

Planning Committee

Tuesday, 17th November, 2015

MEETING OF PLANNING COMMITTEE

Members present: Councillor Garrett (Chairperson);
Aldermen McGimpsey, L. Patterson
and Stalford; Councillors Armitage,
Campbell, Heading, Hutchinson, Johnston,
Magee, McAteer, McDonough-Brown and Mullan.

In attendance: Mr. P. Williams, Director of Planning and Place;
Mr. J. Walsh, Town Solicitor;
Mr. C. McIlwaine, Area Planning Manager;
Miss N. Largey, Divisional Solicitor; and
Mr. B. Flynn, Democratic Services Officer.

Apologies

An apology was reported on behalf of Councillor Bunting.

Minutes

The minutes of the meeting of 20th October were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 2nd November, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

Declarations of Interest

The Chairperson (Councillor Garrett) declared an interest in application Z/2013/1434/F – the former Visteon Site at Finaghy Road North/Blacks Road, in that he had been contacted by constituents regarding the proposal. However, he pointed out that he had sought clarification from the Town Solicitor in this regard and indicated that his interest was non-pecuniary and that he remained ‘without bias’ in respect of the application.

Councillor Heading declared interests in three applications, in that he had been contacted by constituents regarding the proposals. However, he pointed out that the interests were non-pecuniary and he remained ‘without bias’ in respect of the following:

- Z/2013/1434/F – the former Visteon Site at Finaghy Road North/Blacks Road;
- Z/2012/1417/F - Blackmountain Landfill at Upper Springfield Road; and
- LA04/2015/0669/F - land at Kingsway and Dunmurry Lane.

Alderman Stalford indicated that a constituent had requested that he defer application LA04/2015/0585/O - 89 Ashley Avenue, Lisburn Road, to enable the applicant to discuss the proposal with planning officials. It was noted that such a request could not be facilitated under the revised planning arrangements.

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Councillor McAteer declared an interest in application Z/2012/1417/F - Blackmountain Landfill at Upper Springfield Road, in that her employers, i.e., the West Belfast Partnership Board, had previously made representations to the Department of the Environment on the proposal. In addition, Councillor Mullan indicated that she had requested that the application be deferred when it had been presented to the Council's former Town Planning Committee.

Noted.

Routine Correspondence

The Committee noted the receipt of correspondence from Transport NI, which related to the introduction of a Stopping-Up Order at College Street.

Appeal Decisions Notified

The Committee noted the outcome of a planning appeal, which related to the proposed installation of a wind turbine and tubular tower at 43 Flush Road, Ballysillan.

Planning Decisions Issued Under Delegated Authority

The Committee noted a list of decisions which had been taken under delegated authority by the Director of Planning and Place and the Town Solicitor between 13th October and 11th November.

THE COMMITTEE DEALT WITH THE FOLLOWING ITEMS IN PURSUANCE OF THE POWERS DELEGATED TO IT BY THE COUNCIL UNDER STANDING ORDER 37(e)

- **Z/2013/1434/F - Former Visteon Site at Finaghy Road/Blacks Road**

The Committee considered an application which sought permission for a comprehensive mixed-use development, which would comprise 244 social and private/affordable residential units, with public open space/linear park. The non-residential element of the application would include a community centre and business units, with associated parking.

The Chairperson advised the Committee that the Department of the Environment (DoE) had, that previous evening, issued a Planning Advice Note entitled: 'Implementation of Planning Policy for the Retention of Zoned Land and Economic Development Uses'. He indicated that the Council had not been afforded sufficient time to assess the implications of the Advice Note and, accordingly, suggested that the application be deferred to the Committee's meeting in December to enable further clarification to be obtained. Such a deferral, he pointed out, would permit the Committee to undertake a site visit to acquaint itself with the location and the proposal at first hand.

Accordingly, it was

Moved by the Chairperson (Councillor Garrett),
Seconded by Councillor Heading and

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Resolved – That the Committee agrees to defer consideration of the application for the reasons outlined and agrees further that a site visit be undertaken during the interim period.

