

Planning Committee

Tuesday, 13th May, 2025

HYBRID MEETING OF THE PLANNING COMMITTEE

- Members present: Councillor Carson (Chairperson);
Aldermen Lawlor, McCullough and Rodgers;
Councillors Abernethy, Anglin, Bell, Brennan,
T. Brooks, Doran, S. Douglas, Ferguson, Garrett,
Groogan, Hanvey, Magee, McCabe, McCann,
Murphy and Whyte.
- In attendance: Ms. K. Bentley, Director of Planning and Building Control;
Mr. K. McDonnell, Solicitor (Regulatory and Planning);
Mr. E. Baker, Planning Manager (Development Management),
Ms. C. Reville, Principal Planning Officer;
Ms. L. Walshe, Principal Planning Officer;
Mr. P. O'Reilly, Senior Planning Officer;
Mr. M. McErlean, Senior Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

Apologies

No apologies were reported.

Minutes

The minutes of the meeting of 15th 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.

Declarations of Interest

No declarations of interest were reported.

Withdrawn Item

The Committee noted that the undernoted item had been withdrawn from the agenda:

- LA04/2024/1865/O - 3no. detached dwellings - Land between No 22 Squires View and Nos 57 and 59 Squires Hill Road.

Deferred Items

The Committee agreed to defer considerations of the following items in order that site visits be undertaken to the application sites:

- LA04/2024/1466/F - Ground floor extension and alterations to provide 1 No. retail unit. Side extension for new coffee shop. Two storey rear extension. Change of use at first and second floor level

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to 8-bed HMO and part change of use of ground floor to HMO.
Front and rear dormers and landscaping. - 41 Rosetta Road;

- LA04/2024/1584/F - Subdivision of 6No. bed shared dwelling to provide 3No. self contained flats, with demolition of single storey rear return and erection of two storey rear extension to provide 1no self contained flat. - 21 Skegoneill Avenue;
- LA04/2024/0267/F - Change of Use from Dwelling to 6no bed/6 person HMO (amended description) - 11 Friendly Way; and
- LA04/2024/0095/F - Change of use from Dwelling to Short term holiday letting (retrospective) – 3 Broadway Link.

Committee Site Visits

The Committee noted the site visits.

Notification of Abandonment and Extinguishment

Notifications from Statutory Bodies - Law Courts

The Committee noted the proposed abandonment at the Law Courts.

Planning Appeals Notified

The Committee noted the appeals decisions.

Planning Decisions Issued

The Committee noted the planning decisions issued in April, 2025.

Live Applications for Major Development

The Committee noted the list of live applications for major development.

Committee Decisions yet to issue

The Committee noted the list of Committee decisions which had not yet been issued.

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Miscellaneous Items

**Advance Notice of Listed Buildings:
19 Wellington Park**

The Committee noted the report and supported the proposed listing.

Local Applications subject to NI Water Objections

The Committee agreed to delegate to the Director of Planning and Building Control those Local planning applications to which NI Water had objected.

New Planning Applications

LA04/2024/2026/RM - Multi Storey Car Park with ground floor units for local retail uses, restaurant and cafe uses, leisure and gym facilities at Plot 8, new public realm and amenity open space including a central plaza in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details - Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road

The Principal Planning Officer provided an overview of the application. She informed the Committee that outline planning permission had been granted in December 2021 for a mixed-use regeneration of lands at The King's Hall.

She explained that the application sought approval of the following reserved matters for Plot 8:

- siting,
- design: including height, scale, massing, form of buildings and floor plans;
- external appearance;
- means of access; and
- landscaping.

She reported that the design of the building and plaza complied with the approved Design Code and would be in keeping with the character and appearance of the area and safeguard the setting of the listed King's Hall building.

The Principal Planning Officer stated that there had been no objections received from statutory or non-statutory consultees, DfC HED or third parties.

She stated that, having regard to the development plan and other material considerations, the proposal was considered acceptable, and it was recommended that the reserved matters application be granted permission, subject to conditions.

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The Chairperson welcomed Mr. N. Salt and Mr. A. Murray, attending on behalf of the applicant, to the meeting.

