

Planning Committee

Tuesday, 17th May, 2016

MEETING OF PLANNING COMMITTEE

Members present: Councillor Garrett (Chairperson);
Alderman McGimpsey;
Councillors Armitage, Bunting, Campbell,
Heading, Hutchinson, Johnston, Magee,
McAteer, and Mullan.

In attendance: Mr. J. Walsh, Town Solicitor;
Ms N. Largey, Divisional Solicitor
Mr. K. Sutherland, Development Planning and Policy
Manager;
Mr. S. McCrory, Democratic Services Manager; and
Miss. E. McGoldrick, Democratic Services Officer.

Apologies

An apology was reported on behalf of Councillor McDonough-Brown.

Minutes

The minutes of the meeting of 19th April were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 3rd May, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

Declaration of Interest

Regarding item LA04/2015/1445/O on the agenda, i.e., 4 storey office building and external landscaping to include car parking - Weavers Court Business Park, Linfield Road, Councillor Armitage indicated that he had received correspondence from the applicant regarding Planning matters and Alderman McGimpsey indicated that he was a Member of Council at the same time as the applicant.

In respect of item LA04/2015/1577/F, that is, an application for a GAA community building - Ravenhill Road, Councillors McAteer and Mullan indicated that they had received a presentation from the applicants regarding the application at the South Area Working Group.

Regarding item 8.b) External Engagement on Preferred Option Papers for the Local Development Plan, Councillor McAteer declared an interest, in so far as she worked for the West Belfast Partnership Board.

Abandonment of Public Rights of Way

Mount Collyer (confirmation)

The Committee noted the receipt of correspondence from the Northern Ireland Housing Executive, which related to the confirmation of the abandonment of a Public Right of Way at Mount Collyer.

Albertbridge Road (confirmation)

The Committee noted the receipt of correspondence from the Northern Ireland Housing Executive, which related to the confirmation of the abandonment of a Public Right of Way at Albertbridge Road.

Upper New Lodge (confirmation)

The Committee noted the receipt of correspondence from the Northern Ireland Housing Executive, which related to the confirmation of the abandonment of a Public Right of Way at Upper New Lodge.

Gainsborough (confirmation)

The Committee noted the receipt of correspondence from the Northern Ireland Housing Executive, which related to the confirmation of the abandonment of a Public Right of Way at Gainsborough.

Fortwilliam Parade (Notification of Intention)

The Committee noted the receipt of correspondence from the Department for Regional Development, which related to the intended abandonment of a Public Right of Way at Fortwilliam Parade.

Stewart Street (proposed)

The Committee noted the receipt of correspondence from the Department for Regional Development, which related to the proposed abandonment of a Public Right of Way at Stewart Street.

Glenwood Green, Dunmurry (proposed)

The Committee noted the receipt of correspondence from the Department for Regional Development, which related to the proposed abandonment of a Public Right of Way at Glenwood Green, Dunmurry.

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Notice of Regionally Significant Application

It was reported that correspondence had been received from the Department of the Environment notifying the Council of the Regional significance of an application which proposed a Gas Fired Power Generation Station generating 400 MW including a new electrical connection to Northern Ireland Electricity's existing transmission system and a new gas pipeline connection to bring natural gas to the Power Plant from the Knocknagoney pressure reduction station.

Noted.

Planning Appeals Notified

The Committee noted the receipt of correspondence in respect of a number of planning appeals which had been submitted to the Planning Appeals Commission, together with the outcomes of a range of hearings which had been considered by the Commission.

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 April and 9th May.

Departmental Performance Update (Oral Update)

The Development Planning and Policy Manager provided an overview of the Department's performance to date and advised that a 6 month performance report would be submitted to the Committee in June for consideration.

Noted.

(Alderman McGimpsey entered the meeting at this point)

Items Withdrawn from Agenda

The Committee noted that applications LA04/2015/0160/F - Variation of condition 4 to permit the sale of convenience goods and all types of comparison goods in Units 2 and 4 Connswater Retail Park - Units 2, 3 and 4 Connswater Retail Park and Z/2013/0120/F - 46 dwellings - adjacent to former Visteon Factory had been withdrawn from the agenda to enable further information to be considered by the Council.

