

**Democratic Services Section  
Chief Executive's Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**



**Belfast  
City Council**

12th February, 2019

**MEETING OF PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Banqueting Hall - City Hall on Tuesday, 19th February, 2019 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 - 16)
  - (c) Declarations of Interest
2. **Motion - Street Furniture (Pages 17 - 18)**
3. **Planning Appeals Notified (Pages 19 - 24)**
4. **Planning Decisions Issued (Pages 25 - 32)**
5. **Vesting Order (Pages 33 - 36)**
6. **Miscellaneous Items**
  - (a) Listed Building (Pages 37 - 40)
  - (b) Update on Article 4 Direction - Removal of Permitted Development Rights (Pages 41 - 54)

7. **Restricted Items**

- (a) Update on Sprucefield (Pages 55 - 68)
- (b) Planning Service Review (Report to follow)

8. **Planning Applications**

- (a) (Reconsidered item) LA04/2018/1998/F - Demolition of existing building and erection of a new purpose-built facility including retention of existing chimney at Ardoyne Youth Club, Old Beltex Mill, Flax Street  
  
(Pages 69 - 86)
- (b) LA04/2018/1991/F & LA04/2018/1968/LBC - Demolition of existing non-listed buildings and redevelopment of site to accommodate office led mixed use development comprising office, industrial floorspace, active ground floor uses retail, restaurants, cafes and basement parking and associated access and circulation ; proposals include the retention and restoration of the listed Seaver building comprising façade restoration, new roof and reintroduction of dormers, replacement windows and reinstatement of original entrance to southern façade at Former Belfast Telegraph complex at 124-144 Royal Avenue and 1-29 Little Donegall Street, Belfast (Pages 87 - 110)
- (c) LA04/2018/2451/F - Refurbishment of existing play area with the proposed introduction of MUGA playing surface with goal posts & basketball nets & perimeter fencing with outdoor play park equipment, 30 metres south west of 9 Britannic Terrace (Pages 111 - 118)
- (d) LA04/2018/2378/F - Public realm improvements comprising the re-surfacing of existing footways and on-street parking areas with natural stone, granite and asphalt; granite kerbs; boundary enhancements; new/replacement street trees and furniture; realignments to existing pedestrian crossings; minor junction improvements at Century Street and Manor Street and advisory cycle lanes on Lower Oldpark Road. (Pages 119 - 128)
- (e) LA04/2018/2278/F - Amendment to previously approved LA04/2017/1779/F at Sacred Heart Parochial Hall to include new entrance from Gracehill Court (Pages 129 - 134)
- (f) LA04/2018/1940/F Re Location of garden centre from northern to southern side of building including demolition of existing garden centre buildings, amendments to elevations on southern(Balmoral Road) side of building, service yard alterations and fencing, amendments to footways on Balmoral Road to create service vehicle temporary parking and alterations to car park at 38 Boucher Road. (Pages 135 - 146)
- (g) LA04/2018/2679/F - External alterations and reduction in the office footprint from the previously approved (extant permission) under planning references Z/2011/0358/O and LA04/2015/0144/RM on site between Boucher Place and Blackstaff River (Pages 147 - 154)
- (h) LA04/2017/0308/F - Apartment development comprising 14 two bed social housing apartments and associated car parking at 123 Barnett's Road (Pages 155 - 168)

- (i) LA04/2017/1682/F - 33 dwellings, garages and all other associated site works to include 16. apartments, 4. town-houses, 8 semi-detached dwellings and 5 detached dwellings on Lands at Lacefield, Campbell College, lands to the rear of Cabin Hill Court (Pages 169 - 178)
- (j) LA04/2018/2402/F - Change of use from dwelling to HMO at 79 Great Northern Street (Pages 179 - 184)
- (k) LA04/2018/1271/F - Detached Garden Store at Plot 67 Downshire Hall Harberton Park (Pages 185 - 192)
- (l) LA04/2018 /1274/F - Detached garage with part roof space storage Plot 67 Downshire Hall Harberton Park (Pages 193 - 202)
- (m) LA04/2018/1292/F - Detached Store Plot 53 Nugent Hall Harberton Park (Pages 203 - 210)