

# Planning Committee

Thursday, 20th May, 2021

## MEETING OF THE MEMBERS OF THE PLANNING COMMITTEE HELD REMOTELY VIA MICROSOFT TEAMS

- Members present: Councillor McKeown (Dep. Chairperson)  
Councillors Brooks, Carson, Matt Collins,  
Garrett, Groogan, Hanvey, Hutchinson,  
Maskey, Murphy, and O'Hara.
- In attendance: Mr. A. Reid, Strategic Director of Place and  
Economy;  
Mr. E. Baker, Planning Manager  
(Development Management);  
Ms. N. Largey, Divisional Solicitor;  
Ms. E. McGoldrick, Democratic Services Officer; and  
Mrs. L. McLornan, Democratic Services Officer.

(Councillor McKeown, Deputy Chairperson, in the Chair)

### **Apologies**

Apologies for inability to attend were reported from the Chairperson, Councillor Hussey, and Councillor McCullough.

### **Declarations of Interest**

No declarations of interest were recorded.

### **Correspondence from DFI seeking views on changes to two condition - Departmental Planning Application LA04/2017/0474/F Lands at 88 - 104 Andersonstown Road and between 36 – 42 Mooreland Park and 202 - 206 Stockman's Lane (Casement Park)**

The Members considered the undernoted report and the accompanying appendices which were available on modern.gov:

#### **“1.0 Purpose of Report and Summary of Main Issues**

- 1.1 The Council has received correspondence from the Department for Infrastructure in relation to planning application LA04/2017/0474/F for the redevelopment of Casement Park to provide a new stadium. The proposal is of regional significance and the application is being dealt with by the Department rather than Belfast City Council.

1.2 The Department is seeking the Council's views on changes to proposed conditions 14 and 36 which relate to arrangements for an Events Management Group and requirements for an Events Management Plan.

2.0 Recommendation

2.1 It is recommended that the Chief Executive, or her nominated officer, uses her delegated authority to agree the proposed changes to the wording of conditions 14 and 36 as set out in the Department's letter of 17 May 2021 and to any further changes to the proposed conditions provided that those changes are of a minor or technical nature.

3.0 Main Report

Background

3.1 The Council has received correspondence from the Department for Infrastructure in relation to planning application LA04/2017/0474/F for the redevelopment of Casement Park to provide a new stadium (see Appendix 1). The proposal is of regional significance and the application is being dealt with by the Department rather than Belfast City Council.

3.2 The Council provided its substantive consultation response to the planning application in August 2017. The Planning Committee offered no objection to the application but made the following specific comments:

- Further detailed cross sections through the entire site and surrounding properties were recommended
- Further images to demonstrate impact on the skyline and key views were recommended
- Greater certainty around travel, transport and traffic should be provided.

3.3 The application was considered by the Planning Committee again in September 2019 following re-consultation. The Committee agreed to provide no further comments but that the Director of Planning and Building Control would write to the Department and recommend that the residents' association known as MORA be given the opportunity to meet the Department and discuss their concerns.

3.4 A final consultation was undertaken in February 2020 in relation to technical information regarding traffic and access.

As the additional information was limited, the matter was dealt with under delegated powers with no further comment provided.

- 3.5 The Department subsequently issued a Notice of Opinion in November 2020 advising of its intention to grant planning permission and listing the proposed conditions (see Appendix 2). The Planning Service responded to the Notice of Opinion advising that the Council is content for the Department to proceed with determination of the planning application.

**Proposed changes to conditions 14 and 36**

- 3.6 The Department is in the process of finalising the S76 planning agreement for the application so that the decision can be issued. During this process it has identified the need to amend proposed conditions 14 and 36 in the Notice of Opinion. The Department is seeking the Council's agreement to these changes by no later than 24 May 2021 so that the drafting of the S76 planning agreement can be finalised.
- 3.7 The proposed changes are set out in the Department's letter at Appendix 1.
- 3.8 The proposed change to condition 14 is to make it clear that the Events Management Group must be established 2 months prior to the initial scheduled event or fixture whereas the original wording of the condition could have been interpreted such that the Events Management Group could have been established within 2 months after the initial scheduled event or fixture which would have defeated its purpose. The amended wording is considered necessary, more precise and is welcomed.
- 3.9 The proposed change to condition 36 allows the Event Management Plan to be modified if the modification is the requirement of a statutory body/licensing body making a decision pursuant to its statutory functions and duties without requiring the Event Management Group to reconvene. This is considered to be a practical approach which would reduce the administrative burden on the Event Management Group, and is considered reasonable.
- 3.10 It is therefore recommended that the Council agrees to these changes. It is also recommended that delegated authority is given to officers to respond to any further changes to the proposed conditions provided that those changes are of a minor or technical nature.

**4.0 Finance and Resource Implications**

4.1 None identified.

**5.0 Equality or Good Relations Implications/Rural Needs Assessment**

5.1 None identified.”

The Members of the Committee recommended that the Chief Executive, or her nominated officer, would exercise her delegated authority to agree the proposed changes to the wording of conditions 14 and 36, as set out in the Department’s letter of 17 May 2021, and to any further changes to the proposed conditions provided that the changes were of a minor or technical nature.

**Planning Application**

**THE MEMBERS OF THE PLANNING COMMITTEE CONSIDERED THE FOLLOWING ITEM IN ORDER TO MAKE RECOMMENDATIONS TO THE CHIEF EXECUTIVE IN PURSUANCE OF THE POWERS DELEGATED TO HER BY THE COUNCIL ON 4TH MAY, 2021**

**Withdrawn Item**

The Members noted that the following application had been withdrawn from the agenda:

- **LA04/2019/2653/F** - Demolition of existing property and erection of a 9 storey building (overall height 37m) comprising a ground floor retail unit together with cycle parking and plant areas: and 8 floors of grade A office accommodation. (amended plans & updated technical information) Chancery House, 88 Victoria Street.

**Restricted Item**

**The information contained in the report associated with the following item is restricted in accordance with Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.**

Resolved – That the Committee agrees to exclude the members of the Press and public from the Committee meeting during discussion of the item as, due to the nature of the items, there would be a disclosure of exempt information as described in Section 42(4) and Section 6 of the Local Government Act (NI) 2014.

**LA04/2021/0666/F - Window installation to east facing elevation (2 No. Windows) at first & second floor. Installation of patio doors leading to raised seating area at split level ground entrance floor at 1 Downview Avenue**

The Members were provided with the details of the application. They were advised that the proposal would not adversely impact the character and appearance of

the surrounding area and that it was considered to be sympathetic in its built form, scale, massing and appearance with the existing property and with surrounding neighbouring properties. It was also considered that the proposal would not raise any issues in relation to residential amenity including overshadowing, loss of light, dominance or overlooking.

The Planning Manager outlined that no letters of objection had been received.

The Members of the Committee recommended that, in accordance with the Council decision of 4th May 2021, the Chief Executive, or her nominated officer, would exercise her delegated authority to approve the application, subject to conditions.

**Query in respect of Members Referring an application to the Planning Committee**

A Member requested information regarding the process for Members requesting that applications that would ordinarily be determined under Delegated Authority were brought before the Committee for consideration. The Planning Manager undertook to speak with the Member directly regarding the procedure.

**Thanks**

A number of Members paid tribute to the outgoing Chairperson and Deputy Chairperson, as well as the staff, who had dealt with a number of changes to Council procedures and processes since the Covid-19 pandemic began.

Chairperson