

Town Planning Committee

Thursday, 5th June, 2003

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor Adamson (Chairman); and
Councillors D. Browne, Empey, Hutchinson,
Lavery, Long, Maginness, McCarthy, McClenaghan,
McGimpsey, Molloy, Moore, O'Donnell, O'Neill,
Patterson, E. Smyth, H. Smyth, Walsh and Wilson.

In attendance: Mr. R. Boyd, Members' Support Officer;
Mr. J. Heaney, Committee Administrator; and
Mr. N. Dunlop) Divisional
Mr. I. McAllister) Planning
Mr. C. McGuigan) Office.

Minutes

The minutes of the meeting of 22nd May, which had been printed and circulated were taken as read and signed as correct. It was reported that those minutes, together with the minutes of the meetings of 8th and 12th May, had been adopted by the Council at its meeting on 2nd June, subject to the omission of matters in respect of which the Council had delegated its powers to the Committee.

Correspondence Received

It was reported that correspondence had been received from various Statutory Bodies in connection with the undernoted items:

Notice of Intention by Roads Service to provide a disabled parking bay at 104 Omeath Street

Notice of proposed abandonment of alleyways at Katrine Park/The Vines and Katrine Park/Trossachs Drive

Notice of making a Vesting Order for properties located at Mountcollyer redevelopment area and Rodent Street redevelopment area

Notice of Intention to introduce traffic calming measures at Serpentine Road

Planning Appeals Commission Bulletin – April, 2003

Copies of the letters, Orders and maps relating to the above-mentioned matters were displayed at the meeting for the information of the Members.

The Committee noted the correspondence which had been received.

Control of Flat Conversions Policies

The Members' Support Officer informed the Committee that correspondence, copies of which had previously been circulated, had been received from the Divisional Planning Manager regarding the Department of the Environment's guidance notes in respect of the control of flat conversions. The correspondence also contained information in regard to various areas throughout the City and included maps indicating those areas which were subject to the Flat Conversion Policy.

A Member drew the Committee's attention to the fact that several of the documents provided in respect of flat conversion policies dated from 1992 and he sought an assurance from the Principal Planning Officer that the policies were still applicable. He stated that there was evidence to suggest that, particularly within North Belfast, these policies either had been amended or had not been adhered to. He suggested that the Department had made no attempt to address the adverse impact of flat developments particularly in the north of the City. Several other Members agreed and stated that in all areas of the City the developments of flats had not been restricted in line with the policies set out in the guidance notes.

The Principal Planning Officer advised the Members that the Department considered all applications according to the policies in operation currently. However, he suggested that there might be a need to review the policies and that this matter would be addressed within the Belfast Metropolitan Area Plan. A Member pointed out that the Council had made several submissions in respect of the Belfast Metropolitan Area Plan and he suggested that it might be beneficial if the Committee were to be informed of any submissions, made on behalf of the Council, which might impact on the current Flat Conversion Policy. The Members' Support Officer undertook to arrange for the Committee to be updated at a future meeting of the submissions made on behalf of the Council in this regard.

After further discussion, the Committee noted the correspondence which had been received.

July Recess

The Committee authorised the Chief Executive (or his nominee), in consultation with the Chairman or the Deputy Chairman, to approve planning applications for house extensions, shopfronts and other minor developments submitted during July to which there were no objections. This would permit such non-contentious applications to be processed without undue delay. It was noted that a list of those applications approved by the Chief Executive (or his nominee), in consultation with the Chairman or the Deputy Chairman, would be submitted to the Committee for information at its first meeting in August.

Representation on the Belfast Metropolitan Area Plan Political Group

The Committee considered a report submitted by the Members' Support Officer in respect of the nomination of a Member to represent the Committee on the Belfast Metropolitan Area Plan Political Group. A copy of the report is set out hereunder:

“Purpose of Report

To request the Committee to nominate a Member to represent it on the Belfast Metropolitan Plan Political Group.

