

PLANNING COMMITTEE WEDNESDAY 22 FEBRUARY 2017

Table of Key Adoptions

No	Item	Summary of Key Decisions
2	Declarations of Interest	<i>Alderman Robinson - Application LA01/2016/0210/O and LA01/2016/0890/O Alderman King - Application LA01/2016/1145/O Councillor McCaul – Application LA01/2016/0975/F Councillor Fielding – Application LA01/2016/0467/F and LA01/2016/1429/F</i>
3	Minutes of Planning Committee Meeting held 25 January 2017	<i>Confirmed</i>
5.1	LA01/2016/0335/F: Residential Development, Swilly Park, Portstewart Limavady	<i>Approved</i>
5.2	LA01/2016/0144/F: No's 93 & 95 Strand Road (Off Laurel Hill Road) Coleraine	<i>Deferred for site visit and consideration to the March Committee meeting</i>
5.3	LA01/2016/0210/O: Lands between 57 & 65 Duncrun Road, Limavady	<i>Refused</i>
5.4	LA01/2016/0295/F: 25m NW of 134 Glenshesk Road, Armoy, Ballymoney	<i>Withdrawn from Schedule</i>

5.5	LA01/2016/0467/F: Existing Stone Barn at Craigtown More, Roselick Road, Portstewart (20m west of No 26 Roseclick Road)	<i>Approved for reasons stated</i>
5.6	LA01/2016/0890/O: Lands between 10 & 16 Gortgarn Road, Gortgarn, Limavady	<i>Refused</i>
5.7	LA01/2016/0975/F: 95 Mill Road, Portstewart	<i>Refused</i>
5.8	LA01/2016/1145/O: Adjacent to 209 Mountsandel Road, Coleraine (between 205a and 209)	<i>Approved for reasons stated</i>
5.9	LA01/2016/1429/F: 56 Dhu Varren, Portrush	<i>Refused</i>
5.10	LA01/2016/1244/F: Park Street Public Toilets, Park Street, Coleraine	<i>Approved</i>
5.11	LA01/2016/1083/LBC: Castlerock Railway Station, 17 Sea Road, Castlerock, Coleraine	<i>Granted</i>
5.12	LA01/2016/1246/F: Multi-use Games Area, Ramsey Park, Macosquin, Coleraine	<i>Approved</i>
6	Development Management Performance 6.1 Development Management Statistics	<i>Noted</i>
7	Development Plan 7.1 DfC Consultation on Proposed Listing 7.2 Confirmation of Provisional Tree Preservation Order (TPO) at Former Gorteen Hotel Lands, Limavady	<i>Option 3: to oppose all 5 listings Head of Planning to respond Option 1: to confirm the TPO as detailed</i>

8	Correspondence 8.1 DfC Ministerial Advisory Group Position Paper Regeneration: The Value of our Built Heritage	<i>Noted</i>
9	Matters for Reporting to Partnership Panel	<i>None</i>
10	Legal Issues	<i>None</i>
11	Any Other Relevant Business	<i>None</i>

**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING
COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC HEADQUARTERS
WEDNESDAY 22 FEBRUARY 2017 AT 2 PM**

- In the Chair:** Councillor Loftus
- Committee Members Present:** Alderman Finlay, King, McKeown, Robinson
Councillors Baird, Fielding, Fitzpatrick, McCaul,
McCandless, Nicholl
- Officers Present:** D Dickson, Head of Planning
S Mathers, Principal Planning Officer/Development
Management Manager
S Mulhern, Principal Planning Officer/Local
Development Plan Manager
J McMath, Senior Planner
D Hunter, Council Solicitor
D Allen, Committee & Member Services Officer
- In Attendance:** T Stokes (Application LA01/2016/0335/F)
A McLaughlin (Application LA01/2016/0144/F)
G Jobling (Application LA01/2016/0144/F)
K Taylor-Brown (Application LA01/2016/0144/F)
C Duggan (Application LA01/2016/0144/F)
A Tate (Application LA01/2016/0210/O)
M Kennedy (Application LA01/2016/0467/F &
LA01/2016/1145/O)
D Donaldson (Application LA01/2016/0975/F)
R Doherty (Application LA01/2016/1429/F)
- Press (1 No.)
Public (13 No.)