Mr. Salt stated that the application sought reserved matters approval for a multistorey car park and details of the layout, scale, appearance and landscaping of the new public realm

He stated that the development represented a further phase of works in the redevelopment of the King's Hall site and that the delivery of the car park was required to enable completion of the final phases of the development.

He informed the Committee that the car park would provide 552 spaces over seven floors and five commercial units on the ground floor that would open up to the public plaza and provide active spill out areas.

He stated that the building had been designed to provide visual interest and relate to the wider development through the careful use of façade treatment and suitable scale.

Mr. Salt explained that the public realm area would connect the wider development by providing seating areas integrated with planting that would provide an open appearance and attractive area for people to walk through, meet or relax in.

He concluded by stating that the applicant had proactively worked with Planning officers and DfI Roads, there had been no objections to the application from any statutory consultees and that the recommendation for approval had been welcomed.

The Committee approved the reserved matters, subject to conditions, and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any issues that might arise from the outstanding consultee response from the Environmental Health, provided they were not substantive.

LA04/2024/1121/F - Vary of condition 6 of planning application LA04/2020/0747/F to extend timing of works from 3 years to 5 to accommodate design changes to elevations and vary of condition 7 of planning application LA04/2020/0747/F to accommodate design changes to the roof. - The Kings Hall And RUAS Site South Of Upper Lisburn Road/Balmoral Avenue West Of Harberton Park And North-east Of Balmoral Golf Club

The Principal Planning Officer summarised the application to vary conditions 6 and 7 of LA04/2020/0747/F to amend the approved drawings to reflect design changes for the King's Hall building and to extend the period of delivery of renovations to the external elevations in order to match that of the roof renovation.

She highlighted the following key issues relevant to consideration of the application:

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- The principal of the alterations to the listed building from the previous approval;
- The time period for delivery of the renovations;
- HED and EHO offered no objections to the proposed variation; and
- One objection had been received that raised concern about the impact of visual nuisance and prolonged disrepair of the Kings Hall building on the amenity of the area.

She stated that, having regard to the development plan, relevant planning policies and consultations responses, it was considered that the variation of the conditions should be approved.

The Committee agreed to the variation of conditions 6 and 7, to extend timing of works from three years to five years, to accommodate design changes to elevations and to accommodate design changes to the roof.

The Committee delegated authority to the Director of Planning and Building Control to finalise the conditions and deal with any other matters which might arise provided they were not substantive.

LA04/2024/0058/F - Demolition of existing 31 no. bed private nursing home and erection of 20 no. sheltered housing units (3 storey building) for the elderly; warden accommodation; communal facilities; landscaping; car parking and site works. - 68 Fortwilliam Park

The Principal Planning Officer provided the Committee with an overview of the application. She summarised the following main issues for consideration:

- Principle of sheltered housing units in this location;
- Design and Placemaking;
- Impact on amenity;
- Flood risk and drainage;
- Waste-water infrastructure;
- Climate change;
- Access and transport;
- Health impacts;
- Environmental protection
- Natural heritage;
- Trees and landscaping; and
- Waste management.

She reported that three third-party objections had been received, NI Water had objected on the grounds of sewer network capacity issues and that no objections had been received from any other consultees.

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The Principal Planning Officer explained that the application met the internal space standards as per appendix C of the Belfast LDP and she recommended that the application be approved, subject to conditions.

The Chairperson welcomed Mr. T. Stokes, TSA Planning, Mr. K. Strathern, Architect, and Mr. P. Steele, Applicant, to the meeting.

Mr. Stokes stated that the proposal would redevelop the existing nursing home to provide independent sheltered living accommodation to allow residents to live in self-contained apartments that would provide independence and social interaction through the inclusion of communal living spaces.

He stated that there would be on site staff and warden accommodation that would provide the residents with a safe and secure facility. He informed the Committee that the existing building only just met current nursing home standards due to the outdated nature of the existing building and facilities on offer and that the current overall occupation of the 31 bed home was 26 residents and that this was reflective of the demand for the current accommodation.

He reported that the applicant had a three-year plan to commence development and was committed to continue engagement with the existing residents and their respective families to provide alternative accommodation in the local area.

The Committee granted planning permission, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any other issues that might arise, provided that the issues were not substantive.

Chairperson