

Planning Committee

Tuesday, 18th May, 2021

MEETING OF THE MEMBERS OF THE PLANNING COMMITTEE HELD REMOTELY VIA MICROSOFT TEAMS

- Members present: Councillor Hussey (Chairperson);
Councillors Brooks, Carson, Matt Collins,
Garrett, Groogan, Hanvey, Hutchinson,
Maskey, McCullough, McKeown,
Murphy and O'Hara.
- In attendance: Mr. A. Reid, Strategic Director of Place and
Economy;
Mr. E. Baker, Planning Manager
(Development Management);
Ms. N. Largey, Divisional Solicitor;
Ms. C. Donnelly, Democratic Services Officer; and
Mrs. L. McLornan, Democratic Services Officer.

Apologies

An apology for inability to attend the meeting was reported from Councillor Nicholl.

Minutes

The minutes of the meeting of 20th 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 4th May, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

Declarations of Interest

No declarations of interest were recorded.

Planning Appeals Notified

The Members 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

The Members noted a list of decisions which had been taken under the delegated authority of the Strategic Director of Place and Economy, together with all other planning decisions which had been issued by the Planning Department between 8th April and 8th May.

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Miscellaneous Items

Advance Notice of Listings

The Members were advised that correspondence had been received from the Historic Environment Division (HED) regarding the proposed listing of a boundary post and 2 electrical service pillars in Belfast. The Principal Planning Officer outlined that Article 80 (3) of the Planning Act (NI) 2011 required that the HED would consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.

HED had requested the Council's comments in relation to the listing of:

- 2 electrical service pillars at:
 - South end of Linenhall Street; and
 - East end of Wellington Park; and
- 1 boundary post at Shandon Park Golf Club, Knock Road, Belfast

The Members of the Committee agreed to recommend to the Chief Executive that, in accordance with the Council decision of 4th May 2021, they supported the proposed listing of the boundary post and the two electrical service pillars, as detailed above.

Planning Applications

**THE MEMBERS OF THE PLANNING COMMITTEE CONSIDERED THE FOLLOWING
ITEMS IN ORDER TO MAKE RECOMMENDATIONS TO THE CHIEF EXECUTIVE
IN PURSUANCE OF THE POWERS DELEGATED TO HER BY THE COUNCIL
ON 4TH MAY, 2021**

Withdrawn Items

The Members noted that the following applications had been withdrawn from the agenda:

- **LA04/2020/2280/F** - Mixed use development comprising 1no. ground floor retail unit and 13no. apartments at 93-95 Falls Road; and
- **LA04/2021/0666/F** - Window installation to east facing elevation (2 No. Windows) at first & second floor. Installation of patio doors leading to raised seating area at split level ground entrance floor at 1 Downview Avenue

**LA04/2020/1363/F - 21 apartments and
3 retail units with ancillary lobby space,
refuse storage, bicycle storage and amenity
space between 173 Newtownards Road and
1-5 Templemore Avenue**

Moved by Councillor Hussey,
Seconded by Councillor McCullough,

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That, in accordance with the Council decision of 4th May 2021, the Chief Executive, or her nominated officer, exercises her delegated authority to defer consideration of the application and that Members of the Planning Committee undertake a site visit in order to acquaint themselves with the location and the proposals at first hand.

On a vote, nine members voted for the proposal, three against and one no vote and it was declared carried.

**LA04/2020/1974/F - New station building,
footbridge and platform canopies, cycle parking,
bus and taxi drop off area, hard and soft landscape proposals,
associated site works and demolition of existing station
building at Yorkgate Rail Station on lands bounded by
York Street, Dock Street, Whitla Street and M2 Motorway**

The Members were provided with the key aspects of the Transport Infrastructure planning application. The Principal Planning officer outlined that the proposal related to the redevelopment of the existing rail station, where the railway infrastructure was already in place, and that the principle of development was considered acceptable.