Background

The Belfast Metropolitan Area Plan Political Group, until June 2002, had comprised:

The Lord Mayor
The Chairman of the Development Committee
The Chairman of the Town Planning Committee

At a meeting of the Development Committee in June, 2002 it was pointed out that, following the election of the various office bearers, the three Members on the Group would be from the same political party, that is Councillor Maskey, Councillor McAuley and Councillor Lavery.

The Assistant Chief Executive reported to the Development Committee on 18th September, 2002 that the Sinn Féin group had agreed to relinquish one of the three seats on the Political Group. Accordingly, Councillor Lavery was replaced by Councillor Wilson.

Subsequently, on the recommendation of the Development Committee, the Policy and Resources Committee, at its meeting on 18th October, 2002, reviewed the arrangements for the appointment of representatives to the Belfast Metropolitan Area Plan Political Group and agreed that, with effect from June, 2003, the representation on the Belfast Metropolitan Area Pan Political Group should comprise one Member from each of the Policy and Resources, Development and Town Planning Committees and that such Members should be from different Political Groups.

Proposal

That the Committee nominate a representative to the Belfast Metropolitan Area Plan Political Group.

The Committee should note that the Development and Policy and Resources Committees, at their meetings later in the month, will be asked also to nominate representatives to the Group, subject to the provision that the three Members nominated should be from different Political Groups.

This will have an impact on the membership of the BMAP Internal Political Working Group which comprises the three Members on the DoE Political Working Group together with representatives of the Party Groups not represented by these Members.

Recommendation

The Committee is asked to nominate a representative to the Department of the Environment Belfast Metropolitan Area Plan Political Working Group.”

During discussion, a Member expressed concern in regard to the representation on the Political Group and he expressed the view that the Committee, with its experience in dealing with planning and development matters, should have a greater representation on the Political Group.

After further discussion, the Committee agreed that the Chairman, or his nominee from his Party Group, the Ulster Unionist Party, be appointed to act as the Committee’s representative on the Belfast Metropolitan Area Plan Political Group.

**THE COMMITTEE DEALT WITH THE FOLLOWING ITEMS IN PURSUANCE
OF THE POWERS DELEGATED TO IT BY THE COUNCIL
AT ITS MEETING ON 1st NOVEMBER, 1973**

Planning Applications

15 Landseer Street

The Committee considered further a planning application in respect of the change of use from a dwelling to two apartments including a three-storey extension to the rear of the premises in respect of which the Divisional Planning Manager had issued an opinion to approve.

Several Members suggested that the above-mentioned application was contrary to the guidelines in respect of the existing Flat Conversion Policy, and in particular did not conform to the Policy in respect of the provision of sufficient car parking spaces. The Principal Planning Officer informed the Committee that the application had been considered in light of the policy in operation currently and that in the view of the Planning Service it had conformed with the Flat Conversion Policy guidelines. Several Members suggested that the proliferation of flat conversions was having an adverse effect on the character of the area and that current policies should be reviewed forthwith. A Member drew the Committee’s attention to the fact that less than one quarter of dwellings in the area referred to as the Holy Land were now in family ownership and suggested that, as a result of the policies of the number of flat conversion proposals in the Stranmillis area, a similar situation would arise there.

After further discussion, it was

Moved by Councillor M. McGimpsey,
Seconded by Councillor McCarthy and

Resolved – That the Committee rejects the opinion of the Divisional Planning Manager to approve the change of use of the dwelling at 15 Landseer Street into two apartments including the construction of a three-storey extension to the rear of the premises on the grounds that the development included insufficient provision for car parking and would result in an inappropriate change in the nature and character of the area.

Unit 7 Odyssey Pavilion, Queen's Quay

The Committee considered further a planning application in respect of the change of use from a retail unit to a public house at the above-mentioned location in respect of which the Divisional Planning Manager had offered the opinion that the application should be approved.

Several Members sought clarification as to whether the Department of the Environment was satisfied that all regulations in respect of the provision of car parking spaces at the above-mentioned location had been adhered to with regard to the application submitted. The Principal Planning Officer informed the Sub-Committee that consultation with the Roads Service had suggested that all requirements in respect of the provision of car parking spaces had been satisfied.

