

Town Planning Committee

Thursday, 4th September, 2014

MEETING OF TOWN PLANNING COMMITTEE

- Members present: Councillor Hanna (Chairman);
The High Sheriff (Alderman L. Patterson);
Alderman M. Campbell; Councillors Curran,
Garrett, Haire, Hutchinson, Jones, McCabe,
McCarthy, Mullan and Newton.
- Also Attended: Councillor Johnston
(Belfast District Council - Shadow).
- In Attendance: Mr. B. Flynn, Democratic Services Officer; and
Ms. K. Mills) Divisional
Ms. C. Reville) Planning Office.

Apologies

Apologies were reported on behalf of the Deputy Lord Mayor (Councillor Hendron), Aldermen McCoubrey, R. Patterson and Rodgers, together with Councillors Austin, Beattie, Campbell and Carson.

Minutes

The minutes of the meetings of 7th and 26th August 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 September, subject to the omission of those matters which had been delegated to the Committee by the Council and to the amendment of the minute of the meeting of 26th August under the heading "Northern Ireland Housing Executive – Belfast District Housing Plan 2014/2015", which, at the request of Alderman Stoker, and with the consent of the Council, it was agreed that comments on the Housing Plan would be sought from the Housing Forum with those comments being presented to the Committee for its approval prior to them being submitted to the Northern Ireland Housing Executive.

Declarations of Interest

No declarations of interest were reported.

Request for Deputation

The Committee agreed to receive, at its meeting on 9th October, a deputation from local residents in respect of proposals for the redevelopment of the Science Library at Chlorine Gardens by The Queen's University of Belfast.

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Routine Correspondence

The Committee noted the receipt of the undernoted items of correspondence:

Transport NI/Roads Service

- Notification of changes to waiting restrictions for coaches at Chichester Street and High Street;
- Notification of the proposed abandonment of land at Thorburn Road;
- Notification of the proposed abandonment of rights-of-way at footpaths on Templemore Avenue, Ainsworth Avenue, Boyne Court, Andersonstown Road, 31 Moltke Street and Village URA; and
- Notification of the provision of a blue badge parking bay at 12 Sinclair Street.

New Planning Applications

The Committee noted a list of new planning applications which had been received from the Planning Service from 19th till 25th August.

Streamlined Planning Applications – Decisions Issued

The Committee noted a list of decisions which had been issued by the Planning Service between 29th August and 7th September under the Streamlined Planning Process.

Deferred Items Still Under Consideration

A list of deferred items which were still under consideration by the Planning Service was noted by the Committee, together with the comments of the Divisional Planning Officer thereon.

**Reconsidered Item Z/2013/0785/F
37 - 43b Upper Lisburn Road**

The Committee considered further a planning application in relation to the development of 16 semi-detached terraced houses, with an associated road and landscaping at the above-mentioned site, in respect of which the Divisional Planning Manager had offered an opinion to approve.

The Committee agreed, with one Member voting against, to adopt the opinion of the Divisional Planning Manager.

(As the decision was not unanimous, it was subject to ratification by the Council.)

Appeal Decisions Notified

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

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Reconsidered Items – Applications Withdrawn

At the request of the Planning Service, the undernoted items were withdrawn from the list of reconsidered items to enable further information to be provided by the applicants:

<u>Site</u>	<u>Proposal</u>	<u>Opinion</u>
1 Hill Street	Self adhesive vinyl advertisement with clear self adhesive laminate	Refusal
12 Deramore Park	Existing outbuilding to rear to be demolished	Refusal
12 Deramore Park	Demolition of outbuildings, retention and conversion of garage with new build extension as two dwellings	Refusal

Application Withdrawn from the Planning Schedule

The Committee noted that the following application had been withdrawn from the schedule to enable further information to be submitted:

<u>Site</u>	<u>Proposal</u>	<u>Opinion</u>
Lands to the side and rear of 1 Earlswood Road, Ballyhackamore	Demolition of existing garage and erection of detached two bedroom dwelling	Refusal

**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:

<u>Site</u>	<u>Proposal</u>	<u>Opinion</u>
Lands to the east of 60 Quarry Road	Proposed new dwelling (in substitution of dwelling granted permission under Z/2009/0413/F) (Amended description) *(It was noted by the Committee that the Planning Service was in the process of revoking permission Z/2009/0413/F)	Approval

