

CASTLEREAGH BOROUGH COUNCIL

Minutes of the proceedings of the meeting of Castlereagh Borough Council held in the Council Chamber, Castlereagh Borough Council, Civic & Administrative Offices, Bradford Court, Upper Galwally, Castlereagh, BT8 6RB, on Thursday, 27 October 2005, at 7.00 p.m.

PRESENT: Councillor T Jeffers
(in the Chair)

ALDERMEN: I Robinson MP MLA (from 7.45 p.m. until 11.25 p.m.)
P D Robinson MP MLA (from 7.50 p.m)

IN ATTENDANCE: Mrs A M Beattie
J Beattie
Mrs M Chambers
D Drysdale
Mrs S Duncan
C Hall
Miss R Hughes MBE
M Long
G Robinson
J Spratt
C Tosh (until 10.30 p.m.)

IN ATTENDANCE: Chief Executive, Director of Finance & Leisure Services, Director of Technical & Environmental Services, Director of Administration & Community Services, Planning Service Officer, Planning Officer, and Assistant Members' Services Officer

APOLOGIES: Apologies were received on behalf of Alderman Norris, Rice and Councillors Bunting, Cochrane, Copeland, Hanvey, Henderson, Ramsey and White

2005/569 : OPENING OF MEETING

Reverend Caldwell opened the meeting with a prayer.

Noted.

2005/570 : MINUTES

RESOLVED : That

- (a) the Minutes of the following meetings be accepted as a true record
- Central Services Committee meeting of 10th October 2005
Finance & General Purposes Committee meeting of 19th October 2005
- (b) the Minutes of the following meetings be accepted as a true record,
subject to the amendments as follows:
- Council meeting of 22nd September 2005
Page 10 – Minute No. 2005/547
Delete second sentence in second paragraph and replace it with “She expressed her concern at the threat of library closures in the Borough, as inadequate provision would prevent some people from using libraries due to the lack of transport, etc”
- Technical & Environmental Services Committee meeting of 4th October 2005
Page 2 – Minute No. T&ES/2005/308 : 2nd line of resolution
include Chairmen of Finance & General Purposes Committee and Central Services Committee, Mayor and Directors
- Leisure Services Committee meeting of 6th October 2005
Page 1 – include an apology for Alderman Copeland
Page 2 – Minute No. LS/2005/41 : resolution
After “Ramsey” insert “Cochrane”
- Special Planning Committee meeting of 7th October 2005
Page 1 – include an apology for Councillor Chambers
- Special Planning Committee meeting of 10th October 2005
Page 1 – include an apology for Councillor Hughes

MATTERS ARISING

2005/571 : COMMUNITY FACILITIES (Minute No. 2005/562 refers)

Councillor Chambers outlined that a considerable amount of the outstanding rental had been repaid. She added that this could have resulted in the group being denied use of the community centre, and she asked that in future Officers monitor the situation to avoid a re-occurrence.

The Director of Administration & Community Services reported that the group had paid £500.00 in cash, and on that basis, they would be able to use the community centre. She added that Officers would continue to negotiate with group representatives to recover the outstanding amount.

Noted.

2005/572 : START TIME OF COMMITTEE/COUNCIL MEETINGS (Minute No. 2005/525 refers)

Following discussion, it was

RESOLVED : That the Council agrees that Committee meetings would commence at 7.30 p.m. and Council meetings at 7.00 p.m.

2005/573 : CORRESPONDENCE FROM THE SOUTH EASTERN EDUCATION & LIBRARY BOARD RE: THREAT OF LIBRARY CLOSURES (Minute No. 2005/547 refers – circulated at the meeting)

The Chief Executive reported that he had received a response on the above from the SEELB earlier that day. He referred Members to the part of the letter, which stated that, at this stage, the Board had not taken any decisions about the closure or merger of any libraries in the Castlereagh Borough Council area. He added that the letter also stated that, if and when the Board approved recommendations that would affect current provision of library services in the Castlereagh area, the proposal would have to go to public consultation, and that the Council would be consulted.

Councillor Long outlined that upon reading through the correspondence, rather than him being reassured about library closures, he was even more concerned.

Councillor Spratt concurred with Councillor Long, and stated that he hoped that when the Board had made its decision, and if necessary, he hoped that the people of the Borough would protest against these cuts. He added that what was more hideous was the fact that the Education & Library Board wanted to spend £25,000.00 on a new boardroom which he and his Party were totally opposed to. He outlined that at the next Board meeting, he and Councillor Tosh would be expressing his total objection to this.

Councillor Tosh indicated that there were a number of schools in the Castlereagh area that were listed for amalgamation with others, and the Board had been trying to push this proposal through at the last meeting. He outlined that he and Councillor Spratt had objected profusely to this. He advised Members that a member of the Property Committee had advised him and Councillor Spratt that the Board had previously made a number of approaches to previous Elected Representatives on the Board that they would come along to a Council meeting to discuss the various issues, but to date no Member had taken up this offer.

He continued by stating that he and Councillor Spratt advised the Board member that it would be their understanding that the Council would be keen to invite representatives along to address Members' queries. He proposed that in order

to address all the relevant issues, i.e. libraries, schools, etc that representatives from the Education Committee, the Library & Information Committee and the Property Committee be invited along.

Councillor Spratt seconded the proposal and commented that the Members needed to hear what the SEELB officials were planning for schools, as it was of major concern for many parents in the Borough. He added that particularly the impact integrated schools were having on numbers attending state controlled primary and secondary schools. He indicated that he felt it important that Board officials come along to a Council meeting where the public and school representatives would have an opportunity to put forward their views.

Following discussion, Members agreed that a Special Council meeting be convened.

Alderman Mrs I Robinson arrived at the meeting at this point at 7.45 p.m.