1 APOLOGIES

Apologies were received from Alderman Cole, Councillor McLaughlin and Councillor MA McKillop.

2 DECLARATIONS OF INTEREST

Declarations of Interest were recorded for:

Alderman Robinson - Application LA01/2016/0210/O and
LA01/2016/0890/O

Alderman King - Application LA01/2016/1145/O
Councillor McCaul – Application LA01/2016/0975/F
Councillor Fielding – Application LA01/2016/0467/F and
LA01/2016/1429/F

3. MINUTES OF PLANNING COMMITTEE MEETING HELD 25 JANUARY 2017

Proposed by Councillor Baird
Seconded by Councillor Fitzpatrick and

AGREED – that the minutes of the 25 January Planning Committee were confirmed as a correct record.

4. ORDER OF ITEMS AND CONFIRMATION OF REGISTERED SPEAKERS

The Head of Planning advised application LA01/2016/0295/F was withdrawn from the schedule.

AGREED: to receive the Order of Business as presented, subject to Application LA01/2016/0295/F being withdrawn from the schedule.

5. SCHEDULE OF APPLICATIONS:

5.1 LA01/2016/0335/F

Report circulated, erratum and addendum circulated.

App Type: Full Planning

Address: Residential development lands south east of 11, 28, 30, 32 & 34 Swilly Park, Portstewart

Proposal: Revised layout and change of house types as approved under Extant Planning Permission C/2010/0706/F with reduction of 5 No. units from 49 No. units (sites 1-36, 68-69, 71-77, 85-88) to 44 No. units (2 detached/42 semi-detached) to include associated car parking and landscaping.

The Principal Planning Officer presented the report and made a recommendation to the Committee for consideration. The Officer answered queries from Members.

RECOMMENDATION

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 **APPROVE** planning permission subject to the conditions set out in Section 10.

Proposed by Councillor Nicholl
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 & 8 and resolves to **APPROVE** planning permission subject to the conditions set out in Section 10.

The Chair put the proposal to the Committee to vote, 5 Members voted for, 1 Member voted against, 4 Members abstained. The Chair declared the proposal carried.

5.2 LA01/2016/0144/F

Report circulated.

App Type: Full Planning

Address: No's 93 & 95 Strand Road (Off Laurel Hill Road)
Coleraine (East of No 6 Laurel Hill Road)

Proposal: Proposed Social Housing. 30 no dwellings comprising 6 no. three storey 1 bed apartments, 8 no. two storey 2 bed apartments, 6 no. two storey 2 bed dwellings, 10 no. two storey 3 bed apartments and roadways/parking areas for Private Streets Determination.

The Principal Planning Officer presented the report and made a recommendation to the Committee for consideration.

RECOMMENDATION

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 **APPROVE** planning permission subject to the conditions set out in section 10.

Councillor Baird requested that she be allowed some time to re-examine the site plans.

*Alderman Robinson arrived at the meeting at 2.29pm.

Proposed by Councillor McCandless
Seconded by Alderman Cole and

AGREED: that there be a short recess at 2:30pm for the Principle Planning Officer to take Members through the site plans.

The meeting resumed at 2.36pm.

The public speakers in support and in opposition to the application addressed the Committee and responded to queries from Members.

Proposed by Councillor Nicholl
Seconded by Councillor McCaul

- 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 **APPROVE** planning permission subject to the conditions set out in section 10.

Amendment

Proposed by Alderman King
Seconded by Councillor McCandless

- that the Committee defer the application for a site visit and consideration to the March Committee meeting.

The Chair put the amendment to the Committee to vote, 7 Members voted for, 2 Members voted against, 1 Members abstained. The Chair declared the amendment carried.

5.3 LA01/2016/0210/O

Report and site visit details circulated.

App Type: Outline Application

Address: Lands between 57 & 65 Duncrun Road, Limavady

Proposal: Proposed Infill Site for 2 dwellings and detached garages.

*Alderman Robinson left the table at 3:27pm.

The Senior Planner presented the reports and made a recommendation to the Committee for consideration and clarified some matters raised by Members.

