61 Circular Road, Mr. S. Mallon	Two storey extension to side of dwelling, new front porch and alterations to vehicle entrance.	Approval
48 to 54 Upper Charleville Street, Mr. S. Boyd	Change of use from public house to retail shop and off licence with off street parking.	Approval
14 Ballygomartin Road, Mr. J. Braniff	Change of use of ground floor from class D1: community and cultural uses to premises for the sale of hot food for consumption off the premises, with provision of new shop front.	Refusal

Schedule of Planning Applications

The Committee considered the schedule of planning applications which had been submitted by the Divisional Planning Manager in respect of the Council area and agreed to adopt the recommendations contained therein with the exception of those referred to below:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
16 College Gardens, Mr. L. J. Fon	Amendments to rear windows and replacement of all windows throughout the building. [Deferred at the request of Councillor Curran to enable an office meeting to be held to permit further discussions between the objectors and the Planning Service.]	Consent
16 College Gardens, Mr. L. J. Fon	Conversion to 6 apartments including alterations (upgrade of existing dormers, replacement windows and external rear staircase). [Deferred at the request of	Approval

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	Councillor Curran to enable an office meeting to be held to permit further discussions between the objectors and the Planning Service.]	
Lands East of 60 Quarry Road, Mrs. M. Patterson	Proposed minor re-siting and change to house type design of existing approved dwelling on a farm which had been approved under current policy with new farm building and associated yard to accommodate and support the sustainable development of the existing farm business. [Deferred at the request of Alderman Rodgers to enable an office meeting to be held to permit further discussions between the applicant and the Planning Service.]	Refusal
16 Adelaide Park, Mr. C. Coburn	Alterations and extension of detached garage to form additional dwelling unit. [Deferred at the request of Alderman Rodgers to enable an office meeting to be held to permit further discussions between the applicant and the Planning Service.]	Refusal
322 Stranmillis Road, Mr. P. McIlvanna	New bay window and entrance door to front elevation and 2 storey rear extension. [Deferred at the request of Councillor McCarthy to enable an office meeting to be held to permit further discussions between the objectors and the Planning Service.]	Approval

Chairman