

Causeway Coast and Glens Borough Council

Planning Committee Wednesday 27th May 2015

Table of key Adoptions

No	Item	Adoptions
4.	4.1 Item A - B/2014/0270/F Land approx 100m North West of no. 70 Curragh Road Dungiven	<i>Grant subject to conditions and informatives</i>
	4.2 Item B – B/2014/0272/RM - Lands south east of 10, 12, 14 and 32 Gortenanima, Crossnadonnell Road and north west of 2, 4, 32, 34, 58, 60, 70 & 72 Whispering Pines, Rosssair Road, Bovally, Limavady.	<i>Grant subject to conditions and informatives</i>
	4.3 Item C – C/2014/0206/F Site adjacent Unit 10, Riverside Regional Centre, Castleroe Road, Coleraine	<i>Refuse</i>
	4.4 Item D – D/2014/0181/F Lands located North of Bann Road East/S.East of Ballmaconnelly Road West/S.West of Finvoy Road and North/N.West of Moneyleck Road Rasharkin - approx 200m E of No 41 Ballymaconnelly Road	<i>Grant subject to conditions and informatives</i>
	4.5 Item E – E/2010/0219/F - Former GAA Grounds, Leyland Road	<i>Refuse</i>
	4.6 Item A – C/2014/0493 - Located approximately 17m to the Rear of No 42 Strand Road, Portstewart BT55 7LU	<i>Grant subject to conditions and informatives</i>
	4.7 Item B - C/2015/0068/F - Juniper Hill Caravan Park, 70 Ballyreagh Road, Portstewart	<i>Grant subject to conditions and informatives</i>
	4.8 Item C - D/2015/0026/F - Land Adjacent to 16 Scally Park, Loughguile	<i>Grant subject to conditions and informatives</i>
	4.9 Item A – C/2011/0341/F - Lands adjacent to 15 Drumslade Road Coleraine	<i>Grant subject to conditions and informatives</i>
	4.10 Item B – C/2014/0488/F - Lands appurtenant to Sweeneys Wine Bar, Bayhead Road Portballintrae	<i>Grant subject to conditions and informatives</i>
	4.11 Item C – D/2014/0103/O - Adjacent to 27 Princess Gardens Cloughmills Ballymena Co. Antrim BT44 9LQ	<i>Grant subject to conditions and informatives</i>
5.	Transitional Arrangements for Appeals	<i>Agree</i>
6.	Development Management Statistics	<i>Note</i>
7.	Development Plan 6 month Work Programme	<i>Agree</i>
8.	8.1 Northern Ireland Landscape Character Assessment report and Consultation Paper	<i>Note publication and likely additional costs to Council and</i>

		<i>agree Head of Planning response</i>
	8.2 Planning (Hazardous Substances) (Amendment) Regulations (Northern Ireland)	<i>Note</i>

Planning Committee

Minutes of the Meeting of Causeway Coast and Glens Borough Council Planning Committee, held in Council Chamber, Civic Headquarters, Coleraine on Wednesday 27th May 2015 at 2.05 pm.

In the Chair: Councillor T McCaul

Members present: Councillor Callan, Alderman Cole, Councillor Fielding, Alderman Finlay, Alderman King, Councillor Loftus (Vice-Chair), Councillor McGuigan, Alderman McKeown, Alderman Mullan, Councillor Nicholl, Alderman Robinson

In attendance: D Jackson, Chief Executive
D Dickson, Head of Planning
S Duggan, Business Support Officer
S Mathers, Principal Development Management Officer
S Mulhern, Principal Development Plan Officer

Also in Attendance: Councillor T Clarke
D Hunter, Solicitor
Mr M Kelly
P McKernan
D Meehan

Press
Public

1. Apologies

Apologies were recorded from Councillor Fitzpatrick, Alderman S McKillop, Councillor P McShane.

2. Declarations of Interest¹

Alderman Finlay Declared an Interest in Application Item C – D/2014/0103/O and advised committee that he would be speaking on behalf of objectors.

3. Minutes of Meeting held 22nd April 2015

The minutes of meeting held 22nd April 2015 which were ratified by Council on 26th May 2015, were confirmed as a correct record.

4. Schedule of Planning Applications

The Principal Planner for the Development Management team presented the applications and illustrated using PowerPoint.

¹ Alderman Mullan Declared an Interest at Item 4.2, Councillor McGuigan Declared an Interest at Item 4.8 and Item 4.11, Councillor Fielding and Councillor Loftus each Declared an Interest at Item 4.9.

Schedule of Applications:

Part A: Mandatory Applications for determination by Planning Committee:

Major Applications

4.1 Item A - B/2014/0270/F Land approx 100m North West of no. 70 Curragh Road Dungiven

Proposed new poultry unit for up to 34,000 birds, meal silos, concrete apron and new access onto Curragh Road, Dungiven ([report](#)).

The Chair invited Elected Members to request points of clarification from the Officer.