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The Chippie 133 Stranmillis Road	Retrospective change of use of ground floor to restaurant with hot food take away	Refusal
Forsythe House Cromac Square	Office occupier signs	Consent
448a – 450 Shore Road	Conversion of existing first floor premises to 2no apartments	Refusal
Lands at 406-420 Donegall Road and 1-3 Glenmachan Street	Furniture showroom and ancillary site works	Approval
104 – 108 Barnetts Road	The proposal is for a 2 detached dwelling and 10 semi-detached dwellings (amended scheme)	Approval
Kincora Mews 10 Kincora Avenue	Erection of 3 apartments (1 no 2 bed and 2 no 1 bed) in substitution of 2 no 4 bedroom houses with parking from previous approved application Z/2001/3270	Approval

Schedule of Planning Applications

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

<u>Site</u>	<u>Proposal</u>	<u>Opinion</u>
170 Upper Malone Road	Proposed nursing home – specialist elderly mentally infirm unit with ancillary works. (Reduced scheme to 45 bedrooms) [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4].	Approval
72 Knockbreda Road and Nos.1,3,5,7,9 and 11 Flush Drive	Proposed demolition of derelict flats and garages at Nos. 1, 3, 5, 7, 9 and 11 Flush Drive and erection of a new boundary wall and erection of two covered storage areas forming an extension to the existing building supplies storage yard. (Further information received) [Deferred at the request of the	Refusal

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	Committee to enable an office meeting to be held: Criteria 5]	
2 Claremont Mews	Proposed apartment block for 6 apartments with ground floor parking (Amended Scheme) [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Refusal
Land south of 2 Mill Valley Place and 11 Mill Valley Crescent	Erection of 12no dwellings, landscaping and associated site works [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Refusal
36 Belmont Road	Ground floor restaurant – application for change of use and addition of extract flue to rear of property. (retrospective) (Acoustic Report received) [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4].	Approval
22 – 23 Shaftesbury Square	Change of use of ground floor of No. 23 to amusement arcade including extension and frontage alterations to allow for amalgamation with no. 22 (Amended description of plans) [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Approval
Lands on McClure Street to include land south of railway and north of Powerscourt Place between 10 Cameron Street and 85 Ormeau Road	Construction of 20 5 person 3 bed and 7 3 person 2 bed social housing dwellings with associated landscaping [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Refusal
Queen’s University Science Library at 12 Lennoxvale dwelling (vacant) at 14a Lennoxvale and service access to south	Demolition of Science Library, 14a Lennoxvale, sub-station, associated steps and ramp and Science Library boundary wall on St. Ives Gardens, relocation of external fire access from side to rear elevation of	Approval

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<p>and east of Queen's University Architecture Building 15 Chlorine Gardens</p>	<p>Architecture Building and development of new School of Biological Sciences Building (providing 11.165m² of floorspace on 3-5 levels for teaching, research, offices, study areas and laboratories), landscaped pedestrian link between Chlorine Gardens and Lennoxvale, new, relocated service access to basement level from Lennoxvale and associated operational development including cycle parking, lighting, CCTV and landscaping. [Deferred to enable deputations to attend the Committee]</p>	
<p>Site comprising the Queen's University Science Library at 12 Lennoxvale dwelling (vacant) at 14a Lennoxvale and service access to south and east of Queen's University Architecture Building 15 Chlorine Gardens</p>	<p>Demolition of Science Library, 14a Lennoxvale, sub-station associated steps and ramp and Science Library Boundary wall on St. Ives Gardens (for the development of the School of Biological Sciences) [Deferred to enable deputations to attend Committee]</p>	<p>Consent</p>
<p>86a Tildarg Street</p>	<p>Proposed erection of a single block of 7 Apartments including car parking and landscaping [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 4].</p>	<p>Refusal</p>
<p>Adjacent to 1 Farnham Street on the gable of 144-146 Ormeau Road</p>	<p>Retention of 1 non-illuminated advertisement [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]</p>	<p>Refusal</p>
<p>Unit 11 Ormeau Bakery 307-341 Ormeau Road</p>	<p>Proposed change of use from convenience and retail services use to charity shop [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]</p>	<p>Approval</p>

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4 Brandon Parade	Proposed 3 storey dwelling [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Refusal
2 Marguerite Park	Proposed rear 2 storey extension and alterations to existing dwelling house [Deferred at the request of the Committee to enable an office meeting to be held: Criteria 5]	Approval

Chairman