Miscellaneous Items

(Councillor Heading had left the room whilst the item was under consideration)

Linen Quarter Consultation Response

The Committee considered the following report regarding the consultation and engagement exercise on the draft Public Realm Analysis and Vision for Linen Quarter, which had been published on the Council's website:

“1.0 Purpose of Report or Summary of main Issues

1.1 The purpose of this report is to:

- Update Members on the consultation process and responses received to the draft Linen Quarter Public Realm Analysis and Vision;
- Outline amendments made subsequent to full consultation and present the final draft of the Vision document for notation.

1.2 A summary of the consultation and engagement process undertaken is available on the Council’s website.

2.0 Recommendations

2.1 The Committee is asked to:

- Note the comments received in response to the consultation exercise and the proposed amendments to the final draft of the Vision document.
- Approve the Linen Quarter Vision and Guidance to support and complement existing planning policies as they apply to this part of the city centre;
- Note that the document will act as a guide for the Council in the use of planning agreements to attract developer contributions for the necessary improvements to the public realm to support the wider regeneration of the Quarter.

3.0 Main report

Background

3.1 The Belfast City Centre Regeneration and Investment Strategy (BCCRIS) identifies the Transport Hub/South Centre as a Special Action Area (SAA), one of five such areas which are in need of a detailed and integrated planning approach. In November 2015, the City Growth and Regeneration and Planning Committees considered draft Public Realm Analysis and Vision documents prepared for Linen Quarter and Western Quarter. It was agreed that a public consultation exercise would be undertaken for Linen Quarter and that more detailed economic intervention should be developed for Western Quarter prior to public consultation being undertaken for that area. A report on the form of proposed intervention to be developed for Western Quarter will be

presented to the City Growth and Regeneration Committee in June.

- 3.2 The Council's consultation and engagement process began on 21st December 2015 and closed on 11th March 2016 and is summarised in Appendix 1. 68 consultation responses were received, the majority of which were positive about the Vision document, as explained in more detail below. 49 of these used the questionnaire format which was available for completion on-line or in Word format and the remaining 19 comprised letter and e mails. A list of those respondents who identified themselves is set out (copy available the Council's website). A clear majority of the questionnaire responses were positive, describing themselves as fully or mostly supportive of the various elements of the Vision document. This was also reflected in the other written responses received.
- 3.3 **Proposed Amendments to the Linen Quarter Vision and Guidance**
- The key issues raised through the consultations are summarised (copy available on the Council's website). The proposed amendments to the finalised documents are explained below.
- 3.4 **Policy Context:** appropriate changes will be made to the finalised document to reflect that it will not have determinative weight in planning terms but rather that it supports and complements existing planning policies that apply to the city and help shape its future direction.
- 3.5 **Linen Quarter Boundaries:** It is proposed to extend the southern boundary to include the Ormeau Baths and Fermanagh House on the corner of Ormeau Avenue and Aspley Street given their age, and in the case of the Baths, the importance of framing views south along Linenhall Street. This proposed extension also incorporates the northern sections of Maryville Street and Aspley Street and recognises the important connections they provide to the neighbouring community in Donegall Pass.
- 3.6 ***Vision Objective 1: Enhance the Arrival Experience – Great Victoria Street:*** the document will be amended as appropriate to cross-reference the need for traffic modelling and the importance of the relationship with the Transport Hub as detailed proposals are developed. More detailed design proposals will be the subject of the necessary statutory planning consents and Traffic Regulation Orders. This will

require further detailed public consultation to be undertaken as proposals emerge.

3.7 It is proposed to retain the identified crossing point shown in the indicative layout plan on page 53 of the document as it best reflects the Council's aspiration for the relationship between the proposed Transport Hub and the Linen Quarter. However, the final document will be amended as follows:

- on page 53, the illustrative layout will be amended to clarify that visual used shows an illustrative scenario;
- on page 53, the text will be amended to clarify that the provision of a proposed super-crossing at this location would only be possible if Amelia Street is closed to through traffic;
- also on page 53, the last bullet on initial proposals will be amended to add 'Any changes to the existing layout of Great Victoria Street would require further detailed analysis and be subject to financial support and alignment with Transport NI and other transportation plans. The illustrative scenario does not seek to provide the definitive solution'.

3.8 *Vision Objective 2: Develop new Street Typologies:* amendments will be made to better explain the concept of shared space, to remove references to continuous wall-to-wall paving and to clarify that detailed proposals will be developed in consultation with local users. It will cross reference with DRD's Director of Engineering Memorandum (DEM 154/15): Kerb Heights in Public Realm Schemes which requires minimum kerb height of 60mm in public realm proposals.

