

# Planning Committee

Tuesday, 18th April, 2023

## HYBRID MEETING OF THE PLANNING COMMITTEE

Members present: Councillor Whyte (Chairperson);  
Alderman Rodgers;  
Councillors Bower, Carson, Matt Collins,  
Garrett, Groogan, Hanvey, Hussey,  
Hutchinson, Maskey, Murphy and Spratt.

In attendance: Ms. K. Bentley, Director of Planning and Building Control;  
Ms. N. Largey, City Solicitor;  
Mr. E. Baker, Planning Manager (Development Management);  
Ms. C. Reville, Principal Planning Officer;  
Ms. U. Caddell, Senior Planning Officer;  
Ms. M. Quinn, Environmental Health Officer; and  
Ms. C. Donnelly, Democratic Services Officer.

### Apologies

An apology for inability to attend was reported for Councillor Douglas.

### Minutes

The minutes of the Predetermination Hearing and meeting of 14th and 16th March 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 April, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

### Declarations of Interest

Councillor Hutchinson declared an interest in relation to item 5i, **LA04/2023/2665/F** - Replacement of existing all weather playing pitch with 3G pitch, new fencing, floodlights and dugouts. Loughside Recreation Centre, Shore Road, on the agenda, in that he had a relationship with Crusaders Football Club, and left the meeting while the item was being considered.

Councillor Spratt declared an interest in relation to item 5k, **LA04/2022/1499/F** - Construction of new community wellbeing centre and cafe incorporating refurbishment and change of use of existing house, with a new adjacent community garden and men's shed facility. The Lockhouse 13 River Terrace, on the agenda, in that he was a Member of the South Belfast Area Based Working Group, and left the meeting while the item was under consideration.

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**Withdrawn Items**

The Committee noted that the following items had been withdrawn from the agenda:

- **LA04/2023/2688/F** - Application to vary condition 36 of LA04/2022/0293/F. Lands directly south of Titanic Belfast and north-west of Hamilton Dock located off Queens Road, Belfast; and
- **LA04/2021/1317/F & LA04/1318/DCA** - Demolition of existing dwellings and erection of two new dwellings and associated site works. Nos. 450 and 448 Lisburn Road Belfast BT9 7GX.

**Planning Appeals Notified**

The Committee noted the Appeals Decisions.

**Planning Decisions Issued**

The Committee noted the Planning decisions issued between 1st and 31st March, 2023.

**Miscellaneous Items**

**Implementation of the Belfast Local Development Plan, Plan Strategy**

The Planning Manager explained that the Belfast Local Development Plan, Plan Strategy would be adopted on 2nd May, 2023 and, having regard to Section 6(4) of the Planning Act (Northern Ireland) 2011, which stated that, in making any determinations under the Act, regard was to be given to the local development plan, unless material considerations indicated otherwise, that the Council would need to reassess all applications which had previously been considered by the Committee, but had not yet had a decision issued at the point of adoption.

He informed the Committee that major applications, which had been previously decided by the Committee, but remained undetermined at the point of adoption, would be returned to the Committee for reconsideration in light of the new policies, as legislation dictated that major development must be determined by the Committee.

He reported that it was being proposed that reassessment of undetermined local applications which had previously been decided by the Committee would be delegated to the Director of Planning and Building Control, with the exception of the following:

- Those made by elected members of the Council;
- Those made by Council staff at senior management grade (PO12) or above and all staff in Place and Economy Department and Legal Services;
- Those made by the Council; and
- Those in which the Council has an estate.

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The Committee noted the report and delegated authority to the Director of Planning and Building Control to reassess and determine Local applications that the Committee had previously decided, but which had not had a decision issued by 2nd May 2023, in the context of the new Belfast LDP Plan Strategy. This included the additional application LA04/2021/2396/F Conversion, alteration and demolition of rear return of former office building to 6No. apartments and construction of 30No. apartments, parking and associated developments; Land to the west and including No. 81 University Street (approved by the Planning Committee at its meeting of 14 March 2023).