The Members were advised that the site was not zoned for a use within BUAP or draft BMAP, but that the site formed part of the Carr's Glen Community Greenway and was located adjacent to an arterial route, as designated within dBMAP. The Principal Planning officer explained that the BUAP proposed a Cross Harbour Rail Link, linking Yorkgate Rail Station with the main city railway line, which had been completed.

She explained that the SPPS promoted sustainable patterns of development, aimed to improve connectivity and facilitate travel by public transport in preference to the private car. It also aimed to ensure accessibility for all and promoted the provision of adequate cycling facilities in new developments.

The Members were advised that the proposal included significant improvements to the public realm, including wider footpaths, seating areas, green spaces and improvements to the Whitla Street underpass in the form of upgraded lighting and painting of walls. Furthermore, the proposal included a community garden, which was welcomed and would result in wider community benefits.

The Principal Planning officer explained that additional information had been submitted in relation to contamination, noise, travel, ecology, landscaping, tree impact, flood risk and drainage. She confirmed that no objections had been received from the relevant consultees or any third parties.

The Members' attention was drawn to the Late Items pack, whereby evidence had been provided that NI Water had given permission for storm water to be discharged to the existing combined sewer, subject to conditions. The Principal Planning officer explained that, consequently, Condition No. 23 was no longer necessary.

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The Members were advised that Mr. M. Holmes, Translink, was in attendance. A Member asked if Translink had considered installing a Belfast Bikes docking station at the Rail Station. The Member stated that, given that only 4 bicycles were permitted on train services before 9.30a.m., a Belfast Bikes station at the site would allow passengers to undertake their onward travel from the station. Mr. Holmes advised the Members that consideration had been given to a Belfast Bikes docking station, and that space still remained on site to accommodate it, but that they had been advised that there was currently no funding available for it.

The Members of the Committee recommended that, in accordance with the Council decision of 4th May 2021, the Chief Executive, or her nominated officer, would exercise her delegated authority to approve the application, subject to conditions. They also agreed that the Chief Executive, or her nominated officer, would use her delegated authority to finalise the wording of the conditions.

**LA04/2020/1726/F - 3G pitch in revised
position with floodlights, dug outs, turnstiles,
1.2m fence to pitch and associated ground
works all as previously approved application
Z/2013/1485/F; Belfast Celtic FC, Glen Road Heights**

The Members of the Committee were presented with the details of the application.

The Principal Planning officer explained that the key issues which had been considered during assessment were the principle of a new 3G pitch and floodlighting at the location, the impact on residential amenity and the impact on the wider environment, including bats.

She explained that there was an existing pitch in situ, therefore the use of the land and principle of the development was already established and was considered acceptable. The revised position included re-locating the pitch marginally to the west, with floodlights, dug-outs, turnstiles and all other associated ground works.

The Members were advised that DFI Roads, Environmental Health, Rivers Agency, NI Water, UK Crown Bodies and NIEA had no objections to the proposal, subject to conditions. She explained that Environmental Health had advised that, since the time of the original application, there had been new houses built in the area close to Glen Road Heights and, as such, had sought more information. As a result, the proposal amended the floodlighting, reducing the number from 8 to 4 poles, with 4 lights on each pole at a height of 18.3m.

The Members were advised that no representations had been received in the first Neighbour Notification period. The Principal Planning officer outlined that the application was re-Neighbour Notified and that it would expire on Monday, 24th May. She highlighted that a decision would not be issued until after that date and that if any comments raising any material planning matters were received, the application would be brought back to the Planning Committee for re-consideration.

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A Member asked that, where possible, officers would not bring applications before the Committee before the expiry of the neighbourhood notification period.

The Members of the Committee recommended that, in accordance with the Council decision of 4th May 2021, the Chief Executive, or her nominated officer, would exercise her delegated authority to approve the application, subject to conditions. They also agreed that the Chief Executive, or her nominated officer, would use her delegated authority to finalise the wording of the conditions.