Several Members expressed the view that the provision of another public house at the Odyssey Pavilion would adversely affect the nature of the complex in that the family entertainment element of the facility was gradually being eroded and they suggested that the original planning application, in respect of the Odyssey Complex, did not include a large number of licensed establishments.

After further discussion, the Committee agreed to defer consideration of the matter and requested that the Planning Service provide further information in regard to the original planning application for the Odyssey Complex and clarification as to the number of licensed establishments which should be permitted at this location.

Reconsidered Items

The Committee considered further the undernoted planning applications and, after discussion, agreed with the Divisional Planning Manager's opinion thereon:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
Site adjacent to 69 Jamaica Street Deerpark Residential Halls Limited	Site for residential development	Permission

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1012**

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Site and Applicant

The Midland Building,
6 Whitla Street
JC Decaux

Proposal

Individual illuminated lettering
advertisements

Divisional Planning
Manager's Opinion

Refusal

1. The proposed signage would give rise to conditions which prejudice the safety and convenience of road users since the erection of the sign in the position proposed would constitute an offence under Article 21 of the Roads (Northern Ireland) Order 1993 and would be likely to distract the attention of motorists on the M2 motorway

2. The proposed sign is contrary to DGN 13 "Control of Illuminated Signs" in that the development would, if permitted, have an adverse impact upon public safety by way of distracting motorists on the M2 motorway

3. The proposed sign is contrary to DGN 2 "Control of Large Scale Advertisements" in that the development would, if permitted, be visibly prominent and visibly obtrusive at the proposed high level siting

Amended Opinion

The Committee resumed consideration of the undernoted application in respect of which the Divisional Planning Manager had issued a revised opinion:

<u>Site and Applicant</u>	<u>Proposal</u>	<u>Divisional Planning Manager's Opinion</u>
70 Marlborough Park South Mr. T. C. Conlon	Extension to dwelling	Permission

The Committee adopted the recommendation of the Divisional Planning Manager in respect of the above-mentioned application.

Applications Deferred

The Committee deferred consideration of the undernoted planning applications to enable further information to be obtained:

<u>Location</u>	<u>Proposal</u>
111 Upper Malone Road	Demolition of existing dwelling and erection of a three-storey townhouse development (Amended Opinion) [Deferred at the request of the Divisional Planning Manager]
55 Shandon Park	Replacement of building with three townhouses and associated garages (Amended Description) [Deferred at the request of Councillor Long]
Playing Fields at Cliftonville Road (opposite 95-105 Cliftonville Road)	Erection of five-seven classrooms for primary and nursery school [Deferred at the request of Councillor Lavery]
17 Derryvolgie Avenue	Extension and alterations to dwelling (Amended Plans) [Deferred to enable site visit to be held]
60 Bawnmore Road	Proposed new garage with associated utility, storage and play areas (Amended Scheme) [Deferred at the request of the Divisional Planning Manager]

<u>Location</u>	<u>Proposal</u>
1B Glencairn Road	Proposed construction of single-storey portal frame building to be used as a garage workshop [Deferred at the request of Councillor H. Smyth]
Broadcasting House, 25 Ormeau Avenue	High level fascia signs [Deferred at the request of Councillor Wilson]
734 Antrim Road	Proposed apartment development [Deferred at the request of Councillor Maginness to enable deputations to attend]
24 India Street	Three-storey extension to rear of apartment block [Deferred at the request of Councillor Molloy]
221 Shankill Road	Change of use from shoe shop to amusement arcade [Deferred at the request of Councillor E. Smyth]
2 St. Ives Gardens	Change of use from nine bedroom dwelling to three flats including alterations and extensions [Deferred at the request of Councillor McCarthy]
8 Strathearn Park	Roofspace conversion and two-storey extension to rear [Deferred at the request of Councillor Empey]

Schedule of Applications

The Committee considered the undernoted schedule of planning applications, details of which had previously been circulated to the Members:

