

# Town Planning Committee

Thursday, 5th February, 2015

## MEETING OF TOWN PLANNING COMMITTEE

Members present: Aldermen McCoubrey, L. Patterson and Rodgers; and Councillors Austin, Garrett, Haire, Hutchinson, Jones, McCabe and McCarthy.

In attendance: Mr. B. Flynn, Democratic Services Officer;  
Miss E. McGoldrick, Democratic Services Officer;  
Mr P. Fitzsimons ) Divisional  
Ms. U. Caddell ) Planning Office.

### **Chairing of Meeting**

In the absence of the Chairman and the Deputy Chairman, it was agreed that Councillor McCarthy take the Chair.

(Councillor McCarthy in the Chair)

### **Apologies**

Apologies were reported on behalf of the Deputy Lord Mayor (Councillor Hendron), Aldermen M. Campbell and R. Patterson and Councillors Curran, Hanna, Mullan and Newton.

### **Minutes**

The minutes of the meeting of 8th January were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 2nd February, 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 none had been received.

### **Routine Correspondence**

The Committee considered the following items of correspondence:

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**Transport NI**

- Notification of the removal of a disabled parking bay at 12 Ohio Street;
- Notification of the proposed introduction of waiting restrictions at Cadogan Park;
- Notification of the abandonment of a public right-of-way at Parkside Gardens;
- Notification of the proposed reduction of the speed limit on the A55 Milltown Road, A55 Belvoir Road, B23 Milltown Road, B23 Hospital Road, C302 Hospital Road and C302 Purdysburn Road.

**Northern Ireland Housing Executive**

- Notification of an extinguishment of public rights-of-way at Stratheden Street.

**Northern Ireland Environment Agency – Advance Notice of Listing**

- Former St Mary's Christian Brothers School, Barrack Street;
- West Belfast Orange Hall, 342 – 344 Shankill Road;
- Caretaker's House, West Belfast Orange Hall, 7 Brookmount Street;
- Albert Hall and Shankill Road Mission Hall;
- Malvern Primary School, Forster Street;
- North Belfast Working Men's Club, 32 Danube Street; and
- Psychiatric Building, Mater Hospital, 37 Crumlin Road.

**Northern Ireland Environment Agency – Advance Notice of Delisting**

- 276 – 294 Tennent Street, Edenderry Gardens (even numbers);
- Kelly's Cellars, 30 – 32 Bank Street;
- 11 College Place North;
- 13 College Place North;
- Arthur Chambers, 4-14 Arthur Street;
- 4 – 8 Church Lane (Miss Moran Tobacconist);
- 10 Church Lane; and
- Ulster Bank (former Methodist Church), Donegall Square East.

The Democratic Services officer pointed out that the consultation exercise regarding the listing and delisting of the above-mentioned buildings would close at the end of February. He indicated that the Shadow Planning Committee, at its meeting on 22nd January, had considered the matter and determined as follows:-

***“After discussion, the Committee agreed to support, in principle, the listing of the following buildings:***

- ***Former St Mary's Christian Brothers' School, Barrack Street;***
- ***West Belfast Orange Hall, 342 to 344 Shankill Road;***
- ***Caretaker's House, West Belfast Orange Hall;***
- ***Albert Hall, 110 to 120 Shankill Road;***
- ***Shankill Road Mission Hall;***
- ***Malvern Primary School, Forster Street;***

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- ***North Belfast Working Men's Club, 32 Danube Street; and***
- ***Psychiatric Building, Mater Hospital, 37 Crumlin Road***

***The Committee agreed that it would be opposed, in principle, to the de-listing of the following buildings:***

- ***No's 276 to 294 Tennent Street, Edenderry Gardens;***
- ***Kelly's Cellars, 30 to 32 Bank Street; and***
- ***Nos. 11 and 13 College Place North.***

***In addition, the Committee agreed to defer, to enable further information to be provided, consideration of the proposals in respect of the following buildings:***

- ***Arthur Chambers, 4 to 14 Arthur Street;***
- ***4 to 8 Church Lane (incorporating Miss Moran tobacconist) ;***
- ***10 Church Lane; and***
- ***Former Methodist Church facade, Donegall Square East.***

***It was noted that the consultation exercise regarding the matter would close at the end of February and, accordingly, the Committee agreed that the issue be reconsidered at its meeting scheduled for 19th of that month, at which it would give its considered response to the proposals. "***

Accordingly, the Committee noted the information that had been provided. In addition, it endorsed the position as taken by the Shadow Planning Committee in respect of the listing and delisting of the properties as outlined.