RESOLVED : That appropriate Officers from the South Eastern Education & Library Board be invited to attend a Special Council meeting in November to discuss various issues as outlined above.

2005/574 : LAPTOPS (Minute No. 2005/568 refers)

The Director of Finance & Leisure Services stated that he understood that 75% of Members had received their laptops. He accepted that there had been a technical problem with the routers, and stated that he would enquire from the IT Officers in order to expedite the roll out

Noted.

2005/575 : SUSPENSION OF STANDING ORDERS

RESOLVED : That the Council agrees to the suspension of the relevant Standing Order to enable the presentation by Roads Service representatives to be heard as the next item of business.

2005/576 : PRESENTATION BY ROADS SERVICE – UPDATE OF PROGRESS (report previously circulated)

Councillor Jeffers welcomed Mr Drew, Divisional Roads Manager and Mr Neill Balmer, Castlereagh Section Engineer to the meeting.

Mr Drew took Members through the report, highlighting a number of key elements.

Alderman P Robinson arrived at the meeting during the presentation at 7.50 p.m.

The Roads Service representatives addressed a number of Members' queries, which included the following:

- ❖ Concern 40mph zoning at Church Road had been refused
- ❖ Request for Loughview Primary School to be included in traffic management programme, i.e. school signs and flashing amber lights
- ❖ Query timescale for resurfacing of Saintfield Road, Glensharragh Gardens, Rosewood Park, Rosemount Park
- ❖ Drainage problems at Silvergrove Nursing Home
- ❖ Road improvement scheme Milltown Road/Belvoir Road junction – signage causing problems to motorists
- ❖ Request for Glencregagh Road to be included in potential minor works programme – being used as a 'rat run'
- ❖ Roads Service to ensure that School Road is retained in the list of traffic calming schemes
- ❖ Traffic calming humps at Newton Park not slowing traffic adequately – Roads Service to look at alternative traffic calming measures
- ❖ A23 Moneyreagh Road/Hillsborough Road request Roads Service - look at this again in terms of options for improving this busy crossroads
- ❖ Request footpath at Hillsborough Road/Ballygowan Road
- ❖ Carryduff towards Ballygowan Road request consideration be given to red warning strips on road, similar to those in Crossnacreevy
- ❖ Request for traffic management at Grahamsbridge/Old Dundonald/Comber Road junction
- ❖ Query effectiveness of road humps as opposed to chicanes
- ❖ Request a pedestrian crossing at top of the junction of East Link Road and Old Dundonald Road to serve the Ice Bowl.
- ❖ Request improvements to the junction of the Old Dundonald Road onto Comber Road where traffic, including buses, need to pull out forward of the junction in order to make a left or right turn. The junction needs to be improved given the increasingly heavy traffic flows.
- ❖ Following works at Old Dundonald Road to Grahamsbridge Road - buses unable to travel along this stretch of road
- ❖ Timescale for pedestrian provision to traffic signal junction at Old Dundonald Road/East Link Road and at Upper Newtownards Road/East Link Road
- ❖ Timescale for work involved in the Carriageway resurfacing and footway at caravan park
- ❖ Request for response to previous letter to Roads Service re traffic management at Grahamsbridge/Old Dundonald/Comber Road junction and Upper Newtownards/East Link Road junction
- ❖ Request for Roads Service to liaise with Water Service and Rivers Agency re flooding along Glencregagh Road
- ❖ Request for resurfacing along Newton Park
- ❖ Replacement of trees at Hydebank Playing Fields

- ❖ Request for footpath from Glencreagh Road to Lagan College
- ❖ Difficulty seeing oncoming traffic at Belvoir Dual Carriageway roundabout
- ❖ For sale signs causing traffic hazard, particularly at Quarry Corner
- ❖ Limousine Nights - sign at Old Mill Heights
- ❖ Update on legal despite - Gransha Road surface causing damage to vehicles

Prior to leaving the meeting, the Roads Service representatives advised Members that they would respond in writing to any queries they had not been able to address directly. Members then wished Mr Balmer success in his new post.

Noted.

2005/577 : CORRESPONDENCE FROM THE ROADS SERVICE RE VISIT TO ROADS SERVICE TRAFFIC INFORMATION AND CONTROL CENTRE (copy previously circulated)

Following discussion, it was

RESOLVED : That the Council agrees to participate in the visit to Roads Service Traffic Information and Control Centre, and that the Chief Executive liaise with Roads Service representatives to arrange a suitable date and time.

PLANNING

2005/578 : DEPUTATION RE: PLANNING APPLICATION Y/2005/0240/F – 1 CHURCH ROAD : CHANGE OF USE FROM POST OFFICE TO GAMING MACHINE ARCADE

Councillor Jeffers welcomed Mr Norman Kennedy to the meeting.

Mr Kennedy thanked the Council for giving him the opportunity to speak on the above application. He outlined that the applicant had totally disregarded planning regulations by opening a gaming arcade without planning permission and erecting signage without planning permission. He doubted whether an enforcement action would be taken as the Planning Service had indicated that it had no objection to granting approval.

He commented that the Planning Service appeared to be ignoring its own regulations, and he referred to Development Control Advice Note 1 which dealt with planning issues in terms of implications of a development on the character of an area and road traffic flow. He outlined that an amusement arcade was not a good neighbour, and residents were particularly frustrated that the Planning Service was approving this establishment so close to residential properties,

schools, churches, etc. He added that the location of this arcade contravened almost every clause in that Advice Note.

Mr Kennedy stated that he was amazed that the Planning Authority could run roughshod over public representatives, and ignore the huge amount of objections. He added that there had been almost 250 letters of objection and he had delivered a petition with upwards of 500 signatures on it. He commented that the head teachers of the local primary and secondary schools were totally opposed to it, as were the Ministers from three local churches.