3.9 *Vision Objective 3: Create New Focal Spaces:*

- (i) *Blackstaff Square:* as with Great Victoria Street (paragraphs 3.6-3.8 above) the Vision document will be amended as appropriate to cross-reference the need for traffic modelling and the importance of the relationship with the Transport Hub as detailed proposals are developed for Blackstaff Square. It is proposed that rather than the central garden previously suggested, the square will be predominantly hard surfaced for flexibility of use and durability with the introduction of new street trees, feature seating and lighting.

- 3.10 Amendments will also be made to the design concept illustrations on page 65 and 66 to clarify that the proposals for Blackstaff Square will require the closure of Amelia Street if they are to work safely alongside the delivery of a proposed super-crossing at the location proposed on Great Victoria Street (see paragraph 3.7).
- 3.11 *Vision Objective 4: Make the Most of the Unique Building Stock & Vision Objective 5: Provide a Framework for New Buildings:* The document will be amended to ensure that it clearly cross-references the relevant Planning and Regeneration Policy context and that it clarifies its purpose with regard to how it will be used in planning terms. This will also clarify the weight to be given to the document in planning decisions.
- 3.12 *Connections with Neighbouring Communities and Key Arrival Points:* Amendments will be made to reflect the need to incorporate the principle of good connectivity with neighbouring communities. More specifically, the importance of improving linkages with the communities in Donegall Pass, the Markets and Sandy Row, designated by OFMDFM through its Urban Villages Initiative, will be recognised and incorporated
- 4.0 **Strategic Environmental Assessment**
- 4.1 The Council prepared a Strategic Environmental Assessment Screening Report under the Environmental Assessment of Plans and Programme Regulations 2004 (the 2004 Regulations) for the Linen Quarter Public Realm Vision & Analysis which determined that Strategic Environmental Assessment is not required. DoE NI disagreed with this position in the absence of further information regarding aerial emissions.
- 4.2 The Council has sought further expert advice from its Air Quality Officer. Based on four nitrogen dioxide (NO₂) monitoring locations on the arterial routes surrounding the Linen Quarter, the concentration of NO₂ are all below the EU Limit Value of 40µg/m³ with the exception of Great Victoria Street. On this basis, the concentrations within the Linen Quarter adjacent to the arterial routes will be substantially lower again. Given those monitoring results, it is the Council's considered opinion that the Linen Quarter Public Realm Analysis and Vision will not have any negative impacts on localised air quality concentrations.

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4.3 In addition, planning permission will have to be sought in respect of any significant public realm works which will obviously require environmental assessment and may, in and of itself, require a strategic environmental assessment to be undertaken. It has also been agreed with the Council's Air Quality Officer that detailed air quality dispersion modelling will be undertaken on any design features of the public realm which could have a significant impact on traffic movement along Great Victoria Street.

4.4 It is therefore considered that the Linen Quarter document is unlikely to have any significant environmental impacts, specifically regarding air pollution from road transport and that Strategic Environmental Assessment is not required

5.0 **Equality and Good Relations Implications**

Equality and good relations screening was conducted in parallel with the proposed consultation processes. A full EQIA is not required.

6.0 **Finance and Resource Implications**

The cost of potential public realm/environmental improvement projects or economic intervention projects which may emerge, and which have potential implications for the City Centre Investment Fund, will be reported to a future Strategic Policy and Resources Committee."

The Committee approved the Linen Quarter Vision and Guidance Document (copy available on the Council's website) to support and complement existing planning policies as they applied to this part of the city centre and noted the contents of the report, in particular:-

- the comments received in response to the consultation exercise and the proposed amendments to the final draft of the Vision document; and
- that the document would act as a guide for the Council in the use of planning agreements to attract developer contributions for the necessary improvements to the public realm to support the wider regeneration of the Linen Quarter.

The Committee also agreed that a report be submitted to a future meeting regarding the potential to establish a City Design Panel.

(Councillor Heading returned to the Committee table at this point.)

**External Engagement on Preferred Option Papers
for Local Development Plan**

(Councillors McAteer, who had also declared an interest in this item, took no part in the debate or decision-making process.)

