

# Town Planning Committee

Thursday, 8th January, 2015

## MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor Hanna (Chairman);  
the Deputy Lord Mayor (Councillor Hendron);  
the High Sheriff (Alderman L. Patterson);  
Aldermen Rodgers and McCoubrey;  
Councillors Austin, Beattie, Curran,  
Garrett, Haire, Hutchinson and McCabe.

In attendance: Mr. B. Flynn, Democratic Services Officer,  
Miss E. McGoldrick, Democratic Services Officer;  
Ms. K. Mills )  
Ms. C. Reville ) Divisional  
Ms. U. Caddell ) Planning Office.

### Apologies

Apologies were reported on behalf of Alderman M. Campbell and Councillors Carson, Cunningham, McCarthy, Mullan and Newton.

### Minutes

The minutes of the meeting of 4th December were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 5th January, subject to the omission of those matters which had been delegated to the Committee.

### Declarations of Interest

No declarations of interest were reported.

### Requests for Deputations

It was reported that no requests had been received.

### Routine Correspondence

The Committee noted the receipt of the undernoted items of correspondence:

#### Transport NI / Roads Service

- Notification of a proposed one-way traffic system at Mount Eagles Square;
- Notification of a Blue Badge parking bay at 11 Eastleigh Crescent;
- Notification of a Blue Badge parking bay at 19 Tyndale Green;
- Notification of the abandonment of a footpath at Templemore Avenue; and
- Notification of the abandonment of an area of road at Parkside Gardens.

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**Northern Ireland Environment Agency - Confirmation of Listed Status**

- Clonard Church and Monastery;
- Sinclair Seamen's Presbyterian Church;
- 9 Sandown Park;
- 82 Sandown Road;
- Former Northern Bank, 108-110 Victoria Street Belfast;
- Belfast Royal Academy, Cliftonville Road;
- 7 to 13 Lower Garfield Street;
- 82 North Road;
- St. Patrick's Roman Catholic Church;
- 7 to 19 Royal Avenue;
- 31 to 39 Royal Avenue;
- 63 to 73 Royal Avenue;
- Martyrs' Memorial Free Presbyterian Church;
- Musgrave Wing, and the East and West Wings, Royal Victoria Hospital; and
- Former Factory 3 to 19 Rydalmere Street.

**Northern Ireland Housing Executive**

- Notification of the extinguishment of Public Rights of Way at Ainsworth RDA;
- Notification of the extinguishment of Public Rights of Way at Boyne Court.

**Application Previously Rejected**

The Committee noted that correspondence had been received from the Planning Service in relation to a planning application for the change of use of ground floor premises at 23 Shaftesbury Square. That proposal would, if permitted, allow for the amalgamation of 22 with 23 Shaftesbury Square for use as an amusement arcade. The Council, at its meeting on 1st December, had rejected the Planning Service's recommendation to approve the application.

The Democratic Services Officer reported that, despite the issues which had been raised by the Council, including those relating to the Amusement Permit Policy, specifically in respect of an over-proliferation of such outlets within the vicinity of Shaftesbury Square, the Planning Service remained of the view that the application should be approved and, accordingly, the relevant notice would be issued.

Noted.

**Streamlined Decisions Issued**

The Committee noted a list of decisions which had been issued by the Planning Service between 2nd and 22nd December.

**New Applications**

The Committee noted a list of decisions which had been issued by the Planning Service between 18th November and 15th December.

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**Deferred Items Under Consideration**

The Committee noted a list of deferred items which were still under consideration by the Planning Service.

**Appeal Dates Notified**

The Committee noted information which had been received regarding the dates for the holding of planning appeals.

**Application Withdrawn**

The Committee noted that the application Z/2014/0792/F, which related to 79 Fruithill Park, had been withdrawn at the request of the Planning Service to enable amended plans to be considered.

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

**Reconsidered Item – Application Deferred**

The Committee considered further the undernoted planning application, in respect of which the Divisional Planning Manager had proposed a change of opinion from approval to refusal, and agreed that the application be deferred under criteria 5 to enable a further office meeting to take place:

| <b><u>Site</u></b>                      | <b><u>Proposal</u></b>   | <b><u>Opinion</u></b> |
|---|--|-----------------------|
| Wastebeater Offices,<br>Blackstaff Road | Demolition of existing office block and proposed erection of building for use as a waste treatment and transfer facility for non-hazardous waste and ancillary works including weighbridge, offices and concrete hard-standing for access and parking. | Refusal               |

**Reconsidered Items**

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

| <b><u>Site</u></b>            | <b><u>Proposal</u></b>   | <b><u>Opinion</u></b> |
|-------------------------------|--|-----------------------|
| Falls Park,<br>513 Falls Road | Proposed changing pavilion and 3G pitch, with associated perimeter fencing, floodlighting and additional car parking facilities (light spill report received). | Approval              |

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|   |  |          |
|---|--|----------|
| Land South of No. 2 Mill Valley Place and East of No. 11 Mill Valley Crescent | Erection of 9 dwellings, landscaping and associated site works.  | Approval |
| Caffrey Court,<br>149 Glen Road   | Alteration and conversion of existing vacant retail units to form 9 apartments with associated landscaping, site works and ancillary infrastructure. | Refusal  |

**Schedule of Planning Applications**

The Committee considered the schedule of planning applications and agreed to adopt the recommendations contained therein, with the exception of those referred to below:

| <b><u>Site</u></b>                           | <b><u>Proposal</u></b>   | <b><u>Opinion</u></b> |
|--|--|-----------------------|
| St Thomas' Hall<br>138a Lisburn Road         | Demolition of existing building and erection of 19 apartments, associated amenity space and site works (Amended plans received). [Deferred at the request of the Committee - Criteria 5]   | Refusal               |
| St Thomas' Hall<br>138a Lisburn Road         | Demolition of St Thomas' Hall. [Deferred at the request of the Committee - Criteria 5]   | Refusal               |
| 4a Connsbrook Avenue                         | Proposed extension to existing storage/warehouse building and internal alterations. Proposed alterations to access and increased parking. [Deferred at the request of the Committee - Criteria 5]                                      | Approval              |
| Queen's University Boat House, Lockview Road | Proposed extension to existing rowing club to provide additional boat storage, installation of new floating pontoon and erection of new 2.4m high site boundary fencing/gates. [Deferred at the request of the Committee - Criteria 5] | Approval              |
| McDonalds Restaurant Ltd, Westwood Centre    | Various site signage including 1 gateway, 2 directional signs and 7 freestanding signs. [Deferred at the request of the Committee - Criteria 5]  | Consent               |
| McDonalds Restaurant Ltd, Westwood Centre    | Erection of new pole-mounted sign. [Deferred at the request of the Committee - Criteria 5]   | Consent               |

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McDonalds Restaurant  
Ltd, Westwood Centre

Refurbishment of restaurant and patio area including associated works to the site, reconfiguration of drive-thru lane for side by side ordering installation of 2 canopies, 1 pedestrian crossing and 1 raised island. [Deferred at the request of the Committee - Criteria 5].

Approval

Chairman