He commented that with the loss of the post office, a great many senior citizens had to use the cash point situated close to the amusement arcade, and they obviously would have a greater degree of concern for their personal safety. He concluded by stating that it was inconceivable that the Planning Service was prepared to approve this facility, particularly given the huge amount of public opposition.

Mr Kennedy then returned to the public gallery.

Alderman I Robinson indicated that she would be happy to discuss the matter further when the item came up on the Planning Schedule.

Noted.

SCHEDULE OF PLANNING APPLICATIONS
(copy previously circulated)

**2005/579 : PLANNING APPLICATION Y/2004/0662/F – 48-52 OLD
DUNDONALD ROAD, DUNDONALD : ERECTION OF 52 BED
NURSING/RESPIRE HOME FOR FOUR SEASONS HEALTH CARE PLC
(AMENDED DRAWINGS)**

Following a query from Councillor Robinson relating to the inadequacy of existing sewerage facilities, the Planning Officer advised that she had received a response from the Planning Service. She reported that the Water Service were aware of a sewer crossing the site located at the western boundary with Quarry Lane, and the road would be widened to divert the sewer. The Water Service had advised the Planning Service that in-depth consultation would be taken with them before construction, but that they envisaged no problems.

Alderman I Robinson indicated that Members had asked for certain conditions to be put in place.

The Planning Service Officer outlined that the agent had submitted amended drawings, which indicated the use of obscure glazing to the rear first floor windows and an amended roof finish.

He stated that the issue regarding fire exits was out of the control of the Planning Service.

Noted.

2005/580 : PLANNING APPLICATION Y/2005/0022/F – ADJACENT TO 49 BALLYHANWOOD ROAD : ERECTION OF TWO STOREY DWELLING (AMENDED DRAWINGS)

Councillor Drysdale expressed the view that the above application should be referred to the Management Board.

The Planning Officer outlined that after the initial site visit in August, Members had resolved to agree with the Planning Service's determination to refuse, and that it was now a matter for the applicant to deal with it through the appeal process.

Councillor Drysdale indicated that there had previously been approval for a development on this site.

Alderman P Robinson stated that the Management Board Referral system was for use by Council and not the applicant who had the right of appeal available to them.

The Planning Service Officer stated that at the site visit, it was felt that given the scale and proportion of the dwelling, it would have a detrimental impact on the surrounding area. He added that the applicant had the right to deal with the matter through the Planning Appeals Commission.

Noted.

2005/581 : PLANNING APPLICATION Y/2002/0392/F – TULLYCARNET RESOURCE CENTRE, KINROSS AVENUE, TULLYCARNET : PETROL STATION WITH SHOPS AND RETAIL UNITS, JUNIOR PITCH AND 7-A-SIDE (AMENDED PROPOSAL)

Alderman P Robinson thanked the Planning Service Officer for dealing with the above application so quickly. He added that those Members involved in the Hanwood Trust would be aware that it was a critical issue in terms of funding deadlines, and planning office personnel managed to bring this application forward.

Noted.

2005/582 : PLANNING SCHEDULE LOCATIONS

Alderman P Robinson referred to Item 2 on the schedule and sought clarification as to why the location in respect of this application was detailed on the schedule as Gransha Road, Ballybeen. He commented that his main concern was that it could mislead anyone with an interest in a particular planning application. Councillor Drysdale agreed, and he referred the Planning Service Officer to Items 5 and 6 on the schedule detailing both these applications as Comber Road, Ballybeen.

The Planning Service Officer stated that he would investigate the matter.

RESOLVED : The Planning Service Officer investigates why some addresses on the schedule appeared to be inaccurate, as outlined above.

2005/583 : PLANNING APPLICATION Y/2004/0504/F – FOOTPATH ADJACENT TO BUS STOP OPPOSITE SIDE OF 45 GILNAHIRK ROAD, BELFAST – ERECTION OF STREET FURNITURE RADIO BASE STATION, 1 STREET FURNITURE COLUMN AND 2 STREET FURNITURE CABINETS

Councillor Robinson asked when TEL 1 of the Policy Statement had been introduced.

The Planning Service Officer advised that this was a policy reference within Policy Statement 10 and had been in place for the last couple of years.

Councillor Long asked why the Planning Service had refused this particular application.

The Planning Service Officer responded by advising that the Planning Service had considered that the application would have a detrimental visual impact on the surrounding area.

Alderman P Robinson expressed the view that the key argument for the Planning Service had to be consistency, and he questioned the arguments put forward by the planners as to why they approved a particular application but turned a similar one down. He added that the reasons given for the Planning Service refusing this particular application was inadequate, given that the Planning Service Officer had approved similar applications in more sensitive areas.

He asked to see a drawing of the mast to see the geographical layout of this site, and also full details of the Planning Service's justification for refusing it. He added that the Council intended to use this refusal as a precedent when considering others.

The Planning Service Officer outlined that he did not have the details with him but that he would make this available to Councillors.

RESOLVED : That the Council agrees that the Planning Service Officer provide a copy of the drawings in respect of Planning Application Y/2004/0504/F and also full details of the Planning Service justification for refusal.

2005/584 : PLANNING APPLICATION Y/2005/077/F – LIMETREE NURSING HOME, 133 COMBER ROAD, DUNDONALD : EXTENSION AND ALTERATIONS TO LIMETREE RESIDENTIAL HOME INCLUDING UPGRADE OF CAR PARKING FACILITIES

Councillor Robinson thanked Planning Service Officers for their assistance in dealing with the above application. He added that there were a couple of issues still to be resolved and he hoped that agreement would eventually be reached.

Noted.

