

Planning Committee

Tuesday, 1st August, 2023

HYBRID MEETING OF THE PLANNING COMMITTEE

Members present: Councillor Garrett (Chairperson);
Aldermen Lawlor and Rodgers;
Councillors Anglin, Bell, Bradley, T. Brooks,
Carson, Doherty, P. Donnelly, Doran, S. Douglas, Ferguson,
Groogan, Hanvey, Maskey, McCann, Nic Bhranair and Whyte.

In attendance: Ms. K. Bentley, Director of Planning and Building Control;
Ms. U. McMullan, Solicitor – Regulatory and Planning;
Ms. C. Reville, Principal Planning Officer; and
Ms. C. Donnelly, Democratic Services Officer.

Apologies

No apologies for inability to attend were reported.

Declarations of Interest

No declarations of interest were reported.

LA04/2023/3613/LBC: 166-174 North Street, Barwood Building - Fire Damage to Listed Building

The Principal Planning Officer outlined the application to the Committee and explained that the key issue for consideration of the application was the effect of the proposed demolition works on the architectural and historic qualities of the listed building.

She reported that Building Control had issued a dangerous structures notice and was in support of the partial demolition of the rear of the building as soon as practicable. She added that DfC Historic Environment Division had no objection to the proposal, in light of the safety concerns.

She stated that, having regard to the development plan and other material considerations, and the unique circumstances, the proposal had been considered as acceptable and recommended that Listed Building Consent would be granted, subject to conditions.

The Chairperson welcomed Mr. M. Gordon, Turley, Mr. I. Black, Structural Engineer and Mr. P. Beacom, on behalf of the applicant, to the meeting.

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Mr. Gordon explained to the Committee that the first responsibility with the application has been the health and safety of the public, which had proven difficult despite having a cordon and security in place at the site.

He reported that the applicant understood the responsibility of owning a listed building and the statutory requirements, and that the Strategic Planning Policy Statement provided for exceptional circumstances, such as the previous fire and health and safety risks, and supported a grant of consent.

He concluded by stating that the proposed works were considered necessary, not only for safety, but for the future of what remained of the listed building and that the proposed method of works had been endorsed by the Historic Environment Division.

The Committee agreed to grant Listed Building Consent, subject to conditions, and delegated authority to the Director of Planning and Building Control to finalise the conditions and deal with any other matters which might arise.

Committee Workshop

At the request of the Director of Planning and Building Control, the Committee agreed to hold a workshop on Thursday, 17th August, relating to the implementation of HOU5 and the local policies plan.

Chairperson