

CASTLEREAGH BOROUGH COUNCIL

Minutes of the proceedings of the special meeting of Castlereagh Borough Council, held in the Council Chamber, Castlereagh Borough Council, Civic & Administrative Offices, Bradford Court, Upper Galwally, Castlereagh, BT8 6RB, on Tuesday, 21 August 2007, at 7.10 p.m.

PRESENT:- Councillor M Chambers (in the chair)

ALDERMEN: Alderman M Copeland
Alderman J White

COUNCILLORS: Councillor A Beattie
Councillor J Beattie
Councillor J Cochrane
Councillor S Duncan
Councillor B Hanvey
Councillor M Henderson
Councillor T Jeffers
Councillor G Robinson
Councillor J Spratt
Councillor L Walker

IN ATTENDANCE:- Planning Officer and Members' Services Officer

APOLOGIES:- Apologies were recorded on behalf of Aldermen Norris, Rice and Robinson and Councillors Bunting, Drysdale, Hall, Hughes, Long, McCoy and Tosh

2007/417 : CONDOLENCES

On behalf of the Council, the Chairman passed on condolences to Councillor Mrs Cochrane on the death of her grandmother. Councillors Spratt, Henderson and Hanvey added their condolences on behalf of their parties.

Noted.

2007/418 : MINUTES OF THE SPECIAL PLANNING COMMITTEE MEETING HELD ON 10 AUGUST 2007

RESOLVED: That the minutes of the special Planning Committee meeting held on 10 August 2007 be accepted as a true record, subject to the following amendments:

- P1, para 1, amend 'due to the lack of Castlereagh Area Plan' to read 'due to the lack of a Castlereagh Area Plan'
- Record an apology for Councillors Mrs Cochrane and Mrs Duncan

- P2, delete last paragraph on page, insert ‘Councillor Chambers referred to the proposed relief road at Grahamholm Road, which, despite promises from the Planning Service since 1980, had failed to materialise.’

2007/419 : COUNCIL RESPONSE TO THE JUNE 2007 BMAP PAPER ON DEPARTMENTAL APPROACH TO DISTRIBUTION OF HOUSING GROWTH POTENTIAL (copy previously circulated)

Councillor Robinson thanked the Planning Officer for her excellent work in producing the Council’s response to the draft BMAP paper. He then went through the document and requested some minor changes:

- P3, point 3.2 - delete ‘The Council recognises’ and replace with ‘The Council understands’
- P3, point 3.2 - insert a full-stop after ‘planned expansion’
- P3, point 3.2 - begin new sentence ‘The Council’s primary concern’
- P3, point 3.2 – delete ‘the Relief Road will remain’ and replace with ‘the Relief Road should remain’
- P3, point 3.4 – change to ‘There is a shopping centre in Carryduff that should be retained’

Alderman White also thanked the Planning Officer. He stated that she had had a difficult task, given that there had been a 1,500 word limit.

Councillor Henderson added his thanks, and he asked to place on record that the Planning Officer had provided an excellent service in clarifying professional jargon.

Councillor Hanvey raised concerns that the Belfast Metropolitan Area Plan and the Belfast Metropolitan Transportation Plan did not concur. It appeared that housing had been favoured over considerations in respect of adequate road infrastructure. Furthermore, Councillor Hanvey pointed out that developers included play areas etc in their planning applications, but the onus was on the Council to maintain them.

Councillor Beattie stated that there was a lack of overall planning in the Castlereagh area. He felt that, before the erection of new developments, the existing infrastructure needed to be improved in order to ease congestion, particularly on the Saintfield Road.

The Planning Officer advised that the Department was starting to recognise the need for planned infrastructure, and this was being addressed in BMAP through key site requirements identified for each site allocated for housing. Developers were aware of these requirements and had expressed their intention to comply at Stage 1 of the inquiry.

The Planning Officer then drew Members’ attention to Point 5 in the document, which dealt with the provision of social and affordable housing in the Borough. It was hoped that PPS 12 would address this issue, but as the

development framework for the area, BMAP also had responsibility in this respect.

Alderman White raised concerns regarding plans for development in the Grahamsbridge Road. Currently properties were being demolished, but the lorries posed a danger on the road, which only had a pavement on one side, therefore Alderman White felt that developers should be responsible for road improvements in the area.

Councillor Hanvey agreed, and he added that the same situation could arise in Knockbracken Health Care Park once housing development got underway, therefore plans for transport development and housing should run in tandem.

Councillor Chambers proposed that a covering letter be sent together with the Council's response to the BMAP paper, outlining the Council's concerns regarding road and transport strategy as well as the Council's view that the Belfast Metropolitan Plan should give consideration to the provision of an adequate road infrastructure.

Councillor Robinson thanked Members for their comments and proposed that the Council's draft response to the BMAP Paper on Departmental Approach to Distribution of Housing Growth Potential be accepted, subject to the above-mentioned changes. Alderman White seconded the proposal, and it was

RESOLVED:

- (a) That approval be granted for the Council's draft response to the BMAP Paper on Departmental Approach to Distribution of Housing Growth Potential of June 2007, subject to the above-mentioned amendments
- (b) That the Planning Officer write a covering letter, outlining the Council's concerns regarding road and transport strategy as well as the Council's view that the Belfast Metropolitan Plan should give consideration to the provision of an adequate road infrastructure.

As there was no further business, the meeting ended at 8.50 pm.

CHAIRMAN

CHIEF EXECUTIVE