2005/585 : PLANNING APPLICATION Y/2005/0164/A – RAMADA HOTEL, RAMADA HOTEL COMPLEX AND HEALTH SUITE, MILLTOWN ROAD, SHAWSBRIDGE, BELFAST : INDIVIDUAL LETTERED SIGNS TO ENTRANCE WALL APPROACHING ENTRANCE AND TO NEW ENTRANCE COVERED AREA TO FOYER

Alderman P Robinson sought clarification on the size of the signs.

The Planning Service Officer stated that the proposal related to signage being erected on the entrance wall. He added that he did not have details with him in respect of size but he was aware that it was in respect of a modest proposal.

Following a proposal by Councillor Duncan, it was

RESOLVED : That consideration of Planning Application Y/2005/0164/A be deferred to enable an office meeting to be convened to consider the plans, at a date and time to be arranged with the Chairman of the Planning Committee.

2005/586 : PLANNING APPLICATION Y/2005/0178/F – LAND ADJACENT TO ‘THE BOG FARM’, 121 BALLYSTOCKART ROAD, COMBER : PROPOSED INFILLING OF AGRICULTURAL LAND WITH INERT MATERIAL FOR LAND IMPROVEMENT

Councillor Spratt sought clarification as to the size of the area, and whether there had been liaison with the Department of Agriculture in terms of the threat to natural habitat.

The Planning Service Officer stated the application had been processed by Environmental Unit because of its nature. He outlined that he had the details with him showing the extent of the proposal, which he then passed to Councillor Spratt

Councillor Hall asked if an Environmental Impact Assessment had been carried out.

The Planning Service Officer indicated that it was his understanding that an Environmental Impact Assessment had been carried out, and had concluded that an Environmental Statement was not required.

Councillor Spratt outlined that he was even more concerned after seeing the drawings and he felt that contact should have been made with Countryside Management, as there appeared to be no comments from them on the proposal. He asked how the Council could consider this application without having a site visit.

The Planning Service Officer outlined that the Department had not stopped having site meetings, but that new procedures had been put in place whereby Councils may write to the Divisional Planning Manager outlining the reasons why a site meeting should be arranged. He expressed the opinion that Members would be in a position to put the issue of site visits to the Divisional Planning Manager and Chief Executive at the Special Council meeting being convened in November.

Councillor Chambers expressed her concern that the Planning Service Officer could not provide Members with information on applications discussed earlier in the meeting.

The Planning Officer outlined that Members received the Planning Schedule a week before the Council meeting, and if Councillors had a query in respect of any applications they could contact her and she would obtain the relevant information from the Planning Service on their behalf.

Alderman P Robinson expressed the view that it was not the role of Castlereagh Borough Council staff to provide Councillors with information on planning applications as that was the responsibility of the Planning Service. He stated that the detail he had requested earlier from the Planning Service Officer in respect of applications for a mast and signage was essential to enable Members to make an informed decision.

Following further discussion, it was

RESOLVED : That consideration of Planning Application Y/2005/0178/F be deferred to enable a site visit to be held at a date and time to be arranged with Councillor Spratt and the Chairman of the Planning Committee.

**2005/587 : PLANNING APPLICATION Y/2005/0184/F – RAMADA HOTEL,
MILLTOWN ROAD, SHAWSBRIDGE, BELFAST : NEW COVERED**

ENTRANCE TO MAIN HOTEL FOYER, NEW 1ST FLOOR LICENSED BAR/RESTAURANT, ADDITIONAL PERIMETER BOUNDARY WALLING AND LANDSCAPING INTERNAL ALTERATIONS FOR EXECUTIVE BEDROOMS AND LOUNGE

Councillor Duncan asked how the Council could consider this application without knowing whether the above application would have an impact on the surrounding area.

The Planning Service Officer stated that he had recognised the point made earlier by Members and he would ensure that he had the relevant information with him prior to future meetings. He added that it was not the intention of the Planning Service to withhold information from Councillors.

Councillor Duncan asked if the Council could ask for a deferral of this application to enable Members to be furnished with the relevant information.

The Planning Service Officer stated that he was not sure, but that it was possible to ask the Planning Service for a deferral.

Alderman P Robinson commented that the Planning Service would not approve an application without seeing the drawings. He added that the only conclusion that could be drawn from the Department introducing a policy of no site visits was to reduce time requirements on planning officers, and was also an indication that the Planning Service was not interested in what Councils had to say.

He commented that this was further evidence that the Planning Service Officer was not sure himself whether this application could be deferred, and he suggested that the matter be taken up with the Minister.

Councillor Drysdale outlined that it was impossible for Members to consider applications without the relevant information, and without site visits, Members were being asked to imagine a development and its possible implications on residents.

Councillor J Beattie stated that he had attended a meeting of NILGA about planning issues earlier that day, and as he understood it, Councils could defer an application for an office meeting.

The Planning Service Officer confirmed that Councillor Beattie was correct, and he continued by stating that he accepted that it would have been helpful to Members for him to have had the information with him this evening. He added that the schedule was issued a number of days prior to the meeting, and if Councillors had queries on particular applications, they could contact the Planning Authority prior to the meeting.

Alderman P Robinson stated that the reality was, that on the basis of *modus operandi*, twenty-three Councillors would have to go to the Planning Service Office for information, instead of the Planning Service Officer providing the Councillors with the information. He added that Members received the Planning Schedule six days before attending the Council meeting, and as a Member of Parliament, his time was limited during that six day period on Parliamentary business in London. He outlined that the Planning Service would not make a determination without having all the relevant information and he asked why the people he represented should suffer because Planning Officers were not providing him with the necessary details.

Councillor Duncan asked for this application to be deferred for a site visit and to view the drawings.

The Planning Service Officer stated that on the basis of the discussion, he was happy to accept that position.

RESOLVED : That consideration of Planning Application Y/2005/0184/F be deferred to enable an office meeting to be held to view the drawings, at a date and time to be arranged with Councillor Duncan and the Chairman of the Planning Committee.