**Development Management - Update on Lean Systems Experimentation**

The Planning Manager provided the Committee with an update on the ongoing experimental procedure of processing planning applications following lean systems principles.

He pointed out that, due to issues encountered with the implementation and extraction of accurate information from the new Planning Portal, it had not been possible to provide an illustrative overview of the current performance of the service and that officers were considering how to best present this information to the Committee.

He highlighted key learnings to the Committee, outlined the next steps and stated that the Planning Service would continue to advocate the lean systems methodology to the Department for Infrastructure and new Interim Regional Planning Commission.

The Committee noted the report.

**Planning Appeals Commission - Appeal Decision on the proposed Centralised Anaerobic Digester Facility and North Foreshore (LA04/2019/1540/F)**

The Planning Manager provided the Committee with an overview of the Planning Appeals Commission's appeal decision in respect of the Council's decision to refuse planning permission for a Centralised Anaerobic Digestion (CAD) facility at the North Foreshore.

The Committee noted the report.

**Delegation of Local Applications with NI Water Objections**

The Principal Planning Officer drew the Committee's attention to a list of Local planning applications to which NI Water had submitted an objection to.

She explained that NI Water had lodged objections to Local applications for one or both of the following reasons:

- There was insufficient capacity at the local Waste Water Treatment Plant to support the proposed development; and/or
- There was insufficient network capacity within existing Combined Storm Overflows to support the development.

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She stated that, despite requests, NI Water had not provided robust evidence to support individual objections and that, were the Council to refuse planning permission based on NI Water's concerns, it would need to provide robust evidence to the Planning Appeals Commission in the event that an applicant had appealed a decision, therefore, in the absence of robust evidence, it would be unreasonable to refuse planning permission.

She reported that delegated authority was being sought for the Director of Planning and Building Control to determine only those applications which would have been dealt with under the Scheme of Delegation, were it not for an objection from NI Water.

The Committee delegated authority to the Director of Planning and Building Control, those local Planning Applications to which NI Water had objected.

**Inflationary Uplift of Planning and Regional Property Certificate Fees**

The Committee considered the undernoted report:

**“1.0 Purpose of Report or Summary of Main Issues**

**1.1 To advise the Committee that the Department for Infrastructure has introduced an inflationary uplift of planning fees as of 06 April 2023. SOLACE has also agreed to an increase in fees for Regional Property Certificates.**

**2.0 Recommendation**

**2.1 That the Committee notes the report.**

**3.0 Main Report**

**Background**

**3.1 The Planning Fees (Amendment) Regulations (NI) stipulate the fees required for submission of a planning application. These are set centrally by the Department for Infrastructure (DfI). DfI last implemented an inflationary uplift to planning fees in 2019.**

**3.2 The NI Audit Office and Public Accounts Committee reviews of the NI planning system in 2022 both make recommendations to improve the financial sustainability of the system.**

**3.3 The NI Audit Office recommendation is: ‘...that the Department and councils work in partnership to ensure that the planning system is financially sustainable in the longer term.’**

**3.4 Similarly, Recommendation 11 of the Public Accounts Committee report recommends that: ‘The planning system must be financially sustainable and this requires an appropriate, long-term funding**

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*model. The Committee recommends that all those involved in delivering planning work together to achieve this. In the short term the Department should take the lead on bringing forward legislation on planning fees as a matter of urgency.'*

- 3.5 Officers are very clear that the new inflationary uplift of planning fees does not address either of these recommendations, including the requirement to address the long-term financial sustainability of the NI planning system. A much more thorough review is required with collaboration between DfI, councils, customers and industry. In the shorter term, and as a minimum, there should be consideration of the introduction of fees for current non-chargeable applications such as Proposal of Application Notices (PANs), Discharge of Conditions, Non-Material Changes etc.
- 3.6 DfI's current work programme for reform of the NI planning system does not address either of the NI Audit Office or Public Accounts Committee recommendations in respect of financial sustainability of the system. However, DfI has verbally recognised this and the Council continues to lobby the Department on this point.