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<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
Land to the rear of London Street, London Road and Ravenhill Street. Previously called Woodstock Ward BIH Housing Association	Three dwellings for sheltered accommodation	<u>Refusal</u> 1. The proposal is contrary to the Belfast Urban Area Plan 2001 Policy R1, in that the site is open space and should be retained and no exceptional circumstances have been demonstrated for the Department to make an exception to the policy
34 Cliftonville Road Mr. A. Herron	Demolition of fire damaged structure	<u>Refusal</u> 1. The proposal is contrary to Policy BH10 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building is listed under Article 42 of the Planning (Northern Ireland) Order 1991 and no exceptional reason has been demonstrated which would justify its demolition
47 Osborne Gardens Mr and Mrs. Delap	Proposed extension to the rear incorporating lounge area, dining room and refurbish kitchen, linking to garden via deck, with new bedroom and remodelled bathroom	Permission
4 Upper Lisburn Road Dorn Limited	Construction of eight semi-detached houses and associated site works	Permission

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<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
98 University Street and part second and third floor 100 University Street Mr. L. C. Campbell	Ground floor office. One first floor apartment, two second floor apartment and two third floor apartment	Permission
2 Palmerston Road Belfast City Council	Provision of Recycling Centre	Permission
199 and 201 Glen Road Mrs. A. Boyle and Mr. A. Dempsey	Demolition of houses and redevelopment of site for apartments	Outline Permission
4 Hannahstown Hill Homefit Joinery Limited	Proposed joinery manufacturing unit with ancillary trade/retail unit	Permission
12 Rugby Avenue Mr. D. Boyle	Conversion of dwelling to three flats including alterations and extension to dwelling	Permission
126-130 Lord Street Choice Housing Association Limited	Construction of housing development comprising six semi-detached dwellings	Permission
20 Windsor Road Mrs. I. Blayney	Two-storey rear extension	Permission
175 Stranmillis Road KG Enterprises Limited	Extension to dwelling and installation of replacement windows	Permission
D5 Harbour Exchange Belfast, Airport Road West B and Q plc	One pylon sign, one directional sign	Consent to Display
Royal Courts of Justice (Stamp Office), Lower Chichester Street Northern Ireland Court Service	Refurbishment of security entrance and provision for fee collection and security personnel. New side entrance proposed	Listed Building Consent
Royal Courts of Justice (Stamp Office), Lower Chichester Street Northern Ireland Court Service	Refurbishment of security entrance and provision for fee collection and security personnel.	Permission

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<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
53-67 University Road Queens University Belfast	Change of use from student flats to accommodation for academic purposes for Queens University, incorporating alterations and extensions with the retention of rear car parking	Permission
69-71 Boucher Crescent Isaac Agnew Holdings	Erection of one illuminated sign on building and two remote floodlit directional signs. Floodlighting to be from ground mounted floodlight	Consent to Display
Outside Magennis's Bar, May Street, adjacent to Verner Street Clear Channel Northern Ireland	Erection of bus shelter on public footpath	Permission
Opposite 16 Clarawood Park Clear Channel Northern Ireland	Erection of bus shelter on public footpath	Permission
Between 101 and 117 Clarawood Park Clear Channel Northern Ireland	Erection of bus shelter on public footpath	Permission
Between 11 and 13 Knockwood Park Clear Channel Northern Ireland	Erection of bus shelter on public footpath	Permission
627 Lisburn Road Honey Northern Ireland Limited	Provision of new shopfront and fire escape stair to rear and new dormer window	Permission
627 Lisburn Road Honey Northern Ireland Limited	Shop sign	Consent to Display
123 Marlborough Park Central Mr and Mrs. Muldoon	Single-storey extension to dwelling	Permission