**2005/588 : PLANNING APPLICATION Y/2005/0240/F – 1 CHURCH ROAD :
CHANGE OF USE FROM POST OFFICE TO GAMING MACHINE ARCADE**

Alderman I Robinson stated that the decision by the Planning Service to recommend approval for this gambling arcade in Dundonald Village had caused the greatest expression of public opposition that she could remember in her 16 years as an Elected Representative on this Council. She added that to locate this establishment in the heart of the village, close to schools and churches and in an area with an overwhelming number of senior citizens was ludicrous of the Planning Service.

She indicated that from the very outset she had expressed her total and complete opposition to this particular application, and the problem had arisen when the public notification had been carried in an East Belfast paper that had little readership in Dundonald. She commented that this resulted in local residents not being given the chance to voice their opposition.

She referred to the gaming licence and stated that she had been led to believe that Councillors had been advised that they had no option but to grant a licence because the police had not received any complaints or letter of opposition.

Alderman I Robinson outlined that despite the unanimous opposition of the local community, schools and churches, the owner opened his premises without the proper planning permission. She indicated that despite the fact that this

individual was openly in breach of planning legislation, enforcement action was not going to be taken.

She continued by stating that when it became clear that the application had slipped through the initial stages of the planning process, there had been an unprecedented outcry from local and church representatives. She stated that with the assistance of Councillor Jeffers, she initiated a campaign and as a result, the Planning Service received 213 individual letters and six petitions of those objecting to the amusement arcade.

Alderman I Robinson then expressed her concern on the adverse effect the establishment would have on the environment, local residents and local traders. She believed that the DOE Planning Service had failed the people of Dundonald, and had exposed the fact that planning legislation was woefully inadequate to deal properly with such issues. She indicated that it had also exposed Enforcement Branch as a toothless tiger, as it was unable to do anything to counter the actions of the applicant.

She outlined that the entire community of Dundonald, the churches, the schools had all been abandoned by Planning Service, despite a display of complete opposition to this gambling arcade.

Alderman I Robinson expressed the view that the Planning Service may have determined this application as an approval, but without people coming through the doors, this individual would not be able to make money. She stated that she would therefore like to take this opportunity to issue a public appeal to all those in the Dundonald area to avoid this gaming arcade. She concluded by requesting a deferral for a site visit, and hoped that her colleagues would support her.

Alderman P Robinson outlined that the Planning Service had written advising that no action would be taken until the planning application had been decided. He sought clarification from the Planning Service Officer as to the number of signatures contained on the six petitions submitted.

The Planning Service Officer stated that he could not answer that.

Alderman P Robinson asked who the Planning Service actually served when it was clear from the Planning Service Officer's response that he showed little regard for the residents. He commented that this was a planning application that required a change of use, and it was therefore recognised within planning policy there was something quite distinct about a gaming establishment. He indicated that the reason the Planning Service had given for approval was that the gaming arcade was set in a commercial setting on a main road. He added that although this may be accurate, it was not the whole truth, as this gaming establishment was surrounded by residential houses, churches and schools. He outlined that by its very nature and clientele, the Planning Service could not have agreed to

locate a gaming arcade in a more unsuitable area. He indicated that he could not understand why the Planning Service was prepared to defy the Council and the local community.

He commented that the Planning Service's logo indicated that it was there to serve, but it was clear in this case that it was supporting nobody but the applicant. He outlined that there could be no objection to a site visit taking place as this was no ordinary planning application which should have been considered under Article 31.

Alderman P Robinson stated that he would like the Planning Service Officer to be in attendance at the site visit, and for him to attempt to convince this Council and the community that his decision had any planning merit to it.

Councillor Long expressed the view that this establishment would have a negative effect on the viability of the shopping centre and local traders. He added that by opening the premises without planning permission showed that the applicant treated the Planning Service and the people of the area with contempt. He indicated that this proved that there was a dire need for reform within the Planning Service when Councillors and the community could be so openly ignored.

Councillor Drysdale concurred with previous comments and expressed the view that the Planning Service had let the people of Castlereagh down. He asked if the Planning Service Officer had any input into the decision to approve.

The Planning Service Officer responded by stating that the opinion was formed in a group meeting.

Councillor Drysdale commented that planning guidelines were very clear and he asked why the Planning Service allowed this gentleman to open for business without planning permission.

The Planning Service Officer stated that, in this particular case, the planning application had been with the Department when the premises had opened. He added that the Department had written to the Council outlining its position and explaining that an applicant may chose to anticipate the outcome and go ahead and open. He added that applicants could therefore open at their own risk, but when the application had been considered, action could be taken against him.

Councillor Robinson stated that he was aware that there was also concern expressed from local businesses for their female workers. He then thanked Mr Kennedy for putting forward the residents' views on this application.

At this point, Mr Kennedy left the Council Chamber.

Following further discussion, it was
RESOLVED : That consideration of Planning Application Y/2005/0240/F be deferred to enable a site visit to be held at a date and time to be arranged with Alderman I Robinson and the Chairman of the Planning Committee.

2005/589 : PLANNING APPLICATION Y/2005/0309/F – LAND ADJACENT TO FRONT AND AT REAR OF 2 THIEPVAL AVENUE, CREGAGH, BELFAST : ERECTION OF 2 STOREY DETACHED DWELLING WITH 2 IN CURTILAGE CAR PARKING SPACES TO LAND AT REAR OF 2 THIEPVAL AVENUE, BELFAST. PROPOSED 2 CAR PARKING SPACES TO LAND ADJACENT TO FRONT OF 2 THIEPVAL AVENUE TO SERVE RECENTLY APPROVED END TERRACE DWELLING

Alderman P Robinson asked if the legal opinion had been received yet in respect of the above.

The Planning Officer stated that she hoped to have it for the November meeting.

Noted.

