

**MINUTES OF THE PROCEEDINGS OF THE PRE DETERMINATION HEARING OF
THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, CIVIC
HEADQUARTERS ON WEDNESDAY 22 JUNE 2016 AT 10.30 AM**

In the Chair:	Councillor R Loftus
Committee Members Present:	Alderman Finlay, Cole and King Councillors Fielding, Baird, Nicholl, P McShane and Fitzpatrick
Officers Present:	D Dickson, Head of Planning S Mathers, Principal Planning Officer/Development Management Manager D Hunter, Council Solicitor S Duggan, Committee and Member Services Officer
In Attendance:	C Egan, Bushmills Distillery P Glackin, Bushmills Distillery H Harrison, Juno Planning & Environmental Ltd D Donaldson, Scottduncan Homes M Scott Sandnewco One Ltd M Rodgers, Studiorogers Architects Ltd Press (1 no.) Public (3 no.)

1 CONFIRMATION OF PARTICIPANTS IN ATTENDANCE

The Chair opened the hearing by welcoming those parties present and sought confirmation of:

- a. The identity of those attending the hearing;
- b. The identity of those participating in the hearing and
- c. That all participants understood the procedure.

The Chair reminded those present that the purpose of the Pre-Determination Hearing was to allow the Planning Committee members the opportunity of

hearing the details of the material planning considerations on each application and explore these prior to making a determination on them at the Planning Committee meeting.

The Chair reminded the Planning Committee members not to give their view on the applications during the hearing as they would be brought before the Planning Committee meeting for determination.

2 APPLICATION LA01/2015/1015/O and APPLICATION LA01/2015/0838/HSC

App Type: Full Application (LA01/2015/1015/O)
Address: Old Bushmills Distillery, 2 Distillery Road, Bushmills BT57 8XH
Proposal: Proposed new distillery facility including boiler house and cooling equipment.

App Type: Hazardous Substance Consent (LA01/2015/0838/HSC)
Address: Old Bushmills Distillery, 2 Distillery Road, Bushmills BT57 8XH
Proposal: Hazardous Substances Consent Application.

The Planning Officer presented the cases and officer recommendations to GRANT (LA01/2015/1015/O) and APPROVE (LA01/2015/0838/HSC), subject to stated conditions, the above Applications would be scheduled for determination at the afternoon committee meeting that day.

Members were advised that representatives from the Health and Safety Executive NI (HSENI) had declined an invitation to attend the meeting. The Planning Officer circulated a map detailing HSENI COMAH Zones (Control of Major Accident Hazards) around the Application site.

The Officer invited questions from members, after which, the Chair invited C Egan to present in support of the applications, granting a maximum of 15 minutes speaking rights.

The Chair invited members to seek point of clarification from the representatives.

3 APPLICATION E/2015/0056/F and APPLICATION E/2015/0055/LBC

App Type: Full Planning & Listed Building Consent
Address: Property and Lands at 136 Main Street, Bushmills
Proposal: Erection of 74 Bed Nursing Home, 4 no. Separate Assisted Living Units and conversion and alteration of the existing dwelling to an assisted living unit.
Internal alterations to existing building and addition of lift to rear of property, formation of new access and rebuilding of entrance wall and demolition of existing garage and outbuilding

The Planning Officer presented the cases and the current officer recommendation to REFUSE planning permission, subject to the reasons set out.

The Head of Planning advised the application would be presented to the Planning Committee at a later date as the agent had requested time to resolve all other issues relating to the proposed development.

An Addendum was tabled, the Officer advised reason 3 in Section 10 of the report had now been withdrawn.

Elected Members sought points of clarification from the Officer.

* Councillor Nicholl arrived at the meeting at 10.15 AM.

The Chair invited M Scott, D Donaldson and M Rogers to present in support of the application, granting a maximum of 15 minutes speaking rights. A PowerPoint presentation was delivered.

The Chair invited members to request points of clarification from the representatives.

In response to a query, the Head of Planning confirmed only those members in attendance at the Pre-Determination Hearing would be able to vote on the applications when presented to the Planning Committee for determination.

The Chair confirmed the hearing had been completed, there being no further business the Chair thanked everyone for their attendance, the hearing concluded at 11.50 AM.

Chair