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<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
Upper Lisburn Road, twenty-five metres south west of Donegall Park Clear Channel Northern Ireland	Erection of bus shelter on public footpath	Permission
27 Sunningdale Park Mr and Mrs. F. Chae	Single-storey kitchen and garage extension	Permission
47 Wolfhill Avenue South Mr. M. O'Neill	Single-storey extension to rear of dwelling and first floor side extension over garage	Permission
St. Brendans Parish Church, Larkfield Road St. Brendans Parish Church	Proposed link between church and church hall with the provision of extra accommodation	Permission
Units 33 and 34 Workwest Enterprise Centre, Glen Road Ms. E. McGuigan	Change of use from commercial unit to restaurant	Permission
Area of vacant land, Milford Street Mr. D. Rooney	Erection of two flats	Permission
20 Seascape Parade Mr. T. Henderson	Bathroom extension over kitchen	Permission
69-71 University Street Queens University	Provision of a disabled ramp	Permission
438 Antrim Road Mr. M. Murphy	Conversion of property from five apartments to seven apartments including a three-storey extension to rear	Permission
20 Glendarragh Ms. G. Taylor	New detached garage	Permission
41 Marlborough Park Central Mr and Mrs. M. McCarney	Proposed kitchen and living room extension and alterations to dwelling	Permission

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<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
49 Botanic Avenue Pineridge Developments	Change of use at ground floor from offices to sandwich bar, single-storey rear extension and new shopfront	Permission
49 Botanic Avenue Pineridge Developments	Change of use from office to retail at ground floor, with single-storey rear extension and new shopfront	Permission
46 Galwally Park Ms. G. Boylan	Bedroom extension	Permission
68 Park Avenue Dr. L. Cubitt	Single-storey extension to rear of dwelling (fifteen square metres)	Permission
Land at Department for Regional Development Water Service Compound Belfast Waste Water Treatment Works, 115-121 Duncrue Street O2 United Kingdom Limited	A 19.5 metre lattice tower supporting three dual polar/dual band antennae, three UMTS antennae and two 600 millimetre transmission dishes. Equipment cabin and electrical meter cabinet at ground level, all contained within palisade fencing of 1.8 metres in height	Permission
92 Palmerston Road Sydenham Methodist Church	Single-storey extension at rear entrance of church building	Permission
4 Riverview Street Mr. S. Montgomery	Two-storey rear extension	Permission
8 McMaster Street Mr. W. Abernethy	Two-storey extension	Permission
8 McMaster Street Mr. W. Abernethy	Proposed two-storey extension	Listed Building Consent
70 Dee Street Mr. G. Speers	Rear single-storey kitchen extension	Permission
74 Galwally Park Mr. S. McGlone	Single-storey utility/storage room extension	Permission
3 Ormiston Drive Mr. M. Girvin	Two-storey extension (at rear) and garage	Permission

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<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
5 Cairnburn Crescent Mr. G. Smyth	Two-storey rear extension	Permission
15 St. Judes Crescent Mrs. D. Sloane	Two-storey extension to rear of dwelling	Permission
43 Ridgeway Street T. Doyle	Two-storey extension	Permission
31 Hillside Park Mr and Mrs. P. McAuley	Extension to dwelling to include alterations to roof	Permission
21 Beechlawn Avenue Mr. P. Turley	Two-storey extension to dwelling	Permission
17 Divis Road Crown Castle United Kingdom Limited	Installation of 1x1.8 metre ground based satellite dish for British Broadcasting Corporation digital radio programme distribution	Permission
83 Onslow Parade Mr and Mrs. C. Mitchell	Extension to rear of dwelling single-storey	Permission
1 Glendarragh Mews Mr. F. Wilson	Detached garage	Permission
104 Victoria Road Mrs. C. Nixon	Proposed two-storey dwelling (side garden)	Permission
38 Strathmore Park South Mr. J. McGuinness	Two-storey extension to rear of dwelling	Permission
16 Knockbracken Park Ms. E. Casey	Single-storey rear extension to dwelling including demolition and rebuilding parity wall	Permission
108D Earlswood Road Mr and Mrs. Hanvey	Single-storey extension to dwelling	Permission
51 Kilcoole Park Mrs. Kearns	Sun lounge extension to rear of dwelling	Permission
14 Clowney Street Ms. G. Matthews	Extension to rear of dwelling	Permission