2005/590 : PLANNING APPLICATION Y/2005/0374/F – 78 OLD MILLTOWN ROAD, BALLYNAVALLY, BELFAST : CHANGE OF USE TO BOOKMAKING OFFICE

Councillor Hall proposed that a site visit be organised in respect of the above.

The Planning Service Officer stated that this particular facility was on the first floor of a building which also accommodated a video rental shop and a Chinese takeaway, and previously a taxi office. He added that the Department's position was that the nature of this use in planning terms did not draw any distinction with the previous use and would therefore be acceptable.

Councillor Chambers asked what the 23 objectors had been objecting to.

The Planning Service Officer outlined that these were based on traffic issues and how the application impacted on the surrounding neighbourhood.

Councillor Chambers stated that it was her understanding that there was more to the objections than traffic issues, and she was of the view that a bookmaking office was certainly not in keeping with the surrounding environment. She added that she seconded Councillor Hall's proposal for a site visit and she stated that she would like to see the letters of objection.

Following further discussion, it was

RESOLVED : That consideration of Planning Application Y/2005/0374/F be deferred to enable a site visit to be held at a date and time to be arranged with Councillor Hall, Councillor Chambers and the Chairman of the Planning Committee, and to see copies of the letter of objections.

2005/591 : PLANNING APPLICATIONS RELATING TO EXTENSIONS/CONVERSIONS INVOLVING DORMERS

Councillor Robinson referred to Items 29, 30, 31 and 37 which related to extensions or conversions involving dormers, which were all approvals. He sought clarification from the Planning Service Officer as to the difference in these and the application discussed last month which the Planning Service had refused.

The Planning Service Officer advised that the reason for refusing Planning Application Y/204/0626/F, as discussed at last month's meeting, was that the property was located in an area which had been designated as an area of townscape character.

The Planning Officer stated that she was still awaiting the legal opinion in respect of the above application.

Noted.

2005/592 : PLANNING APPLICATION Y/2005/0308/F – 21 ROCKY ROAD, CREGAGH, BELFAST : ERECTION OF REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING

Following a proposal from Alderman I Robinson, it was

RESOLVED : That Planning Application Y/2005/0308/F be deferred to enable further discussion between the Planning Service and the Architect.

ANY OTHER PLANNING BUSINESS

2005/593 : PLANNING GUIDELINES

Alderman P Robinson stated that, based on planning guidelines he would like the Planning Service Officer to advise him which of the planning applications on the schedule discussed did he consider were being deferred and which did he accept were exceptional cases and required a site visit.

The Planning Service Officer outlined that the position was that Members could call for a single deferment on a number of applications. He added that in the case of the deferred applications, he had accepted that there were matters that did merit further consideration. He continued by stating that in the case of site

visits, the procedure was that the Council would have to write to the Divisional Planning Manager to request a site meeting and clearly detail the Council's reasons for this.

Alderman P Robinson outlined that he was grateful for the Planning Service Officer's clarification on this matter, as he might want to discuss this with the Minister.

Following further discussion, it was

RESOLVED : That the Chief Executive write to the Planning Service to enquire why planning applications were not being considered under Article 31 procedures.

2005/594 : OUR LADY & ST PATRICK'S SCHOOL – APPLICATION IN RESPECT OF PROPOSED NEW SCHOOL

Following a query from Alderman P Robinson, the Planning Service Officer advised that he was currently consulting with the Environment & Heritage Service in respect of the archaeological issues.

Alderman P Robinson asked that the Planning Service include in the monthly schedule, an additional page listing planning applications that had previously been on the schedule, but were not yet ready for determination.

The Planning Service Officer suggested that Members might wish to raise this matter at the Special Council meeting in November.

Following discussion, it was

RESOLVED : That the issue of the compilation of a list of those planning applications, currently pending and awaiting determination, for inclusion with the monthly Planning schedule, be raised with the Chief Executive of the Planning Service at the forthcoming Special Council Meeting in November

2005/596 : WEEKLY LIST OF PLANNING APPLICATIONS FOR THE PERIOD 20 SEPTEMBER 2005 TO 17 OCTOBER 2005 (copy previously circulated)

Noted.

2005/597 : CORRESPONDENCE FROM THE PLANNING SERVICE RE: UNAUTHORISED AMUSEMENT ARCADE AT 1 CHURCH ROAD, DUNDONALD (copy previously circulated)

Noted.

2005/598 : LETTERS OF OBJECTION IN RESPECT OF UNAUTHORISED AMUSEMENT ARCADE AT 1 CHURCH ROAD, DUNDONALD : ITEM 14 ON THE SCHEDULE (copies previously circulated)

Noted.

2005/599 : CORRESPONDENCE FROM THE PLANNING OFFICER TO BELFAST DIVISIONAL PLANNING OFFICE RE: APPLICATION Y/2005/0077/F – EXTENSION AND ALTERATION TO LIME TREE RESIDENTIAL HOME RE ITEM 6 ON THE PLANNING SCHEDULE (copy previously circulated)

Noted.

2005/600 : CORRESPONDENCE FROM THE DEPARTMENT OF THE ENVIRONMENT RE: TELECOMMUNICATIONS MASTS (copy previously circulated)

Noted.

2005/601 : CORRESPONDENCE FROM THE PLANNING SERVICE RE: COUNCIL CONSULTATIONS (copy previously circulated)

Noted.

2005/602 : CORRESPONDENCE FROM THE PLANNING SERVICE RE: MANAGEMENT BOARD REFERRAL – ERECTION OF 1½ STOREY SIDE EXTENSION AND IMPROVEMENT TO EXISTING DWELLING AT 16 MONLOUGH ROAD, MONEYREAGH FOR ALMOND VILLAGE LIMITED (copy enclosed)

Noted.