**Inflationary Uplift**

- 3.7 The Planning (Fees) (Amendment) Regulations (NI) 2023 came into effect on 06 April 2023 and applies a one-year inflationary uplift of 12.3% (based on RPI as at August 2022) across all existing fee categories. For example, this means that:
- an extension, improvement or alteration of a dwellinghouse has increased from £291 to £327;
  - the erection of a single dwellinghouse has risen from £868 to £965; and
  - the erection of 50 dwellings has increased from £18,492 to £20,777.
- 3.8 A copy of the amended fee regulations is provided at Appendix 1.

**Increase to Regional Property Certificate Fees**

- 3.9 SOLACE has agreed to a 20% uplift in fees for Regional Property Certificates. A 15% uplift came into effect on 06 April 2023 and the 20% uplift will be implemented mid-May 2023.

**4.0 Financial & Resource Implications**

- 4.1 The increase in planning fees set by DfI is welcomed as the Council's planning income continues to significantly fall short of overall costs to provide the service (both Planning Policy and Development Management functions). In 2022/23, planning fee

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income was £496k down on projected income due to the impact of COVID-19 (for example, the Council continues to receive less applications for Grade A offices as more people work from home). The turbulent global economy has also impacted on investment and planning activity.

4.2 Notwithstanding, the inflationary uplift of planning fees does not address the financial sustainability of the NI planning system and further reform is required. This will require collaboration between DfI, councils, customers and industry.

5.0 **Equality or Good Relations Implications / Rural Needs Assessment**

5.1 **No adverse impacts identified.”**

The Committee noted the report.

**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)**

**LA04/2022/1280/F - Proposed social housing led, mixed tenure residential development comprising of 52 no. dwellinghouses and 87 no. apartments with public open space, children's play park, landscaping, car parking, associated site works and infrastructure and access arrangements from Blackstaff Road. Former Kennedy Enterprise Centre (north of Westwood Shopping Centre) Blackstaff Road Belfast (139 no. units in total)**

The Planning Manager provided the Committee with an overview of the application and highlighted the following key issues for consideration in the assessment of the application:

- The principle of the proposed residential use at this location;
- Loss of employment land last used as industrial;
- Loss of retail land within the designated Westwood District Centre;
- Compatibility of housing with adjacent uses;
- Design and layout;
- Housing need;
- Access, parking and traffic management; and
- Other environmental considerations – Drainage, Contamination, Noise, Impact on Designated Sites/Natural Heritage Assets.

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He explained that the application site was located in an industrial/employment and commercial area, adjacent to two shopping centres and the surrounding lands were all in non-residential use. He stated that officers considered that the introduction of a residential development in the area would not be compatible with the existing surroundings and that the development could adversely impact the existing businesses in the area which would benefit from permitted development rights to expand or change their current Use Class.

He pointed out that the site was zoned as a Major Area of exiting Employment/Industry in the draft Belfast Metropolitan Area Plan (dBMAP) (v2004) and in dBMAP (v2014) it had been designated as part of the Westwood District Centre following an extension to the Westwood Centre and, whilst the zoning of the site had changed between the draft plans, a residential use on the site would not comply with either version of dBMAP.

The Planning Manager informed the Committee that the Northern Ireland Housing Executive (NIHE) had confirmed that there was a need for affordable housing in the area which was a material consideration, however, officers did not consider the housing need sufficient to override the serious concerns about the appropriateness of the site for housing, and that the Senior Urban Design Officer had raised concern with regard to the suitability of the proposal, that included the outlook from the proposed units, pedestrian routes through the site and linear parking areas.