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<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
60 Rockview Street Mr. A. McTrusty	Two-storey kitchen and bathroom extension to rear of dwelling	Permission
24 Coolfin Street Mr. P. Robinson	Two-storey extension to rear of dwelling	Permission
Meanscoil Feirste, Beechmount House, Beechview Park, Falls Road Trustees of Meanscoil Feirste	Erection of two temporary double classroom mobiles	Permission (Temporary Approval for five years)
40 Hope Street Andras House Limited	Temporary fabric sign	Consent to Display (Temporary Approval for six months)
2 High Street Progressive Building Society	Change of use from Class 1 retail unit to Class 2 building society	Permission
5 Lockview Road Mr. I. Sterling	Single-storey extension to rear of retail unit	Permission
6 Osborne Gardens Mr. M. Hopkins	Demolition of single-storey returns, internal alterations and construction of single-storey extensions	Listed Building Consent
6 Osborne Gardens Mr. M. Hopkins	Extensions and alterations to a dwelling	Permission
54 Rosgoill Park Ms. M. Reilly	Utility room extension to side of dwelling	Permission
Divis Community Centre, Ardmoulin Place, Divis Street Belfast City Council Property Care Section	External lift shaft to rear of building	Permission
66 North Gardens Mrs. S. Johnston	Single-storey extension to rear of dwelling	Permission
35 Connaught Street Mr. S. Haddon	Proposed extension to rear of dwelling	Permission

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<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
Jesus Saves Mission, North Queen Street Randox Sectional Buildings for Jesus Saves Mission	Detached single garage	Permission
7 Hazelwood Park Mrs. J. Duffy	Erection of extension to dwelling and carport to provide a larger kitchen and new carport	Permission
6 Osborne Gardens Mr. M. Hopkins	Replacement of entrance gates	Listed Building Consent
203-205 Cliftonville Road Mr. V. Burns	Change of use from Class 1 retail unit to residential dwelling	Permission
Victoria House, 54-58 Chichester Street Mr. R. Bowden, Mr. J. Hool, Mr. J. Kirk and Mr. R. Wilson	Change of use of ground floor reception area and second, third and fourth floor offices to retail use	Permission
49 Onslow Gardens Mr. P. Baillie	Single-storey extension to rear of dwelling	Permission
2 Prince Edward Drive Mr. D. Magee	Two-storey extension to dwelling	Permission
19 Squires Hill Crescent Mr and Mrs. A. McCutcheon	New garage and bedroom adjoining to dwelling	Permission
66 Brompton Park Mr. M. Madden	Single-storey extension to rear of dwelling	Permission
33 Dundela Crescent Mr. K. Forbes	Two-storey extension to rear	Permission
213 Donegall Road Mr. R. Robinson	Change of use from shop to dwelling house	Permission
Central Services Agency Warehouse, Boucher Crescent, Boucher Road Central Services Agency	Enclosed storage area under external canopy to the side of the building	Permission

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<u>Site and Applicant</u>	<u>Description</u>	<u>Divisional Planning Manager's Opinion</u>
18 Knocklofty Park Mr. R. S. Ellison	Living room extension	Permission
24 Coombe Hill Park Mr. W. Boreland	Ground floor wc room and hall extension for disabled persons	Permission
16 Waterloo Park North Mr. K. McCambridge	Sun room extension to rear of dwelling	Permission
65 Larkfield Gardens Mr. E. Duly	Single-storey living room extension to side of dwelling	Permission
63 Cricklewood Park N. Sharma	Single-storey rear extension and roofspace conversion	Permission

After discussion, the Committee agreed to inform the Department of the Environment that it concurred with the observations of the Divisional Planning Manager in relation to the foregoing applications.

New Applications

The Committee noted a list of planning applications, copies of which had previously been circulated, which had been received by the Divisional Planning Manager for the Belfast City Council area during the period from 14th till 27th May.

Chairman