The Committee considered the following report, together with the associated documents which had been published on the Council's website:

“1.0 Relevant Background Information

1.1 Purpose

At the April workshop it was suggested that party briefings would be useful and it may be appropriate to carry out early engagement with external statutory stakeholders and the Belfast Area Partnerships (BAP).

1.2 The Statement of Community Involvement (SCI) and the Plan Timetable are expected to be approved by the Department of Infrastructure (DoI) [formerly DoE] in mid May 2016. This means that the development plan process can officially commence.

The purpose of this paper is to :

- Inform members of the proposed party briefings**
- Seek approval for early external engagement with BAPs and highlight formal engagement with statutory stakeholders**
- Update members on the finalisation of the SCI and Plan Timetable**
- Highlight the emerging communication requirements for the Local Development Plan (LDP)**

2.0 Recommendations

2.1 Members are asked to:-

- Agree early engagement with the Belfast Area Partnerships**
- Note continued external engagement with key statutory stakeholders**
- Note the ongoing work on the SCI and Plan Timetable**
- Note that a more comprehensive engagement and communication plan will be presented in June**

3.0 Main Report

- 3.1** At the last Committee workshop on 21 April 2016 it was suggested that LDP party briefings were carried out as part of the preparation leading up to the Preferred Options Paper in the autumn. A range of potential dates have been reserved for the week commencing 23 May 2016.
- 3.2** At the workshop Members proposed that officers engage with the Belfast Area Partnerships (BAP) at this early stage and that committee approval is sought for this part of the ongoing communications. The purpose of the engagement will be to update the BAPs on the LDP process and work carried out to date.
- 3.3** It should be noted that the ongoing work with statutory partners continues and will be supplemented by the research findings. These early discussions are critical to ensure formal consultation timelines can be met later in the Plan process.
- 3.4** In the first stage of the LDP, council had to submit a SCI and Plan Timetable. The timetable sets out a series of key stages in the production of the LDP in accordance with the statutory requirements prescribed in the Planning Act (NI) 2011 and associated Planning (Local Development Plan) Regulations (NI) 2015.
- 3.5** The SCI and the Timetable are expected to be approved by DoI in mid May 2016. This means that the development plan process can officially commence.
- 3.6** In considering the broader approach to communications for the LDP preparation, an internal workshop was held in early May with Corporate Communications to explore the process for the LDP within the context of the Belfast Agenda. The purpose of the workshop was to ensure the communication and engagement requirements for the Plan are set within the council context.
- 3.7** A key issue arising from the workshop is the requirement for clear messages and to establish the resources required to implement the SCI. There are immediate priority actions in relation to the SCI and Timetable but it is the longer term commitments that will necessitate a comprehensive approach and dedicated resources to ensure effective processes and delivery.

3.8 The publication of the Preferred Options Paper will trigger the beginning of the formal engagement process and with it a myriad of communication-related actions across a range of media. It is crucial that the engagement and communication elements are placed front and centre within the LDP process. Work will continue on the engagement and communication strategy that will be presented to the committee at the June meeting.

4.0 Finance and Resource Implications

4.1 This is a new element of work for the Planning and Place Department and the impact of the additional workload will be kept under review

5.0 Equality or Good Relations Implications

5.1 The ongoing work has been developed in line with the Council's Equality and Good Relations frameworks and policies."

During discussion, the Development Planning and Policy Manager highlighted that the Statement of Community Involvement and Plan Timetable Planning had been formally approved by the Department of Infrastructure (formerly the Department of the Environment).

The Committee agreed, in principle, to the early engagement with the Belfast Area Partnerships regarding the Local Development Plan process and the work carried out to date.

The Committee also noted the contents of the report, in particular:-

- the continued external engagement with key statutory stakeholders; and
- that a more comprehensive engagement and communication plan would be presented in June.

Planning Applications

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

S/2015/0025/O - New Town Centre comprising of a multi purpose community building, Belfast Rapid Transit Hub Building, Health Centre, Leisure Centre, Post Primary School, Residential, Retail (Class A1), financial/professional services (Class A2) and business (Class B1) uses including a town square, recreational sports pitches, sports pavilions, formal play area and public park, public open space, landscaping, a pedestrian/cycle 'green' bridge, footpaths, road infrastructure and environmental improvements and car parking

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**including a park and ride facility - Lands south and west of the Dairy Farm
Complex Stewartstown Road**

The Committee considered an application which sought outline planning permission for a new Town Centre on a 21 hectare application site to comprise of a multi-purpose community building, Belfast Rapid Transit Hub Building, Health Centre, Leisure Centre, Post Primary School, Residential, Retail (Class A1), financial/professional services (class A2) and business (Class B1) uses. This included a town square, recreational sports pitches, sports pavilions, formal play area and public park, public open space, landscaping, a pedestrian/cycle 'green' bridge, footpaths, road infrastructure and environmental improvements, car parking and a park and ride facility.