- **Z/2011/0726/O - 1-8 Springfield Heights and north of Moyard Crescent**

The Committee considered an application which sought permission for a residential development which would include access and ancillary site works on lands northwest of 1 to 8 Springfield Heights and north of Moyard Crescent.

The Chairperson referred again to the Planning Advice Note which had been issued by the DoE entitled: 'Implementation of Planning Policy for the Retention of Zoned Land and Economic Development Uses'. He indicated that, since the Council had not been afforded sufficient time to assess the Advice Note, the Committee might defer consideration of the application to enable clarification to be obtained. In addition, he suggested that a site visit be arranged to acquaint Members with the location.

The Committee agreed to defer the application and to undertake a site visit for the purpose outlined.

- **Y/2014/0375/O - Lands at Quarry Hill, South of Woodcroft Heights**

The Committee considered an application for outline permission for a residential development on lands at Quarry Hill, south of Woodcroft Heights and east of Glenview Avenue and Castlegrange.

The Committee granted approval, subject to the imposing of the conditions set out within the report.

- **Z/2012/1417/F - Blackmountain Landfill at Upper Springfield Road**

The Committee considered an application which sought permission for the change of use of aggregate storage buildings to a waste transfer station, incorporating a facility for the importation, storage and treatment of hazardous waste, at Blackmountain Landfill site, 117 Upper Springfield Road, Hannahstown.

The Committee received a deputation consisting of Mr. T. Holland and Mr. G. Daye, on behalf of the Upper Springfield Development Trust, who outlined a range of objections to the proposal. They referred particularly to the growth of tourism within the region of the Black and Divis Mountains and suggested that the development, if permitted, could impact adversely on tourism potential in the area.

During discussion, a number of Members referred to the maps or photographs displayed which had accompanied the application and pointed out that additional housing had been built adjacent to the site since they had been prepared. It was suggested that the Committee might consider undertaking a site visit in order to acquaint Members with the site and to assess the proximity of the housing within the location.

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After discussion, the Committee agreed to defer consideration of the application to enable a site visit to be undertaken.

- **LA04/2015/0669/F - Land at Kingsway and Dunmurry Lane**

The Committee considered an application for the erection of four apartment blocks, which would contain 60 apartments in total, at vacant land located at Kingsway and Dunmurry Lane, in respect of which an opinion to refuse had been presented to the Committee.

The Committee received a deputation from Mr. P. Beacom and Mr. P. McGirr, on behalf of the applicants, who requested that the Committee agree to defer consideration of the application to enable further discussions to be undertaken with the Council in respect of the proposals.

After discussion, it was

Moved by Alderman McGimpsey,
Seconded by Alderman L. Patterson

That the Committee agrees to adopt the recommendation to refuse the application for the reasons outlined within the Planning Officer's report.

On a vote by a show of hands, nine Members voted for the proposal and none against and it was declared carried.

(The Committee adjourned for 10 minutes at this point).

- **Z/2014/1248/O - 89 Ashley Avenue**

The Committee considered an application for the erection of a two-storey dwelling on a site to the rear of 89 Ashley Avenue, off the Lisburn Road, in respect of which a recommendation to refuse had been presented to the Committee.

The Committee received representations from Mr. R. Pepper, on behalf of the applicants, who outlined objections to the recommendation to refuse the application.

Proposal

Moved by Alderman Stalford,
Seconded by Alderman L. Patterson,

That the Committee agrees to defer consideration of the application to enable a site visit to be undertaken in order to permit Members to acquaint themselves with the site.

On a vote by a show of hands, two Members voted for the proposal and six against and it was declared lost.

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Further Proposal

Moved by the Chairman (Councillor Garrett),
Seconded by the Deputy Chair (Councillor Hutchinson),

That the Committee agrees to adopt the recommendation within the report and refuse the application for the reasons outlined.

On a vote by a show of hands, nine Members voted for the proposal and two against and it was declared carried.