It was proposed by Alderman King, seconded by Alderman Finlay and **AGREED that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to GRANT planning permission subject to the conditions and informatives set out in section 10.**

On being put to the vote, the proposal was carried unanimously.

4.2 Item B – B/2014/0272/RM - Lands south east of 10, 12, 14 and 32 Gortenanima, Crossnadonnell Road and north west of 2, 4, 32, 34, 58, 60, 70 & 72 Whispering Pines, Rosssair Road, Bovally, Limavady.

Housing development comprising of 77 dwellings comprising 40 no two storey 3 bed semi detached, 27 no two storey 4 bed detached and 10 no two storey 4 bed semi detached dwellings ([report](#)).

The Chair invited Elected Members to request points of clarification from the Officer.

Alderman Mullan Declared an Interest in the item, withdrew from the table and from voting on this application.

During questioning of the Planning Officer, Alderman Robinson withdrew from the table and from voting on this application.

It was proposed by Alderman Finlay, seconded by Councillor Loftus and **AGREED that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to GRANT planning permission subject to the conditions and informatives set out in section 10.**

On being put to the vote, the proposal was carried 9 votes for.

4.3 Item C – C/2014/0206/F Site adjacent Unit 10, Riverside Regional Centre, Castleroe Road, Coleraine

Relocation of an approved retail showroom (including amended elevations) in substitution for planning permission C/2009/0824/F, within Riverside Regional Centre to a site adjacent Unit 10 (Pets at Home), along with general site works ([report](#)).

The Chair invited Elected Members to request points of clarification from the Officer.

The Chair invited Mr M Kelly, representing the applicant, to speak, Mr M Kelly responded to Elected Member questions.

It was proposed by Alderman Cole, seconded by Alderman Mullan and **AGREED that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to REFUSE planning permission subject to the reason set out in section 10.**

On being put to the vote, the proposal was carried 6 votes for, 5 voted against.

The Head of Planning advised that the application would be held for one week before issuing refusal decision should the applicant wish to withdraw.

4.4 Item D – D/2014/0181/F Lands located North of Bann Road East/S.East of Ballmaconnelly Road West/S.West of Finvoy Road and North/N.West of Moneyleck Road Rasharkin - approx 200m E of No 41 Ballymaconnelly Road

Construction and operation of a Solar Farm with a total generating capacity of 18MW development comprises photovoltaic solar panels, mounting frames, 1 no substation, 18 no inverter substations, 15 no CCTV cameras (3m high), and ancillary construction works including, perimeter securing fencing (2.4m high), new road access, internal service tracks and 2 no temporary construction compounds ([report](#)).

The Chair invited Elected Members to request points of clarification from the Officer.

The Chair invited P McKernan and D Meehan representing the Agent and Applicant to speak and responded to Elected Member questions.

It was proposed by Alderman Callan, seconded by Alderman Cole and **AGREED that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to GRANT planning permission subject to the conditions and informatives set out in section 10.**

On being put to the vote, the proposal was carried 10 votes for.

The Chair declared a comfort break from 4.10pm-4.25pm.

4.5 Item E – E/2010/0219/F - Former GAA Grounds, Leyland Road, Ballycastle

Housing development incorporating 96 dwellings ([report](#)).

The Chair invited Elected Members to request points of clarification from the Officer.

It was proposed by Alderman Cole, seconded by Councillor Callan and **AGREED that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to Refuse planning permission for the reasons set out in section 10.**

On being put to the vote, the proposal was carried unanimously, 12 votes for.

Council Applications:

4.6 Item A – C/2014/0493 - Located approximately 17m to the Rear of No 42 Strand Road, Portstewart BT55 7LU

Change of Use from disused toilet block to tourist/cafe outlet. Internal re-configuration, new window installation and external works ([report](#)).

The Chair invited Elected Members to request points of clarification from the Officer.

It was proposed by Alderman Cole, seconded by Alderman King and **AGREED that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to GRANT planning permission subject to the conditions and informatives set out in section 10.**

On being put to the vote, the proposal was carried 11 votes for, 0 against and 1 abstention.

4.7 Item B - C/2015/0068/F - Juniper Hill Caravan Park, 70 Ballyreagh Road, Portstewart

Construction of a new Council maintained MUGA (Multi-Use Games Area), with polymeric surfacing and fencing, (fencing ranging from 5m to 6m). MUGA Size- 18.5m x 30m ([report](#)).

The Chair invited Elected Members to request points of clarification from the Officer.

It was proposed by Alderman Cole, seconded by Alderman Mullan and **AGREED that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to GRANT planning permission subject to the conditions and informatives set out in section 10.**

On being put to the vote, the proposal was carried 11 votes for, 0 against and 1 abstention.

4.8 Item C - D/2015/0026/F - Land Adjacent to 16 Scally Park, Loughguile

Proposed erection of play equipment and associated safety surfacing ([report](#)).

Councillor McGuigan Declared an Interest in the item, withdrew from the table and from voting on this application.