It was reported that the planning application had been submitted in outline only, with all matters (siting, design, external appearance, landscaping and means of access) being reserved. The Committee was advised that the outline planning permission should not only establish the acceptability in principle of development but should clearly establish the substantive planning parameters within which subsequent development could take place.

It was also highlighted that the application was accompanied by an Environmental Statement and Addendum to the Environmental Statement.

The Committee received representations from Ms. B. Clyde, representing Strategic Planning, and Mr. G. Shivers, representing the Paul Hogarth Company, who acted on behalf of the applicants, the Department for Social Development. Ms. Clyde outlined the background to the proposed application and endorsed the proposal and its potential socio and economic benefits. They also answered a range of Members' questions.

After discussion, the Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report and the Director of Planning and Place being authorised to draft the final wording of the conditions.

LA04/2015/1252/F and LA04/2015/1250/DCA - Erection of purpose built managed student accommodation comprising of 114 studios and 203 cluster rooms (317 units in total), retail unit (class A1) on ground floor of Queen Street, common room, management suite on ground floor of Wellington Place, reception, laundry room, cycle store, plant room and bin storage area. Retention of existing facades of 41-49 Queen Street, 24 College Street and 29 Wellington Place and demolition of buildings behind. The proposed building is 5 storeys behind Wellington Place façade, 7 storeys behind Queen Street façade with a setback floor at level 8 and 13 storey tower setback from the Queen Street frontage.

The Committee considered an application for the erection of purpose built student accommodation comprising of 114 studios and 203 cluster rooms (317 units in total), retail unit (class A1) on the ground floor of Queen Street, common room, management suite on the ground floor of Wellington Place, reception, laundry room, cycle store, plant room and bin storage area. The proposal included the retention of existing facades of 41 - 49 Queen Street (previously the Athletic Stores), 24 College

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Street and 29 Wellington Place (previously Parsons and Parsons) and the demolition of buildings behind which extends through to 26-30 College Street. The proposed building is 5 storeys behind Wellington Place façade, 7 storeys behind Queen Street façade with a setback floor at levels 5, 7 and 8, and a tower element which is set back again and extends to 13 storeys.

It was reported that the site was located within Belfast City Centre, bordering the Old City and Civic Precinct character areas, and within the city centre area of archaeological potential and the Belfast City Centre Conservation Area.

The case officer advised that after the agenda report had been published, additional information had been submitted by the Ulster Architectural Heritage Society raising objections regarding the principal of facade retention as an approach to the conservation of historic buildings, the size and scale of the proposed building, and the potential impact on the City Centre Conservation Area.

The Committee approved the application subject to the imposing of the conditions set out in the case officer's report 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 by way of developer contributions and if so to enter into such an Agreement on behalf of the Council.

LA04/2015/0716/F - Erection of an 11 storey building for 354 managed student accommodation studios – 26 - 44 Little Patrick Street

The Committee was informed that the application sought permission for the erection of an 11 storey building for 380 managed student accommodation studios with shared communal areas, an external courtyard, and other ancillary accommodation including a reception/management suite and communal areas, plants and storage areas, and cycle provision.

It was reported that the site was located on unzoned (white) land close to the new University of Ulster campus and was not located in or adjacent to a primarily residential area.

Ms. E. Walker, representing Turley Associates, who acted on behalf of the applicants, clarified a number of issues which had been raised by Members.

The Committee approved the application subject to the imposing of the conditions set out in the case officer's report 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 by way of developer contributions and if so to enter into such an Agreement on behalf of the Council.

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Z/2015/0118/F - Demolition of a retail unit and the construction of an 11 storey mixed use development comprising 50 apartments, ground floor retail and parking, first floor retail and basement parking – 37 - 41 Little Patrick Street

(Councillor Heading had left the meeting whilst the item was under consideration.)

The case officer outlined the principal aspects of an application for the demolition of a retail unit and the construction of an 11 storey mixed use development comprising of 50 apartments, ground floor retail and parking, first floor retail and basement parking.