- **LA04/2015/0184/F - Belfast Streets Ahead Project - Phase 3**

The Committee considered an application for Phase 3 of the 'Belfast Streets Ahead' public realm, environmental improvement project. The Members were provided with an overview of the scheme, which sought to enhance the streetscape and to create flexible public spaces through the provision of high quality natural stone paving, street furniture, trees, street-lighting and soft landscaping.

The Committee approved the application, subject to an informative being added to the planning conditions instructing the applicant to take steps to protect the character of the area. That informative, it was noted, should seek specifically to ensure that any maintenance work undertaken after the completion of the project, particularly work which would necessitate the excavation of footpaths and roadways, would be reinstated in accordance with the style and character of the original proposals.

- **Z/2012/1511/F - Northern Ireland Science Park, Queen's Road**

The Planning Case Officer outlined the principal aspects of an application which sought to extend an existing building to create an additional 2,330 square metres of work space and 98 car parking spaces, located 300 metres north east of the Northern Ireland Science Park building, Queen's Road.

The Committee granted approval, subject to the imposing of the conditions set out within the report.

- **Z/2014/0085/F - Hollywood Exchange Retail Park**

The Committee considered an application for the variation of condition 8 of outline permission Z/1995/1088, which restricted retail to the sale of bulky goods at a site located within the Hollywood Exchange Retail Park.

The Committee granted approval, subject to the imposing of the conditions set out within the report.

- **Z/2010/0642/DCA and Z/2010/0691/F - 83-87 Castle Street**

The Committee considered an application for a six-storey retail and office use building on vacant land at 83-87 Castle Street.

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The Committee granted approval, subject to the imposing of the conditions set out within the report.

- **LA04/2015/0481/F - 29-31 Dublin Road**

The Committee considered an application for the change of use from an existing commercial/retail unit to hot food restaurant and take away at 29-31 Dublin Road

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

- **Z/2015/0418/F - Hotel at former BMC Site, Brunswick/Franklin Street**

The Committee considered an application for the redevelopment of a former Belfast Metropolitan College campus, at land south of Franklin Street, east of Brunswick Street and west of McClintock Street, into a mixed-use development, which would include a 206-bedroom hotel.

During discussion, a number of Members expressed concern regarding the style, character and types of materials to be used in the building proposed for the site. It was suggested that it would not be in keeping with the existing Victorian architecture within the Blackstaff Square and Linen Quarter areas and that the Council might seek to defer consideration of the application to enable further discussions to be held with the applicant in this regard.

Proposal

Moved by Councillor Heading,
Seconded by Councillor McDonagh-Brown,

That the Committee agrees to defer consideration of the application to enable further discussions enable to take place with the applicant be held with the applicant in respect of the style, character and types of materials to be used in the building proposed for the site.

On a vote by a show of hands, six Members voted for the proposal and six against. There being a parity of votes, the Chairman exercised his second and casting vote against the proposal and it was, accordingly, declared lost by seven votes to six.

The recommendation to approve the application was then put to the Committee when seven Members voted in favour and four against.

Accordingly, the Committee approved the application and, in accordance with Section 76 of the Planning Act (Northern Ireland) 2015, delegated power to the Director of Planning and Place, in conjunction with the Town Solicitor, to enter into discussions with the applicant to explore the scope of any planning agreements which might be realised at the site.

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- **LA04/2015/0632/F - 179 and 181 Lisburn Road**

The Committee considered an application which sought permission for a change of use to enable the erection of five apartments with ground floor extension and alterations at 179 and 181 Lisburn Road.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

- **LA04/2015/0514/F - Shane Retail Park, Boucher Road**

The Committee considered an application which sought permission for the construction of internal mezzanine floor for retail purposes at unit 9, Shane Retail Park, Boucher Road.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

14. LA04/2015/0715/F - Woodlands Playing Fields, Finaghy

The Committee considered an application for the construction of a NIE Meter Room at Woodlands Park, 151 Finaghy Road North. It was noted that the application had been presented to the Committee since the building would be located on Council property.

The Committee granted approval, subject to the imposing of the conditions set out within the report.

Adjournment

The Committee agree to adjourn at this point and agreed further that the remaining items on the agenda would be considered on Thursday, 19th November at 5:00 pm.

Chairperson