

Causeway Coast and Glens Borough Council

Planning Committee Wednesday 25th November 2015

Table of Key Adoptions

No	Item	Summary of key Adoptions
2.	Declaration of Interest	<i>Alderman Cole and Councillor Loftus Item 4.5; both had supported previous application</i>
4.	Schedule of Applications	
	4.1 Item A, 1 Letterloan Road, Macosquin, Coleraine, C/2013/0448/F	<i>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 and to include the additional condition, circulated</i>
	4.2 Item B, To the rear of 19 Glenshesk Road, Ballycastle, LA01/2015/0361/RM	<i>that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 8 and the policies and guidance in section 7 and resolves to GRANT planning permission subject to the conditions set out in section 10.</i>
	4.3 Item C, Portrush Harbour, Portrush, C/2014/0494/F	<i>that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 8 and the policies and guidance in section 7 and resolves to GRANT planning permission subject to the conditions and</i>

		<i>informatives set out in section 10.</i>
	4.4 Item D, 81 Dowland Road (former aircraft hangar), Aghanloo, Limavady, LA01/2015/0627/F	<i>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 & 8 and resolves to GRANT full planning permission.</i>
	4.5 Approx. 65m N of 6 Boveedy Road, Kilrea, LA01/2015/0111/O	<i>that application Approx. 65m N of 6 Boveedy Road, Kilrea, LA01/2015/0111/O is withdrawn from the schedule and clarification is sought from DARD.</i>
5.	Development Management Statistics	<i>Noted</i>
6.	Development Plan: Preparatory Studies – Landscape Character	<i>Agreed</i>
8.	Correspondence	
	8.1 NILGA Planning and Regeneration Member Network	<i>Alderman King</i>
	8.2 DoE Letter of Agreement to revised Scheme of Delegation	<i>Noted</i>
9.	Any Other Relevant Business	
	9.2 Historical Buildings and Sites	<i>hold a workshop</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 25th November 2015 at 2.00 pm.

In the Chair: Councillor McCaul

Members present: Councillor Baird, Councillor Callan, Alderman Cole, Councillor Fielding, Councillor Fitzpatrick, Alderman King, Councillor Loftus, Councillor McGuigan, Alderman S McKillop, Councillor P McShane, Alderman Mullan, Councillor Nicholl

In attendance: D Dickson, Head of Planning
D Hunter, Council Solicitor
S Mathers, Principal Development Management Officer
S Mulhern, Principal Development Plan Officer
E Johnston, Head of Democratic and Customer Services
A Finney, Committee and Member Services Officer

Also in Attendance: Press x1
Public x6

1. Apologies

Apologies were recorded from Alderman Finlay and Alderman Robinson.

2. Declarations of Interest

Alderman Cole and Councillor Loftus declared an interest in Item 4.5; both had supported previous application.

* Councillor Baird arrived at the meeting at 2.01pm.

3. Minutes of Meeting held Wednesday 23rd September 2015

The Chair advised the Minutes of the Meeting were adopted by Council.

* Alderman Mullan arrived at the meeting at 2.02pm.

4. Schedule of Applications

The Principal Development Management Officer presented the applications and illustrated using PowerPoint.

4.1 Item A, 1 Letterloan Road, Macoquin, Coleraine C/2013/0448/F

Restoration of quarry void by landfilling with inert waste.

It was recommended 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.

The Principal Development Management Officer advised members of an additional condition to the planning permission, circulated.

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

It was proposed by Alderman Cole, seconded by Councillor Baird: 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, circulated and to include the additional condition, circulated.

The Chair put the proposal to the committee to vote, committee voted unanimously in favour. The Chair declared the proposal carried.

4.2 Item B, To the rear of 19 Glenshesk Road, Ballycastle, LA01/2015/0361/RM

Site for New Dwelling.

It was recommended that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 8 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the conditions set out in section 10.

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

The Officer clarified concerns relating to the stone wall and removal of mature trees, consultation on the Northern Area Plan 2016, approval of the outline planning permission, entrance to the site and that of the proposed housing development, extent of visibility splays, whether a traffic impact study had been carried out and consideration of nesting birds.

It was proposed by Councillor P McShane, seconded by Councillor Loftus: that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 8 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the conditions set out in section 10, circulated.

The Chair put the proposal to the committee to vote, 6 Members voted for, 4 Members voted against and there were 3 abstentions. The Chair declared the proposal carried.

4.3 Item C, Portrush Harbour, Portrush C/2014/0494/F

Remove the existing pontoons and gangway in the harbour and replace with new, longer pontoons, and a new gangway. Existing sloping H-iron will be removed and replace with new vertical H-Irons.

It was recommended that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 8 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.

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

The Officer clarified concerns relating to flood risk and risk of damage.

It was proposed by Councillor Fitzpatrick, seconded by Alderman Cole: that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 8 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, circulated.

The Chair put the proposal to the committee to vote, committee voted unanimously in favour. The Chair declared the proposal carried.