#### **Streamlined Decisions Issued**

The Committee noted a list of decisions which had been issued by the Planning Service between 1st December and 29th January.

#### **New Applications**

The Committee noted a list of applications which had been received by the Planning Service between 30th December and 26th January, 2015.

#### **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.

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**Application Withdrawn**

The Committee noted that the application Z/2014/0099/F, which related to 20a – 22 Old Cavehill Road, 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 Items**

The Committee considered further the undernoted planning applications and adopted the recommendations thereon:

<b><u>Site</u></b>	<b><u>Proposal</u></b>	<b><u>Opinion</u></b>
Site between 135 and 143 Upper Springfield Road	Erection of 15, 2 storey dwellings and 4, 2 bedroom apartments and associated site works.	Approval
39 to 41 Falls Road	Proposed new shop and apartment development (1 no retail unit and 11 no apartments).	Approval
420 to 428 Woodstock Road	Proposed alterations and 2-storey extension to 420 to 422 Woodstock Road to provide ground floor retail unit and ancillary use, change of 1st floor use to storage and ancillary use and internal alterations at ground floor to existing retail unit. (Amended description).	Approval
18 Sans Souci Park	Partial demolition of dwelling removing side and rear wall, some internal walls, replacement of both ground and first floor, retention of front facade and roof, 2 storey side and rear extension and driveway width increased to 3.2m. (Amended plans).	Approval
86a Tildarg Street	Proposed erection of a single block of 7 apartments including car parking and landscaping.	Refusal
4 Ulsterville Drive	Change of use from domestic dwelling to a house of multiple occupancy with 4 Bedrooms.	Approval
Queen's University Boat House	Extension to existing rowing club to provide additional storage, installation of new floating pontoon / gates.	Approval

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**Schedule of Planning Applications**

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

<b><u>Site</u></b>	<b><u>Proposal</u></b>	<b><u>Opinion</u></b>
55 to 71 Ormeau Road	7 storey mixed use development, 83 apartments with associated parking at ground and mezzanine level, 5 retail units.[Deferred at the request of the Committee - Criteria 5]	Refusal
151 to 167 Antrim Road and 12 Halliday's Road	Demolition of existing public house, betting office and snooker hall, construction of betting office, public house, ATM and 31 apartments (amended description and plans). [Deferred at the request of the Committee - Criteria 5]	Refusal
Musgrave Park Industrial Estate	Proposed warehouse extension for the storage of a glass, in conjunction with additional vehicular parking, additional hardstanding area extension and approximately 60m of culverting extension to the Woodland River. [Deferred at the request of the Committee - Criteria 5]	Refusal
178 Upper Newtownards Road	Change of use from residential to linguistic training centre. [Deferred at the request of the Committee - Criteria 5]	Refusal
Lands adjacent to 392 and 394 Belmont Road	Proposed development of 2 detached dwellings with garages and associated site works. [Deferred at the request of the Committee - Criteria 5]	Refusal
6 Burmah Street	Dormer window to front of dwelling (retrospective). [Deferred at the request of the Committee - Criteria 5]	Refusal
119 North Road	Retrospective application for the demolition of the coach house/stables and greenhouse, erection of two storey building for offices and store erection of single storey covered play area and store, and change of use of the yard to outdoor play area. [Deferred at the request of the Committee - Criteria 5]	Approval

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Lands adjacent to 15 Osborne Park	Change of house type to that as approved under Z/2012/1162/F. [Deferred at the request of the Committee - Criteria 5]	Refusal
263 to 287 Beersbridge Road	Construction of 10 dwellings with associated car parking and landscaping. [Deferred at the request of the Committee - Criteria 5]	Refusal
Site between 30 and 32 Knockdene Park South.	New dwelling (resiting and change of house type from previous approval Z/2013/0604/F) with associated access, parking and amenity space (amended address and description). [Deferred at the request of the Committee - Criteria 5]	Refusal
Apt 3 Forest House 72 Beech Heights Wellington Square	Extension to apartment over existing external private balcony (new P1 application form received). [Deferred at the request of the Committee - Criteria 5]	Refusal
Richmond Lodge Campus 85 Malone Road	1.2m - 3m high fencing to site perimeter boundaries to provide enhanced security. [Deferred at the request of the Committee - Criteria 5]	Refusal

Chairman.