ANY OTHER PLANNING BUSINESS

2005/603 : PRESENTATION BY PLANNING SERVICE REPRESENTATIVES

Following discussion, it was

RESOLVED : That the Council agrees that a Special Council meeting be convened to hear the presentation from representatives from the Planning Service on Thursday 10th November 2005 at 7.00 p.m.

The meeting then adjourned for tea and coffee. Prior to the Council meeting reconvening, the members of the Leisure Park Board attended a Special meeting of the Committee. Councillor Tosh did not return to the meeting.

ROADS SERVICES

2005/604 : CORRESPONDENCE FROM THE ROADS SERVICE RE: THE ARDNOE AVENUE, DUNDONALD) (ABANDONMENT) ORDER (NORTHERN IRELAND) 2005 (copy previously circulated)

Noted.

2005/605 : CORRESPONDENCE FROM THE ROADS SERVICE RE NOTICE OF INTENTION TO MAKE A VESTING ORDER PROVISION AT BUS TURNING CIRCLE AT BALLYNACONAGHY ROAD, CASTLEREAGH (copy Previously circulated)

Noted.

2005/606 : CORRESPONDENCE FROM THE ROADS SERVICE RE: TRAFFIC CALMING MEASURES – CASTLEREAGH (copy previously circulated)

Noted.

2005/607 : CORRESPONDENCE FROM THE ROADS SERVICE RE: QUESTIONS ASKED BY COUNCILLORS FOLLOWING PRESENTATION OF ROADS SERVICE REPORT (copy previously circulated)

Alderman Peter Robinson outlined that the Roads Service representatives had attended the Council meeting in June, and were only now responding to Members' questions.

Following discussion, it was

RESOLVED : That the Council agrees to write to the Roads Service advising that, following presentation of the Eastern Division Report, Members required a response within one month.

2005/608 : CORRESPONDENCE FROM THE ROADS SERVICE RE: MILLTOWN ROAD AT BELVOIR ROAD AND HOSPITAL ROAD (copy previously circulated)

Noted.

2005/609 : DEPARTMENT OF THE ENVIRONMENT – ROAD TRAFFIC (NI) ORDER 2006 : CONSULTATION ON DRAFT PRIMARY LEGISLATION

Noted.

EDUCATION

**2005/610 : MINUTES OF SOUTH EASTERN EDUCATION & LIBRARY BOARD
MINUTES HELD IN AUGUST AND SEPTEMBER 2005**

RESOLVED : That a copy of the Minutes of South Eastern Education & Library Board Minutes held in August and September 2005 be circulated to all Members.

HOUSING

**2005/611 : CORRESPONDENCE FROM THE HOUSING EXECUTIVE RE:
PRESENTATION OF CASTLEREAGH BOROUGH COUNCIL DISTRICT
HOUSING PLAN ON 22ND SEPTEMBER 2005 (copy circulated at the
meeting)**

Councillor Drysdale referred to the above document and outlined that he had been enquiring if the Housing Executive had a fall back plan should funding not be forthcoming for the Enler House site, and if the project did not proceed, what would happen to the shops.

The Chief Executive reported that he had received a letter earlier that day from Landmark East advising that funding was looking positive, and a meeting was being called of all the key stakeholders.

Councillor Drysdale outlined that it was his view that the Housing Executive needed to put in place a fall back plan.

Noted.

FINANCE

2005/612 : ACCOUNTS FOR PAYMENT FOR OCTOBER 2005

RESOLVED : That the Council approve the undernoted payments:

Capital Account (General)	£ 48,341.69
General Account (Salaries)	£421,910.63
General Account (Suppliers)	£1,016,121.25

LEGAL

**2005/613 : LEASE BETWEEN CASTLEREAGH BOROUGH COUNCIL AND
LISBURN LEISURE LTD – LAND AT DUNDONALD LEISURE PARK,
DUNDONALD RE: PROPOSED CINEMA SITE**

Following discussion, it was

RESOLVED : That the Council agrees to sign the lease between Castlereagh

Borough Council and Lisburn Leisure Ltd in respect of land at Dundonald Leisure Park, Dundonald for proposed cinema site

2005/614 : MAYOR/DEPUTY MAYOR'S BUSINESS FOR OCTOBER 2005

Noted.

GENERAL

2005/615 : CORRESPONDENCE CARRICKFERGUS BOROUGH COUNCIL RE WINTER FUEL Payments (copy previously circulated)

Following discussion,

RESOLVED : That the Council agrees to writes in support of Carrickfergus Borough Council's motion to increase the basic Winter Fuel Payment to £360.00.

2005/616 : CORRESPONDENCE FROM THE DEPARTMENT OF HEALTH, SOCIAL SERVICES AND PUBLIC SAFETY RE: NOMINATIONS TO HEALTH & SOCIAL SERVICES COUNCILS (copy previously circulated)

Noted.

2005/617 : CORRESPONDENCE FROM MARK SINCLAIR SOLICITORS RE: NOTICE OF APPLICATION FOR THE TRANSFER OF A LICENCE (copy previously circulated)

RESOLVED : That the Council approves the transfer of a licence in respect of restaurant premises in Dundonald, as detailed in the above correspondence.

2005/618 : CORRESPONDENCE FROM THE REVEREND JOHN R AUCHMUTY RE: MEMBERS' ATTENDANCE AT THE THANKSGIVING SERVICE (copy previously circulated)

Noted.

2005/619 : CORRESPONDENCE FROM SHOPMOBILITY, BELFAST SEEKING COUNCIL'S SUPPORT TOWARDS TEN YEARS OF SERVICE CELEBRATIONS (copy previously circulated)

Noted.

REPORTS AND ANNUAL REPORTS

2005/620 : STATISTICS & RESEARCH AGENCY – THE REGISTRAR GENERAL'S QUARTERLY REPORT FOR NORTHERN IRELAND (copy

previously circulated)

Noted.