4.4 Item D, 81 Dowland Road (former aircraft hangar), Aghanloo, Limavady LA01/2015/0627/F

Vary Condition 4 of the existing planning permission under B/2004/0019/F, adding Household Waste Electrical and Electronic Equipment to the current list of permitted materials on condition.

It was recommended 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 & 8 and resolves to **GRANT** full planning permission.

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

It was proposed by Councillor Callan, seconded by Alderman S McKillop: 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 & 8, circulated, and resolves to **GRANT** full planning permission.

The Chair put the proposal to the committee to vote, 12 Members voted for, 1 Member voted against. The Chair declared the proposal carried.

4.5 Item E, Approx. 65m N of 6 Boveedy Road, Kilrea, LA01/2015/0111/O

Proposed farm site for dwelling and garage.

It was recommended 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 in section 10.

The Site Visit report was tabled.

Alderman Cole and Councillor Loftus had Declared an Interest in the Item, withdrew from the table and from voting on the application.

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

The Officers clarified concerns relating to farming activity, DARD consultation and access to site.

Due to inconsistencies within DARD reports presented it was therefore proposed by Councillor Callan, seconded by Councillor Fitzpatrick: **that application Approx. 65m N of 6 Boveedy Road, Kilrea, LA01/2015/0111/O is withdrawn from the schedule and clarification is sought from DARD.**

The Chair put the proposal to the committee to vote, committee voted unanimously in favour. The Chair declared the proposal carried.

* Alderman Cole and Councillor Loftus returned to the table.

5. Development Management Statistics

The Head of Planning updated members on the publication of the Northern Ireland Planning Statistics 2015/16 First Quarterly Bulletin received from the Department on 19th November 2015.

The Head of Planning agreed to produce an update on the number of live applications and those in the system for a period of more than 12 months within the monthly report to Committee.

The update on the number of planning applications received and decided in the month of October, circulated, was noted.

Congratulations were given to Planning Office staff on work to date.

6. Development Plan: Preparatory Studies – Landscape Character

The Principal Development Plan Officer presented the report, circulated.

The Officer responded to a Member's query relating to Financial Implications (2.0) within the report and clarified a concern relating to Areas of Outstanding Natural Beauty (AONB).

It was proposed by Councillor Callan, seconded by Alderman S McKillop and **AGREED to endorse the use of the information contained within this paper in the preparation of the Local Development Plan, circulated.**

The Chair put the proposal to the committee to vote, committee voted unanimously in favour. The Chair declared the proposal carried.

7. Revised 'Protocol for the Operation of the Planning Committee'

The Head of Planning presented the revised 'Protocol for the Operation of the Planning Committee', circulated.

IT IS RECOMMENDED that the Planning Committee agree the revised Protocol for the Operation of the Planning Committee.

Discussion was held on para. 5.1 of the Protocol 'Referral of Delegated Applications to Planning Committee' and para. 2.1, in particular the time allocated to request a referral on a delegated application where the decision is ready to

issue. Councillor Baird requested that it was recorded that, in her view, the requirement for the referral to be signed by three other elected members was undemocratic.

Head of Planning referred to examples of wording for referrals from other local authorities.

It was proposed by Councillor McGuigan, seconded by Councillor P McShane to agree the revised Protocol for the Operation of the Planning Committee, circulated.

During discussion it was noted that Council's Draft Standing Orders, to include the revised "Protocol for the Operation of the Planning Committee", had been adopted the previous evening at the Council Meeting, to be implemented immediately after the meeting.

On that basis, Councillor McGuigan withdrew his proposal with the agreement of Councillor P McShane.

8. Correspondence

8.1 NILGA Planning and Regeneration Member Network

At Council's meeting on 24th November, Council agreed to nominate to the network by rolling d'Hondt. The Head of Democratic and Customer Services advised Ulster Unionist Party was the next d'Hondt pick. Alderman King was nominated.

8.2 DoE Letter of Agreement to revised Scheme of Delegation

The DoE letter of Agreement to the revised Scheme of Delegation was noted, circulated.

9. Any Other Relevant Business

9.1 Planning Matters

The Head of Planning advised that any concerns regarding advertising signs or enforcement matters should be placed in writing to the Enforcement Section who will investigate.

The Head of Planning advised that applicants for grant funding in relation to expansion of business premises for example, should contact the Planning Office for pre-application discussions, submit their applications in a timely basis to enable the processing of the planning application within the timeframe, and must provide evidence of grant funding timeframes.

9.2 Historical Buildings and Sites

Councillor Callan raised concerns on the lack of protection given to some historical buildings and sites.

It was proposed by Councillor Callan, seconded by Alderman S McKillop and **AGREED to hold a workshop for Elected Members looking at the historical buildings in the Council area.**

It was noted to liaise with Community Planning regarding the workshop to ensure there is no duplication.

10. Date of Next Meeting

Wednesday 16th December, Civic Headquarters, Coleraine, 2pm.

This being all the business the meeting closed at 4.04pm.