He highlighted that NI Water had objected to the application on grounds of insufficient wastewater treatment capacity and foul sewage network capacity issues and that the Northern Ireland Environment Agency (NIEA) had concerns regarding foul sewage arrangements.

He reported that, having had regard to the development plan, relevant policy context and other material considerations, the proposed development was not considered to be acceptable and it was recommended that full planning permission be refused for the following reasons:

- The proposed development was located within a designated District Centre as identified in the draft Belfast Metropolitan Area Plan 2015 (v2014). The proposal would reduce the land available within the District Centre to deliver retail and other appropriate commercial uses and would fail to retain and consolidate the District Centre as a focus for local everyday shopping. The proposal was contrary to paragraph 6.276 of the SPPS and Designation BT010/5 – Westwood Centre of the draft Belfast Metropolitan Area Plan 2015 (v2014);
- The application site was surrounded by existing commercial uses and businesses, many of which are not subject to restrictions on hours of operation or other controls. The proposed housing would be a poor-quality living environment for residents who would be subject to unacceptable noise and environmental impacts, both from within the houses/apartments and the outdoor amenity space/open space. The application fails to demonstrate that the noise levels would be satisfactory. The site was not considered suitable for any form of housing and the proposal was contrary to paragraphs 4.11, 4.25-27

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and 4.34 of the Strategic Planning Policy Statement, Policy PED 8 of Planning Policy Statement 4, and criteria (a) and (h) of Policy QD 1 of Planning Policy Statement 7 – Quality Residential Environments;

- The application site was surrounded by existing commercial uses and businesses, many of which were not subject to restrictions on hours of operation or other controls. The proposed development had the potential to adversely affect the operations and viability of existing surrounding commercial uses and businesses and generally compromise the ability of the industrial estate to provide employment and economic growth. The proposal was contrary to paragraphs 4.20 – 4.21 of the Strategic Planning Policy Statement and Policy PED 8 of Planning Policy Statement 4;
- The proposed development would be located on an existing commercial/industrial park, resulting in poor place making and an unsuitable residential living environment. Specifically, access to the development would be through an incongruous industrial estate/commercial park. Secondly, the proposed development would provide a poor quality residential environment for prospective occupants by reason of poor outlook from Blocks A, B, C and D onto the existing commercial and industrial/employment area. Thirdly, the overbearing impact of the retaining wall and embankment onto the dwellings and rear gardens numbered 77-83 and 86 on Drawing No. 04A – Site Layout. Fourthly, the overbearing nature of the Westwood Shopping Centre/ASDA on apartments within Block A and the dwellings and rear gardens numbered 70-76 on Drawing No. 4A – Site Layout. The proposal was contrary to paragraphs 4.12, 4.25-27 and 4.34 of the Strategic Planning Policy Statement and criteria (a) and (h) of Policy QD1 of Planning Policy Statement (PPS) 7 – Quality Residential Environments . and Policy PED 8 of Planning Policy Statement 4, and unacceptable;
- The proposal failed to provide adequate connectivity to surrounding amenities and would result in an isolated housing development within an existing commercial and industrial/employment area and encourage use of an unsafe informal link to the Kennedy Centre. The proposal was contrary to paragraphs 4.12 and 4.24-27 of the Strategic Planning Policy Statement and criteria (e) of Policy QD 1 of Planning Policy Statement (PPS) 7 – Quality Residential Environments; and
- The application was not accompanied by a Section 76 planning agreement to secure the Green Travel Measures (Travel Plan, Travel Cards for each unit for a 3 year period, Discounted Membership of a Car Club), Employability and Skills interventions, long term management and maintenance of private communal and public open space areas which would be required to manage and mitigate the development. The proposal was contrary to paragraph 5.69 of the



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SPPS, Policy AMP 7 of Planning Policy Statement 3, Policy OS 2 of Planning Policy Statement 8 and Chapter 9 of the Developer Contributions Framework.