RECOMMENDATION

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 sections 7 and 8 and resolves to **REFUSE** planning permission for the reasons set out in section 10.

The public speaker in support of the application addressed the Committee and responded to queries from Members.

Proposed by Alderman Finlay
Seconded by Councillor Loftus

- that Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **REFUSE** planning permission for the reasons set out in section 10.

The Chair put the proposal to the Committee to vote, 3 Members voted for, 2 Members voted against, 5 Members abstained. The Chair declared the proposal carried.

* Alderman Robinson was invited to re-join the meeting at 3.40pm.

5.4 LA01/2016/0295/F

App Type: Full Planning Permission

Address: 25m North West of 134 Glenshesk Road, Armoy, Ballymoney

Proposal: Alterations to existing agricultural store/utility space

The Chair advised that the application for Full Planning permission had been withdrawn from the schedule.

5.5 LA01/2016/0467/F

Report and site visit details circulated.

App Type: Full Planning

Address: Existing Stone Barn at Craigtown More, Roselick Road, Portstewart. (20 metres west of no 26 Roselick Road)

Proposal: Proposed Barn conversion to Dwelling incorporating one & half storey extension under CTY4 of Planning Policy Statement 21.

* Councillor Fielding left the table at 3.40pm.

The Chair called a recess at 3:45pm.

The meeting resumed at 3.50pm.

The Principal Planning Officer presented the reports and made a recommendation to the Committee for consideration. The Officer answered queries from Members.

RECOMMENDATION

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 sections 7 and 8 and resolves to **REFUSE** planning permission subject to the reasons set out in section 10.

The public speaker in support of the application addressed the Committee and responded to queries from Members.

Discussion took place on the main construction of the building and its historical importance.

There was no proposer and seconder for the recommendation.

Amendment

Proposed by Alderman Finlay

Seconded by Councillor Fitzpatrick

- that the Committee has taken into consideration and disagrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 & 8 and resolves to **APPROVE** full planning permission for the reasons set out:

- The proposal meets Policy CTY1 and CTY4 of PPS21 as the building is circa 17th Century and therefore is considered to be of local historical importance.

The Chair put the amendment to the Committee to vote, 8 Members voted for, 1 Member voted against, 1 Members

abstained, the Chair declared the amendment carried. It was agreed that the conditions and informatives to be placed on approval decision notice be delegated to Planning officers.

* Councillor Fielding was invited to re-join the meeting at 4.15pm.

5.6 LA01/2016/0890/O

Report, addendum and site visit details circulated.

App Type: Outline Application

Address: Land between 10 & 16 Gortgarn Road, Gortgarn, Limavady

Proposal: "Infill" dwelling with detached domestic garages/store

* Alderman Robinson left the table at 4.16pm.

The Senior Planning Officer presented the reports and made a recommendation to the Committee for consideration. The Officer answered queries from Members.

RECOMMENDATION

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 **REFUSE** outline planning permission for the reasons set out in Section 10.

* Councillor McCandless left the Chamber at 4.25pm.

Proposed by Alderman Finlay

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 & 8 and resolves to **REFUSE** outline planning permission for the reasons set out in Section 10.

The Chair put the proposal to the Committee to vote, 5 Members voted for, 1 Member voted against, 3 Members abstained, the Chair declared the proposal carried.

* Alderman Robinson was invited to re-join the meeting at 4.30pm.

5.7 LA01/2016/0975/F

Report and site visit details circulated.

App Type: Full Planning

Address: 95 Mill Road, Portstewart

Proposal: Proposed construction of 5 no dwellings and associated site works

* Councillor McCaul left the table at 4.31pm.

The Principal Planning Officer presented the reports and made a recommendation to the Committee for consideration. The Officer answered queries from Members.

RECOMMENDATION

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 sections 7 and 8 and resolves to **REFUSE** planning permission subject to the conditions set out in section 10. The public speaker in support of the application addressed the Committee and responded to queries from Members.

Proposed by Alderman King

Seconded by Councillor Fitzpatrick

- 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 sections 7 and 8 and resolves to **REFUSE** planning permission subject to the conditions set out in section 10.

The Chair put the proposal to the Committee to vote, 5 Members voted for, 1 Member voted against, 3 Members abstained, the Chair declared the proposal carried.