The case officer advised that there was a previous extant planning permission on the site for the same proposal of which this was a renewal. She highlighted that the site was located within the city centre of Belfast as defined within the Belfast Metropolitan Area Plan and within the Laganside North and Docks Character Area.

The Committee noted that the informative under 12.5 Clean Air (NI) Order 1981 in the published report would be removed and was not an informative of this application.

The Committee approved the application, subject to the Rivers Agency final consultation response being received, the imposing of the conditions set out in the case officer's report 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 by way of developer contributions and if so to enter into such an Agreement on behalf of the Council.

LA04/2015/0322/F - Extensive refurbishment of an existing 6 storey office building – 27 - 33 Adelaide Street

The case officer outlined the principal aspects of an application for the refurbishment of an existing six storey office building to include a new rear extension and toilet facilities, for continued office use. The proposal included alterations to the front elevations comprising of a relocated entrance door and alterations to the top floor.

She informed the Committee that the application site was a currently vacant office building and was located within the Linen Conservation Area.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

LA04/2015/1048/F - Change of use to residential providing 7 dwelling units on the upper three floors over existing ground floor retail units at 122 - 123 Great Victoria Street

The Committee was apprised of the principle aspects of an application which sought full planning permission for the material change of use from storage (ancillary to retail) and an extension to residential, providing 7 dwelling units consisting of 5 two

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bedroom and 2 one bedroom apartments and associated site works, on the upper three floors over the existing ground floor retail units at 122-124 Great Victoria Street.

It was reported that the site was located within the development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) and was identified as being within Belfast City Centre, located in the Shaftesbury Area Character area.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

LA04/2016/0039/F - 3 storey office extension and the relocation of Clarence Street entrance and associated works - 26 Linenhall Street

The Committee considered an application for the full planning permission for a 3 storey office extension (above the existing building) to number 26 Linenhall Street and relocation of the Clarence Street entrance and associated works.

It was reported that the site was located within the development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) and was identified as being within the City Centre, Linen Conservation Area and within Commercial District Character Area (CC 007) as designated in the BMAP 2015.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

LA04/2015/0388/F - Extension of the existing 7th and 8th floor suites over existing terrace - Linenhall Street

The case officer outlined the principal aspects of an application for the proposed extension of the existing 7th and 8th floor suites over the existing terrace with a curtain glazing system of modern design along the front of the building.

It was reported that the site fell within the city centre Conservation Area and that whilst the proposal would have had a marginal visual impact compared to the existing roofscape treatment that it was, on balance, acceptable.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

(Councillor Heading returned to the Committee table at this point)

Z/2014/0657/O - Proposed apartment development (6 units) - 93 Hillhead Crescent, Stewartstown Road

The Committee considered an application for outline planning permission for an apartment block consisting of 6 two bedroom units.

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The case officer highlighted that the site was located on unzoned land adjacent to an arterial route (Stewartstown Road) and within the settlement limits of Belfast as designated in the Belfast metropolitan Area Plan.

The case officer also advised that after the agenda report had been published, additional information had been submitted by objectors regarding the proposal's potential to impact upon car parking and the character of the area.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

LA04/2015/1445/O - 4 storey office building and external landscaping to include car parking - Weavers Court Business Park, Linfield Road

(Councillor Armitage, who had declared an interest in this application, withdrew from the table whilst it was under discussion and took no part in the debate or decision-making process.)

(Alderman McGimpsey, who had also declared an interest in this application, took no part in the debate or decision-making process.)

The Committee was informed that the application sought permission for outline planning permission for a four storey office building and external landscaping and car parking.

It was reported that the site was located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan and on unzoned whiteland.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

(Councillor Armitage returned to the Committee table at this point.)

LA04/2016/0268/F - Temporary retention of electronic big screen - Belfast City Hall Grounds, Belfast City Hall

The case officer outlined the principal aspects of an application which sought permission for the temporary retention of the existing electronic screen within the grounds of Belfast City Hall.

She advised that the site was located within the City Centre Conservation Area and was identified as Civic Precinct and a Local landscape policy area. She pointed out that the proposal sat on a significant area of public open space, and the principle of the development at this location is acceptable providing the proposal complies with relevant planning policy.

It was noted that the application, in accordance with the Scheme of Delegation, had been presented to the Committee since the Council was the applicant.