The Chairperson welcomed Mr. P. Stinson, Turley, Mr. H. McConnell, RRP Architects, and Mr. J. Mangan, RSK Group, representing the applicant, and Ms. F. McGrath, representing the Northern Ireland Housing Executive (NIHE) to the meeting.

Mr. Stinson explained to the Committee that the NIHE consultation response confirmed that there was a live and pressing need of 899 social homes in the site area up to 2026, despite recent permissions granted of around 800 social homes at the former Visteon site and Glenmona.

He informed the Members that the applicant had been in discussions with four housing associations and that securing planning permission would ensure confirmation of an association to deliver the homes.

He highlighted that, whilst a retail permission exists for the site for the reconfiguration and extension of the Westwood Centre, the previous employment use of the land had been lost and that conditions considered necessary to control the noise environment for the proposed homes would be met in the event that planning permission would be granted. He stated that the ability of existing business to evolve was limited and that the Council had significant control over future land use changes at the site.

He stated that future applications would be considered in light of prevailing circumstances and that, whilst changes could occur to operating hours of existing business, consideration should be given to how likely that would be, in light of the established nature of the businesses.

He pointed out that just one objection had been received to the planning application and that one person had attended a consultation webinar and that this demonstrated, given the number of businesses surrounding the site, a lack of significant evidence of incompatibility.

Mr. Stinson outlined the layout, outlook, parking, road safety, access and landscaping design aspects of the application and stated that the applicant was willing to enter a Section 76 agreement that would include green travel measures, a landscape management plan and securement of the housing tenure.

He concluded by informing the Committee that the application would bring much needed social housing to an area with significant housing stress and a continuing level of need and that the development would meet criteria 8 and 9 of Policy QD1.

In response to a question from a Member with regard to the composition of the proposal of 80% social housing, and what the remaining 20% would account for, Mr. Stinson explained that it would be a development of social and private homes and would be determined by the final social housing requirement.

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Ms. M. Quinn, Environmental Health Officer, answered questions from the Members with regard to smell, noise, emissions and the vermin impact of the surrounding businesses and she explained that a recommendation of upgrading glazing had been recommended to deal with potential 24-hour operations of adjacent businesses and low frequency noise levels which had been identified but that uncertainty remained as to whether glazing manufacturers could provide the required glazing. She added that Environmental Health did not have any concerns with regard to the impact of smell or odour around the site, and she added that all surrounding business premises were required to have pest control contracts in place and therefore would have been raised as a significant issue by environmental health. Mr. J. Mangan also addressed the Committee in response to the aforementioned concerns and stated that a series of noise surveys had been undertaken on the site to quantify the baseline noise levels which had highlighted some noise levels of concern and had set a performance requirement for the internal façade of the proposed units to ensure that internal noise levels would be appropriate.

In response to a question from a Member, Ms. F McGrath stated that the NIHE was in favour a mix of social and private tenure on the proposed site and supported the application.

Following further discussion, it was:

Moved by Councillor Garrett,  
Seconded by Councillor Maskey,

"That the Committee agrees to approve the application as it supports the aspirations of this Council through the adoption of the Local Development Plan (LDP) to increase the level of housing, including social and affordable housing in the City.

The application has gone some way to mitigate and address other material considerations relating to compatibility of housing with adjacent uses, design and layout, and Housing need;

Therefore, on balance this application is considered acceptable and shall be approved with delegated authority given to officers to negotiate a suitable section 76 agreement."

Councillor Garrett, the proposer, accepted a suggestion from the Director of Planning and Building Control to include in his proposal - that the approval would be subject to conditions and a Section 76 planning agreement to secure the necessary planning obligations; and include the requirement that the development consists of at least 80% social housing; and to delegate authority to the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, as well as resolve the technical highways issue which had been raised by DFI Roads.

The proposal, as amended, was put the Committee and on a vote, nine Members voted for the proposal and four against and it was declared carried.