**LA04/2020/2258/F & LA04/2020/2257/DCA –
Demolition of dwelling and outbuildings and construction
of 2 detached dwellings with parking and associated
site access and landscaping works at 9 Cadogan Park,
Malone Lower**

The Principal planning officer outlined the key aspects of the applications. The Members were advised that they were before Members as it involved total demolition within a Conservation Area.

The Members were advised that the site was located within Sub Area D “Cadogan” within the Malone Conservation Area Guide.

She explained that the Council’s Conservation and Heritage Team had offered no objection to the proposal following amendments. The Members were advised that the Council’s Trees and Landscaping officer had advised they were generally content but that hand digging and the use of hand tools were to be conditioned. NI Water was content that the applications be approved with a condition, and Environmental Health and DfI Roads had no objections to the proposals.

The Members were advised that amended plans detailed a reduction in footprint of the dwellings to respect the spatial quality of the existing character of the conservation area and that additional landscaping information had also been received.

The demolition of the existing property was considered to be acceptable. She explained that the Conservation Officer had advised that the existing building was of little merit and did not make a positive contribution therefore its removal was acceptable.

The Council had received no third-party comments.

The Principal Planning officer stated that the proposed design, scale and massing was reflective of the wider context of the conservation area, reflecting traditional design and materials, and whilst the plot was sub divided there were similar sized plots in the area and of the same configuration.

The Members of the Committee recommended that, in accordance with the Council decision of 4th May 2021, the Chief Executive, or her nominated officer, would exercise her delegated authority to approve the application, subject to conditions. They also agreed that the Chief Executive, or her nominated officer, would use her delegated authority to finalise the wording of the conditions.

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**LA04/2021/0636/F - Single and two storey extension to rear,
alterations to side elevations at 25 Ravenhill Park**

The Members were advised that the application was before them as, under the Scheme of Delegation, all applications from Members of staff in the Place and Economy Department and Legal Services sections were required to go before the Committee.

The Principal Planning officer outlined that a single and two storey extension to the rear of the existing dwelling with alterations to the side elevations was sought.

The Members were advised that the proposed extension would not adversely impact the character and appearance of the surrounding area. It was considered to be sympathetic in its built form, scale, massing and appearance with the existing property and with surrounding neighbouring properties. It was considered that the proposal would not raise any issues in relation to residential amenity including overshadowing, loss of light, dominance and overlooking. There was sufficient space remaining within the curtilage of the property.

The application had been neighbour notified and advertised in the local press and no comments were received.

The Members of the Committee recommended that, in accordance with the Council decision of 4th May 2021, the Chief Executive, or her nominated officer, would exercise her delegated authority to approve the application, subject to conditions.

**LA04/2020/1697/F - Change of use from existing warehouse
to martial arts boxing club & gym with elevation changes
at 2-6 Laburnum Street**

The Members were provided with the details of the application for full planning permission. They were advised that the Council was providing funding for the proposal.

The Planning officer outlined that a gym and boxing club would occupy two floors, with the ground floor providing the main gym, changing facilities, ancillary office and a store. The first floor would provide space for two large boxing rings and a matted gym area.

The Members were advised that the application had been neighbour notified and advertised in the local press. One letter of representation had received, not objecting to the proposal but raising an issue with existing parking.

The Planning officer outlined that the Environmental Health Service had been consulted and was content with the proposal subject to conditions and an informative being attached to the decision regarding the transmission of potential noise.

DfI Roads had also been consulted and offered no objection subject to conditions being attached regarding the provision of cycle parking and implementation of a Travel Plan.

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The proposal had been assessed against and was considered to comply with the BUAP, Draft BMAP, PPS3, PPS4, PPS6 Addendum and the SPPS.

The Members of the Committee recommended that, in accordance with the Council decision of 4th May 2021, the Chief Executive, or her nominated officer, would exercise her delegated authority to approve the application, subject to conditions. They also agreed that the Chief Executive, or her nominated officer, would use her delegated authority to finalise the wording of the conditions.

Chairperson