



9th March, 2021

MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet remotely via Microsoft Teams, on Tuesday, 16th March, 2021 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Minutes (Pages 1 - 20)
 - (c) Declarations of Interest
2. **Committee Site Visits (Pages 21 - 22)**
 - (a) Pre-Emptive Site Visit Request

LA04/2020/2200/F - Demolition of Nos. 27 to 37 Linenhall Street and Nos. 8-10 Clarence Street and erection of seven storey office building 8-10 Clarence Street, 27-37 Linenhall Street and existing car park at the corner of Linenhall Street and Clarence Street
3. **Planning Appeals Notified (Pages 23 - 24)**
4. **Planning Decisions Issued (Pages 25 - 58)**
5. **Abandonment (Pages 59 - 64)**

6. **Planning Applications**

- (a) *Item Withdrawn - (Reconsidered item) LA04/2019/1833/F - New dwelling to replace previous dwelling on site at 11 Ashley Park, Dunmurry*
- (b) (Reconsidered Item) LA04/2020/1022/F - Demolition of existing vacant buildings and structures to the rear of the site and alterations, refurbishment and extension to existing terraced dwelling at 1 Canada Street to provide 6no. apartments plus associated site works at 1 and 1a Canada Street (Pages 65 - 86)
- (c) (Reconsidered Item) LA04/2020/1803/F - Change of use to House of Multiple Occupancy at 60 Springfield Road (Pages 87 - 96)
- (d) (Reconsidered Item) LA04/2020/0845/O - Outline planning permission for a mixed use regeneration proposal with all matters reserved for retirement living at plot 6, medical or health services at plot 9, multi storey car park, local retail uses, restaurant and cafe uses, leisure and gym facilities at plot 8, associated internal access roads, associated new public realm and amenity open space including central plaza and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F); and no matters reserved for residential development (81 apartments) at plot 3 with ground floor local retail use/restaurant and cafe uses/leisure and gym facilities, associated landscaping, car parking and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F) and reconfiguration of temporary car park to the rear of King's Hall (approved under LA04/2018/0040/F) on lands at Kings Hall and RUAS site (Pages 97 - 150)
- (e) *Item Withdrawn - LA04/2020/2200/F - Demolition of Nos. 27 to 37 Linenhall Street and Nos. 8-10 Clarence Street and erection of seven storey office building 8-10 Clarence Street, 27-37 Linenhall Street and existing car park at the corner of Linenhall Street and Clarence Street*
- (f) LA04/2020/1864/F - Application under Section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission Z/2014/0077/F (erection of new pavillion, new 3G all-weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking) to vary Condition 13 (seeking to vary the scheme of landscaping to be implemented) Glassmullin Gardens / Slieveban Drive (Pages 151 - 164)
- (g) LA04/2020/1666/F - Demolition of existing two storey building and erection of a 14. storey office development with landscaping, parking, and associated development on lands at 102-127 Grosvenor Road and adjoining The Westlink/Grosvenor Road junction (Pages 165 - 186)

- (h) LA04/2020/2230/F - Section 54 application to vary conditions attached to Z/2014/1768/F as follows: Condition 2 relating to provision of samples of external finishes from prior to commencement of development to prior to construction of any buildings. Condition 8 relating to provision of full landscaping details from prior to commencement of development to prior to the development becoming operational. Condition 14 and relating to provision of details for disposal of storm water and foul sewage from prior to commencement of development to prior to the development becoming occupied or operational and verified by the Local Planning Authority. Removal of condition 12 relating to requirement for provision of protective fencing around retained trees for the duration of the development Newforge Country Club 18b Newforge Lane (Pages 187 - 214)
- (i) LA04/2020/2231/F - Section 54 application to vary conditions attached to LA04/2015/0266/F as follows: Condition 5 relating to provision of full landscaping details from prior to commencement of development to prior to the development becoming operational. Condition 10 relating to provision of details for disposal of storm water and foul sewage from prior to commencement of development to prior to the development becoming occupied or operational and verified by the Local Planning Authority; Newforge Country Club 18b Newforge Lane (Pages 215 - 246)
- (j) *Item Withdrawn - LA04/2020/0426/F - Reconstruction of petrol station and ancillary retail unit including the replacement of fuel tanks, pumps and canopy alterations. Hot food takeaway unit, ATM, compactor and provision of an EV charging facility at 228 -232 Stewartstown Road*
- (k) LA04/2020/0857/F - Demolition of existing hostel building and redevelopment to provide four-storey building comprising 15 No. residential units, office space and ancillary development at Ormeau Centre, 5-11 Verner Street (Pages 247 - 260)
- (l) LA04/2020/0798/F - Youth and Community Centre, with fenced 3G Pitch on vacant site, with associated parking and landscaping on site of former Grove Swimming Pool Complex bound by York Road North Queen Street and Grove Place (Pages 261 - 272)
- (m) LA04/2019/2756/F & LA04/2019/0863/LBC - Alterations to vacant Gaol wing (Wing A) to facilitate change of use to operational whiskey distillery (including ground water abstraction, plant equipment and all associated works) with tourist centre, new car park, alterations to existing car park and associated site works. Tourist facilities to include guided tours, bar and restaurant/cafe (Pages 273 - 300)
- (n) LA04/2021/0104/F - Rear dormer to roof and a second floor side window. Works to include renovation of existing single storey side and rear extension to include replacement of pitched roof for flat roof, exterior render finish and fenestration changes at 16 Ardmore Drive (Pages 301 - 306)
- (o) LA04/2020/1321/F - New footpath, path widening and resurfacing, new park entrance, wayfinding signage and street furniture at/on various park entrances and signage/wayfinding installations bordering on the Glencairn Park and the Forthriver Linear Park as well as at Forthriver Road (Pages 307 - 318)

7. **Miscellaneous**

- (a) Regional Property Certificate Fee increase (Pages 319 - 322)
- (b) Review of the implementation of the Planning Act 2011 (Pages 323 - 352)

8. **Issue Raised in Advance by a Member**

- (a) To request that DFI Planning be invited to present on their review of Community Engagement in the Planning Process - Cllr Groogan

9. **Restricted Items**

- (a) Finance Update (Pages 353 - 378)
- (b) Lisburn and Castlereagh City Council - Local Development Plan - Focused Changes Consultation (Pages 379 - 396)