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**LA04/2022/1479/F - Partial redevelopment of former Kennedy Way Waste Water Treatment Works to include the development of new Mechanical & Electrical (M&E) workshops, storage, changing facilities and ancillary offices (development to include three new buildings 1) the main hub building; 2) a store to hold an alternative bottled water supply; and 3) a generator store), access improvements, parking, service yards, storage areas, contractors compound, boundary fencing, cesspool, solar PV panels and landscaping. Former NI Water Ltd Sewage Treatment Works, Blackstaff Road**

The Senior Planning Officer outlined the history of the application to the Committee and pointed out that, following the meeting of the Committee held in March, Members had raised concern that the proposed development could have an, in principle, environmental impact on a live planning application for a proposed residential development for social housing on an adjacent site.

She informed the Committee that officers had sought the view of Environmental Health and further information had been provided by the applicant to clarify the frequency of night-time activities and odour. She stated that Environmental Health had advised that the approval of the proposed NI Water development would not have an adverse impact on the proposed housing development and that the need for out of hours access would be intermittent and the levels of activity on the site during nighttime hours would not give cause for noise impact concern.

She reported that the RPS Odour Impact Assessment had concluded a low level impact and the odour source was not part of the proposed development and was situated outside of the application site.

She stated that officers were satisfied that the proposed development would not give rise to unacceptable impacts and that the previous recommendation to approve the application remained unchanged.

The Chairperson welcomed Mr. P Brow, Head of Living with Water Programme, NI Water, Mr. D. McLaughlin, Resolve Planning, and Mr. P Alcorn and Mr. B. Kane, McAdam Design, to the meeting.

Mr. Brow explained how approval of the application would help protect, enhance and grow the entire city and how the increased wastewater capacity would facilitate economic growth.

The Committee granted full planning permission, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of conditions and deal any other issues which might arise.

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**LA04/2022/1962/F - Proposed Change of Use to Retail Use to Allow for the Sale of Mixed Convenience and Comparison Goods. Minor Amendments to Elevations, Car Parking and Services and General Site Works. No 8-10 Boucher Road, Boucher Plaza, Belfast.**

The Senior Planning Officer provided the Committee with an overview of the application and highlighted the following key issues to be considered in the assessment of the application:

- The principle of the proposed use at this location;
- Retail Impact of the proposal;
- Impact on the character and appearance of the area;
- Compatibility with adjacent uses;
- Access, parking and traffic management; and
- Environmental Considerations – Drainage, Contamination, Noise, Impact on Designated Sites/Natural Heritage Assets.

She explained that the Planning Service Plans and Policy Team had reviewed the application and had no objection to the proposed uses and considered that there were no sequentially preferable sites in the proposal's whole catchment when considered against the criteria of suitability, availability and viability.

She stated that all consultees were content with the proposed development to conditions and that no third-party objections had been received.

The Committee granted full planning permission, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of conditions and deal any other issues which might arise.

**LA04/2022/1861/F, LA04/2022/1869/DCA, LA04/2022/1860/A  
(Dealt with under a single report) - Replacement facade to active facade to facilitate the display of internally illuminated moving images. 1-3 Arthur Street, Belfast, BT1 4GA**

The Committee agreed to defer consideration of the item in order to undertake a site visit.

**LA04/2021/0691/F & LA04/2021/0915/DCA - Demolition of existing dwelling and erection of a new detached dwelling and associated siteworks. 1D Malone Park. 1D Malone Park Belfast BT9 6NH**

The Committee agreed to defer consideration of the item in order to undertake a site visit.

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**LA04/2022/1831/F - Change of use from residential to short term stay accommodation. 258 Limestone Road, Belfast, BT15 3AR**

The Committee agreed to defer consideration of the item in order that officers explore the availability of additional evidence with regard to the environmental impacts of short-term holiday lets.

