Town Planning Committee

Thursday, 7th August, 2014

MEETING OF TOWN PLANNING COMMITTEE

Members present: Councillor Hanna (Chairman);
The Deputy Lord Mayor (Councillor Hendron);
Aldermen McCoubrey, R. Patterson
and Rodgers; Councillors Austin, Beattie,
Garrett, Haire, Jones, Hutchinson, McCabe,
McCarthy, Mullan and Newton.

Also Attended: Councillor Johnston
(Belfast District Council - Shadow).

In attendance: Mr. B. Flynn, Democratic Services Officer; and
Mrs. K. Mills) Divisional
Ms. C. Reville) Planning Office.

Apologies

Apologies were reported on behalf of the High Sherriff (Alderman L. Patterson), Alderman M. Campbell and Councillors Carson, Cunningham and Curran.

Declaration of Interest

Alderman Rodgers declared an interest in respect of an item 11 on the Schedule of Applications which had been submitted by the Belfast Education and Library Board. He pointed out that he was member of that Board.

Requests for Deputations

It was noted that no requests for deputations had been received.

Routine Correspondence

The Committee noted the following correspondence which had been received from the various statutory bodies and agencies:

Roads Service – Transport NI

- Notification of changes to waiting restrictions on Baltic Avenue
- Notification of changes to waiting restrictions on Clifton Street
- Notification of changes to waiting restrictions on the Crumlin Road
- Notification of changes to waiting restrictions on Massey Avenue
- Notification of changes to waiting restrictions on the Wandsworth Road
- Notification of changes to waiting restrictions on Woodstock Place
- Notification of changes to waiting restrictions on Balfour Avenue

- Notification of changes to waiting restrictions on Durham Street
- Notification of changes to waiting restrictions on Tomb Street
- Notification of provision of blue badge parking bay at 19 Fernwood Street
- Notification of provision of blue badge parking bay at 59 Oberon Street
- Notification of provision of blue badge parking bay at 49 Fairhill Park

Northern Ireland Environment Agency

Notification of the extension of Listed Building Status to the undernoted properties:

- Wetherspoons, The Bridge House, 35-37 Bedford Street
- 2/6 Bradbury Place, Shaftesbury Square
- May Street Presbyterian Church
- Belfast School of Music, 99 Donegall Pass
- BBC Broadcasting House, Ormeau Avenue
- St. Martin's Church of Ireland, Kenilworth Place
- Ulster Hall, Bedford Street
- Hatfield House Bar, 130 Ormeau Road
- The Grand Opera House
- St. Mary Magdalene, Donegall Pass
- 56-70 Donegall Pass
- St. Malachy's Church, 24 Alfred Street
- Albert Bridge, Albertbridge Road/East Bridge Street
- St. Malachy's Presbytery, 24 Alfred Street
- Alfred House, 19-21 Alfred Street
- St. Malachy's Convent, Sussex Place
- St Malachy's Primary School, Sussex Place

Proposed 20mph Speed Limit in the City Centre

The Democratic Services Officer outlined the principal aspects of correspondence which had been received from Transport NI seeking the Council's views on the introduction of a 20mph speed limit within the city centre.

He indicated that the proposed scheme would operate on a pilot basis and an evaluation on its outcome would be undertaken at its conclusion. The rationale behind the proposal, he reported, was primarily to enhance road safety within the city centre and promote further the use of public transport and cycling. He added that the Development Committee, at its meeting on 19th August, would consider a report which would address the wider implications of the reduction to the speed limit.

The Committee made the following points in respect of the proposed reduction:

- That the timescale which Transport NI had permitted for consultation on the proposals had been somewhat limited;
- That it remained unclear how the speed limit would be enforced within the city centre; and

- That the future requirements of car users should be considered in conjunction with cyclists and public transport.

The Committee noted the information which had been provided.

New Planning Applications

The Committee noted a list of new planning applications which had been received by the Planning Service from 1st July till 28th July 2014.

Streamlined Planning Applications – Decisions Issued

The Committee noted a list of decisions which had been issued by the Planning Service between 10th June and 29th July under the streamlined planning process.

Deferred Items Under Consideration

The Committee noted the list of deferred items which were under consideration by the Planning Service.

Appeal Decisions Notified

The Committee noted the outcome of a number of recent planning appeals.

Applications Withdrawn

The Committee noted that applications relating to 247 Falls Road and 43 Knockbreda Road had been withdrawn from the schedule at the request of the applicants.

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 of the Divisional Planning Manager thereon:

Site and Applicant	Proposal	Opinion
Land adjacent to 15 Osborne Park	Proposed 2 storey dwelling	Approval
Belfast City Hospital Belfast Health and Social Care Trust	New plant room water storage tanks	Approval
Land adjacent to 42 Belmont Church Road	Erection of dwelling	Approval

18 Irwin Avenue FR Ventures Ltd.	Change of use of existing residential property to provide a house in multiple occupancy for 6 bedrooms	Approval

Schedule of Applications

The Committee considered the schedule of planning applications which had been submitted by the Divisional Planning Manager in respect of the Council area and agreed to adopt the recommendations contained therein, with the exception of those referred to below:

Site and Applicant	**Proposal**	**Opinion**
Forsythe House Cromac Square Haymarket House Ltd.	Office occupier signs [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4].	Refusal
Lands at 406-420 Donegall Road and 1-3 Glenmachan Street	Furniture showroom and ancillary site works [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4].	Approval
41 Malone Road	Change of use of existing building from photography studio and offices to 6 apartments and internal alterations No external alterations [Deferred at the request of the Committee to enable and office meeting to be held: Criteria 4].	Refusal
41 Malone Road	Internal alterations including new load bearing walls and staircase in the return to facilitate change of use and sub-division from offices to 6 self contained apartment with no external alterations of	Refusal

	changes to the exterior fabric of the building (amended description) [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4].	
12 Hawthornden Road	Two storey extension to front of dwelling and single storey extension to rear [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4].	Refusal
College Court King Street Fernhill Ltd.	PVC mesh banner (temporary consent – 18 months) [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4].	Refusal
Kincora Mews 10 Kincora Avenue	Erection of 3 apartments (1 -2 bed and 2 no 1 bed) in substitution of 2 no 4 bedroom houses with parking from previously approved application Z/2001/3270 [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4].	Approval

Chairman