2005/621 : NILGA ANNUAL REPORT 2004-2005

Noted.

**2005/622 : NORTHERN IRELAND AMBULANCE SERVICE ANNUAL REPORT
2004-2005**

Noted.

ANY OTHER BUSINESS

2005/623 : CAIRNSHILL PLAYING FIELDS AND PAVILION

Councillor Chambers advised Members that she had been contacted by a number of residents complaining about the annoyance caused to them by youths loitering in the above area.

Councillor Spratt outlined that this matter had been raised at a number of Committee meetings and had also been raised with the PSNI at a District Policing Partnership meeting. He added that these young people were involved in disorderly behaviour and causing criminal damage, but the police were failing to deal with the problem.

Alderman I Robinson left the meeting at this point at 11.25 p.m.

Following a detailed discussion, it was

RESOLVED : That the Council agrees that the issue of annoyance caused to residents through youths loitering at the Cairnshill Playing Fields and Pavilion be referred to the Technical & Environmental Services Committee, and the residents be invited to attend the November Council meeting.

**2005/624 : REQUEST FOR SIGNAGE AT THE ENTRANCE TO DUNDONALD
VILLAGE**

Councillor Robinson reported that he had recently attended a Dundonald Regeneration seminar where a number of people had asked if the Council would erect signage at the entrance to Dundonald Village.

RESOLVED : That the Council agrees that the request for signage to be erected at the entrance of Dundonald Village be referred to the Technical & Environmental Services Committee.

2005/625 : TULLYCARNET NEIGHBOURHOOD PARTNERSHIP

Councillor Drysdale indicated that he had been disappointed that he did not have an opportunity to be considered as a representative on the above, and he asked why this matter had been discussed at a Central Services Committee meeting rather than at Council.

The Director of Administration & Community Services stated that, as far as she understood it, the group had written directly to her and that was why she tabled it at Central Services Committee.

Councillor Drysdale outlined that he understood that the group had written the letter to the effect that they were seeking representation from full Council.

The Director of Administration & Community Services stated that she would investigate the matter.

RESOLVED : That the Council agrees that the Director of Administration & Community Services check the content of the correspondence from the Belfast Regeneration Office to ascertain whether they requested representation on the Tullycarnet Neighbourhood Partnership from full Council.

2005/626 : STATUTORY REPRESENTATION ON CASTLEREAGH LOCAL STRATEGY PARTNERSHIP (copy circulated at the meeting)

The Chief Executive advised Members that one of the statutory representatives on the LSP had taken early retirement from Enterprise Ulster, and the Partnership was seeking approval to replace him with a current co-opted member who was a representative from the South Eastern Education & Library Board.

Following discussion, it was

RESOLVED : That the Council approves the replacement of the Enterprise Ulster representative on the Castlereagh Local Strategy Partnership with the current co-opted representative from the South Eastern Education & Library Board.

IN COMMITTEE

2005/627 : CORRESPONDENCE FROM THE CHIEF EXECUTIVE TO THE NORTHERN IRELAND POLICING BOARD RE: RECRUITMENT OF INDEPENDENT MEMBERS (copy previously circulated)

The Chief Executive advised Members that following interviews, 13 names had been put forward as potential independent members to the new DPP, and the final selection would be made by the Northern Ireland Policing Board.

Noted.

2005/628 : MINUTES OF THE REMUNERATION WORKING GROUP MEETING HELD ON 20TH OCTOBER 2005 AND COUNCIL'S SUBMISSION (copy previously circulated)

Councillor Beattie outlined that, following a meeting of the Remuneration Working Group, he had liaised with the Director of Finance & Leisure Services in order to draw up the Council's submission on Councillors' allowances and remuneration in forthcoming years. He added that the content of the report represented Council's submission to the Department of the Environment, and appeared to be in line with other Councils' proposals.

Councillor Long asked to be recorded as being opposed to Point 12 relating to the recommendation that Councillors travel business class on all long distance flights.

Councillor Chambers outlined that, having had experience travelling on long haul flights, she would fully support Councillor Beattie. She proposed that the Council approve the document, and this was seconded by Councillor J Beattie.

RESOLVED : That the Council approves the Remuneration Working Group's submission to the Department of the Environment on options for systems of remuneration for Councillors.

2005/629 : REPORT FROM THE ACTING CAPITAL PROJECTS OFFICER RE: DESIGN TENDERS FOR MONEYREAGH COMMUNITY FACILITY (copy previously circulated)

The Director of Administration & Community Services advised Members that a select list had been drawn up in respect of the above and tenders had been received from all five companies on the list. She added that submissions had been assessed on an assumed contract figure of £450,000.00 for percentage fee elements, together with fixed lump sum elements. She advised Members that the lowest tender had been received from Anderson Williamson Ltd which comprised RIBA Design Stage elements as follows:

RIBA Stages A&B	£4,350.00 (fixed lump sum)
RIBA Stage C	1.45%
RIBA Stage D	1.45%
RIBA Stages EFG&H	1.45%
RIBA Stages JKL&M	1.812%

She reported that the Capital Project Officer was recommending the appointment of Anderson Williamson Ltd to design the facility, initially to RIBA Work Stage D,

and if so instructed, further to tender stage and to completion RIBA Work Stages EFGHJKL&M.

It was proposed by Councillor Spratt, seconded by Councillor J Beattie, and

RESOLVED : That the Council agrees to accept the tender from Anderson Williamson Ltd, on the basis as outlined above, for the design of the Moneyreagh community facility, initially to RIBA Work Stage D, and if so instructed, further to tender stage and to completion RIBA Work Stages EFGHJKL&M

There being no further business, the meeting ended at 11.55 p.m.

CHIEF EXECUTIVE

MAYOR