The Chair invited Elected Members to request points of clarification from the Officer.

It was proposed by Councillor Loftus, seconded by Alderman King and **AGREED that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to GRANT planning permission subject to the conditions and informatives set out in section 10.**

On being put to the vote, the proposal was carried 10 votes for, 0 against.

Part B: Applications which in accordance with Scheme of Delegation need to be determined by the Planning Committee as a Result of Objections:

4.9 Item A – C/2011/0341/F - Lands adjacent to 15 Drumslade Road Coleraine

Proposed erection of agricultural anaerobic digestion facility and feedstock storage area (SILOS) with a Combined Heat and Power Plant unit (CHP) a gas flare stack, boundary fence, staff carpark and associated works to access road (amended access details) ([report](#)).

Councillor Fielding Declared an Interest in the item, withdrew from the table and from voting on this application.

Councillor Loftus Declared an Interest in the item, withdrew from the table and from voting on this application.

Updates since the preparation of the Officer's report were circulated to the committee, (site visit).

The Chair invited Elected Members to request points of clarification from the Officer.

It was proposed by Councillor Nicholl, seconded by Alderman Mullan and **AGREED that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to GRANT planning permission subject to the conditions set out in section 10.**

On being put to the vote, the proposal was carried 8 votes for, 1 against and 1 abstention.

4.10 Item B – C/2014/0488/F - Lands appurtenant to Sweeneys Wine Bar, Bayhead Road Portballintrae

Renewal of development as approved under Planning Permissions C/2008/0946/O and C/2012/0218/RM for proposed 21 bed boutique hotel with associated facilities, car parking and landscaped amenity ([report](#)).

Updates since the preparation of the Officer's report were circulated to the committee, (site visit).

The Chair invited Elected Members to request points of clarification from the Officer.

It was proposed by councillor Nicholl, seconded by Alderman Finlay and **AGREED that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to GRANT planning permission subject to the conditions set out in section 10.**

On being put to the vote, the proposal was carried 11 votes for, 0 against and 1 abstention.

4.11 Item C – D/2014/0103/O - Adjacent to 27 Princess Gardens Cloughmills Ballymena Co. Antrim BT44 9LQ

Proposed Dwelling ([report](#)).

Alderman Finlay Declared an Interest in the item, withdrew from the table and from voting on this application.

Councillor McGuigan Declared an Interest in the item, withdrew from the table and from voting on this application.

The Chair invited Elected Members to request points of clarification from the Officer.

The Chair invited Alderman Finlay, representing the objector, to speak, Alderman Finlay responded to Elected Member questions.

It was proposed by Councillor Loftus, seconded by Councillor Nicholl and **AGREED that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to GRANT planning permission subject to the conditions and informatives set out in section 10.**

On being put to the vote, the proposal was carried 5 votes for, 4 against and 1 abstention.

5 Transitional Arrangements for Appeals

The Head of Planning [reported](#).

It was proposed by Councillor Loftus, seconded by Alderman Mullan and **AGREED that the Planning Committee agree that those transitional cases where there is an appeal lodged against a decision taken by the DoE pre-1 April 2015 on a planning or other related application is defended by the Council.**

On being put to the vote, the proposal was carried 8 votes for, 1 against and 1 abstention.

6 Development Management Statistics

The Principal Development Plan Officer [reported](#).

IT WAS AGREED that the Planning Committee note the update on the number of planning applications received and decided in the month of April.

7 Development Plan 6 Month Work Programme

The Principal Development Plan Officer [reported](#).

IT WAS AGREED that Council note the indicative work programme.

8. Consultations

8.1 Northern Ireland Landscape Character Assessment Report and Consultation Paper

The Head of Planning [reported](#).

It was proposed by Councillor Callan, seconded by Councillor Nicholl and **AGREED**

that a) Members note the publication of the Draft Consultation NIRLCA and the likely additional costs to Council for carrying out the detailed Local Landscape Character Assessments;
b) Members agree that the Head of Planning responds (before 9th June 2015) to NIEA on behalf of Council along the lines of the above concerns in relation to the high level assessment and the costs to council of carrying out local detailed assessments.

8.2 Planning (Hazardous Substances) (Amendment) Regulations (Northern Ireland)

IT WAS AGREED to note the consultation.

9. Matters for reporting to Partnership Panel

Councillor Loftus raised concern that the DoE Draft Northern Area Plan 2016 had not yet been adopted by DoE and should be raised with the Partnership Panel.

10. Any Other Relevant Business

10.1 Committee Business

Discussion ensued on balancing the heavy load of applications presented to Committee for decision.

10.2 Remit of DoE Minister

In response to a member query, the Head of Planning clarified the remit of the DoE Minister in referring Planning Applications back to the local authority, for decision.

11. Date of Next Meeting

Wednesday 24th June 2015, Civic Headquarters, Coleraine, 2pm.

This being all the business the meeting closed at 6.52pm.