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The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

LA04/2015/0800/F - 9 storey office and retail building - Brunswick House 5 - 7 Brunswick Street

The Committee considered an application for full planning permission for demolition of the existing building and construction of a new 9 storey office and retail building with roof level plant area.

It was reported that the site was located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan and was also within the Belfast City Centre Conservation Area and borders the Linen Conservation Area and is within the Commercial District Character Area.

The Committee approved the application subject to the imposing of the conditions set out in the case officer's report 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 by way of developer contributions and if so to enter into such an Agreement on behalf of the Council.

(The meeting was adjourned for 5 minutes at this point).

(Councillor Bunting had left the meeting whilst the item was under consideration).

Z/2014/1396/F - Office development - Kennedy Way

The case officer outlined the principal aspects of an application for full planning permission for the erection of a 3 storey office block with an area of hard standing for the provision of 10 parking spaces.

He advised that the site was within the settlement limit for Belfast as designated in BMAP 2015 and that the principle of office development had been established on the site in that planning permission was granted in August, 2008, for the same office development under reference Z/2007/2455/F. He highlighted that this was, in effect, a renewal application.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

LA04/2015/1191/F - 7 units - Coleshill Gardens

The Committee was apprised of the principle aspects of an application which sought permission for the erection of 7 units on zoned open space within the Belvoir Estate. It was reported that the proposal was for 6 apartments and 1 complex needs bungalow with parking and landscaping. It was reported that the applicant was a social housing provider.

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The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

(Councillor Bunting returned to the Committee table at this point).

LA04/2015/1491/F - 5 Dwellings – 2 - 10 Cliftonpark Avenue

The Committee was informed that the application sought permission for full planning permission for the erection of 5 social dwellings with parking, site access works, associated site works and landscaping.

During Members' questions it was noted that the Public Art Sculpture, close to the proposed dwellings, was not within the parameters of the application.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

LA04/2015/1456/LBC - Painting lower level timber, wrought iron entrance gate and banding, roller shutter and guides - Shankill Road Mission, 110 - 120 Shankill Road

The case officer outlined the principal aspects of an application for listed building consent for the minor repainting of the front facade of the Shankill Road Mission building.

It was noted that the application, in accordance with the Scheme of Delegation, had been presented to the Committee since the Council was the applicant.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

LA04/2015/1521/F - 10 dwellings - Lands immediately west of 44 Gainsborough Drive and east of 70 Gainsborough Drive

The Committee was apprised of the principle aspects of an application which sought permission for full planning permission for the construction of 10 two storey terrace dwellings.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

LA04/2015/1143/F - Conversion to 6 apartments and extension - 7 Wellington Park

The Committee was apprised of the principle aspects of an application which sought permission for the change of use of a vacant office building within the Malone Conservation area to 6 two bedroom apartments. It was reported that this would involve the demolition of an existing 2 storey rear return and its replacement with a 3 storey

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return and that the proposal also included the retention of 2 in-curtilage car parking spaces.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

(Councillor Heading left the meeting whilst this item was under consideration).

LA04/2015/1577/F - GAA community building - Ravenhill Road

(Councillors McAteer and Mullan took no part in the discussion or decision-making on this application).

The case officer outlined the principal aspects of an application for the demolition of the existing building and the redevelopment of a club facility to accommodate a multi-use activity room, lecture and training rooms and meeting rooms.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

(Councillor Heading returned to the meeting at this point).

LA04/2016/0194/F - Demolition of 10 dwellings and erection of 6 dwellings - Hallidays Road

The Committee was informed that the application sought permission for the demolition (retrospective) of ten derelict houses and the construction of six semi-detached general needs houses.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

LA04/2016/0394/F - Replacement single storey extension - 15 Mount Merrion Park

The Committee considered an application for a single storey rear extension.

It was noted that the application, in accordance with the Scheme of Delegation, had been presented to the Committee since the applicant was a member of Council staff.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

LA04/2016/0004/A - 4 signs - Girdwood Community Hub

The Committee was informed that the application sought permission for advertising consent for 4 Stainless Steel projected signs at Girdwood Community Hub.

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It was noted that the application, in accordance with the Scheme of Delegation, had been presented to the Committee since the Council was the applicant.

The Committee granted approval to the application, subject to the imposing of the conditions set out in the case officer's report.

Chairperson