**LA04/2023/2665/F - Replacement of existing all weather playing pitch with 3G pitch, new fencing, floodlights and dugouts. Loughside Recreation Centre Shore Road, Belfast, BT15 4HP**

The Principal Planning Officer outlined the application to the Committee and highlighted the following key issues for consideration:

- Principle of development at this location;
- Impact on the character and appearance of the area;
- Impact on residential amenity; and
- Infrastructure capacity.

She pointed out that no objections had been received from consultees or those neighbouring the application site and that, having regard to the development plan, relevant planning policies and other material considerations, it had been considered by officers that the proposal be approved.

The Committee approved the application and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions.

**LA04/2023/2362/F - Proposed 30m (length) x 11m (height) ball stop fencing, including perimeter and spectator fencing, with a pathway surrounding the existing pitch, and associated site works. (amended plans). Cherryvale Playing Fields, Ravenhill Road, Belfast, BT6 8EE**

The Planning Manager provided the Committee with an overview of the application and outlined the impact on amenity and on the character and appearance of the area.

He explained that the use of the land for sports pitches, some of which already contained floodlighting and nets, meant that the proposal would have no impact on the Local Landscape Policy Area, and that no objections had been received from consultees.

He pointed out that seventeen objections had been received and referred the Members to the Case Officers Responses which addressed the concerns which had been raised.

He reported that, since publication of the report, the Council's Tree officer had indicated that he was content, subject to conditions, the Environmental Health Officer had no objection to the proposal, subject to a planning condition that would require full construction details of all perimeter and ball stop fencing in the interest of minimising noise impact. He added that

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no further representations had been received in response to the re-consultation on the removal of the perimeter fence and correction of the description.

The Committee approved the application and gave delegated authority to the Director of Planning and Building Control to resolve, where appropriate, any further representations received during the remainder of the consultation period.

**LA04/2022/1499/F - Construction of new community wellbeing centre and cafe incorporating refurbishment and change of use of existing house, with a new adjacent community garden and men's shed facility. The Lockhouse 13 River Terrace Belfast BT7 2EN**

The Principal Planning Officer outlined the application to the Committee and highlighted the following key issues:

- The principle of development;
- Impact on the character and appearance of the area;
- Impact on the setting of Listed monument;
- Impact on amenity;
- Access and parking; and
- Environmental Considerations - Drainage, Waste-water infrastructure and Ecology.

She reported that NI Water had objected to the application on the grounds of a lack of wastewater capacity, which had been considered to be acceptable and that no other consultees and offered any objections. Furthermore, she informed the Committee that no third party representations had been received.

She informed the Committee that, having regard to the Development Plan and relevant material considerations, the proposal had been considered to be acceptable.

The Committee approved the application and gave delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions.

**LA04/2023/2701/F -Erection of life size bronze sculpture of Frederick Douglass. Existing Planter located approximately 2.5m east of No.10-20 Lombard Street**

The Principal Planning Officer presented the Committee with an overview of the application for a sculpture, using an existing planter base on Lombard Street and highlighted the following key issues for consideration:

- Impact on amenity and general characteristics of the area;
- Impact on setting of the listed building and conservation area;  
and
- Impact on public safety.

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She provided the Committee with a visual representation of the proposed sculpture and reported that the proposal would be assessed against the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP) and the Draft Metropolitan Area Plan 2015 (BMAP), PPS6: Planning, Archaeology and the Built Environment and all other relevant material planning considerations.

She informed the Committee that a late anonymous representation had been received and she explained and addressed the concerns which had been raised.

She stated that the application complied with the Development Plan, regional planning policy and all other material considerations and asked the Committee to delegate authority to determine the application, upon receipt of any additional representations, the Historic Environment Division's consultation response and to apply any proposed conditions.

The Committee agreed to delegate authority to the Director of Planning and Building Control to determine the application upon receipt of the consultation responses.

Chairperson