* Councillor McCaul was invited to re-join the meeting but left the Chamber at 4.46pm.

5.8 LA01/2016/1145/O

Report and site visit details circulated.

App Type: Outline Planning

Address: Adjacent to 209 Mountsandel Road, Coleraine
(between 205a and 209)

Proposal: Proposed site for two storey dwelling under CTY14 of Planning Policy Statement 21.

* Alderman King left the table at 4.48pm.

* Councillor McCandless re-joined the meeting at 4.53pm.

The Principal Planning Officer presented the reports and made a recommendation to the Committee for consideration. The Officer answered queries from Members.

RECOMMENDATION

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 sections 7 and 8 and resolves to **REFUSE** planning permission subject to the reasons set out in section 10.

The public speaker in support of the application addressed the Committee and responded to queries from Members.

There was no proposer and seconder for the recommendation.

Amendment

Proposed by Councillor Fielding

Seconded by Councillor Fitzpatrick

- that the Committee has taken into consideration and disagrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 & 8 and resolves to **APPROVE** full planning permission for the reasons set out:

- The proposal meets policy CTY2A as a cluster of 12 buildings been established associated with the focal point of Knocktarna House, a listed building.
- A physical and visual break between the existing developments has been established by woodland.

The Chair put the amendment to the Committee to vote, 4 Members voted for, 1 Member voted against, 3 Members abstained. The Chair declared the amendment carried. It was agreed that the conditions and informatives to be placed on approval decision notice be delegated to Planning officers.

* Alderman King was invited to re-join the meeting at 5.10pm.

5.9 LA01/2016/1429/F

Report circulated.

App Type: Full Planning

Address: 56 Dhu Varren, Portrush, BT56 8EW

Proposal: Retrospective application for the first floor patio (with amendments) on top of flat roof at rear of existing dwelling accessed via steel stairs.

* Councillor Fielding left the table at 5.10pm.

The Principal Planning Officer presented the report and made a recommendation to the Committee for consideration. The Officer answered queries from Members.

RECOMMENDATION

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 sections 7 and 8 and resolves to **REFUSE** planning permission for the reasons set out in section 10.

* Councillor Nicholl left the Chamber at 5.15pm.

The public speaker in support of the application addressed the Committee and responded to queries from Members.

The Officer clarified that this application was retrospective and that should Members agree to the recommendation to refuse planning permission an enforcement order would be issued to the applicant to remove the unauthorised development.

* Councillor McCandless left the meeting at 5.20pm.

Proposed by Councillor Fitzpatrick
Seconded by Councillor Baird

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 sections 7 and 8 and resolves to **REFUSE** planning permission for the reasons set out in section 10.

The Chair put the proposal to the committee to vote, 4 Members voted for, 0 Members voted against, 3 Members abstained. The Chair declared the proposal carried.

Councillor Fielding was invited to re-join the meeting at 5.25pm.

5.10 LA01/2016/1244/F

Report and addendum circulated.

App Type: Full Planning

Address: Park Street Public Toilets, Park Street, Coleraine

Proposal: Removal of existing store to front elevation to provide new entrance to public toilets.

The Principal Planning Officer presented the report and made a recommendation to the Committee for consideration.

RECOMMENDATION

That the Committee had 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 8 and resolves to **APPROVE** planning permission subject to the condition set out in section 10.

Proposed by Alderman King
Seconded by Councillor McKeown

- that the Committee had 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 **APPROVE** planning permission subject to the condition set out in section 10.

The Chair put the proposal to the committee to vote, 7 Members voted for, 0 Members voted against, 1 Member abstained. The Chair declared the proposal carried.

5.11 LA01/2016/1083/LBC

Report circulated.

App Type: Application for Listed Building Consent

Address: Castlerock Railway Station, 17 Sea Road,
Castlerock, Coleraine, BT51 4TL

Proposal: Removal of the 'central span' & side stairs of the Castlerock Railway Footbridge on a temporary basis to determine the method & technique for the removal of corroded material. Tentative examination during a condition assessment will identify the extent of the corrosion damage to the original fabric. The evaluation will indicate areas of the original fabric that is beyond repair; sections that can be replaced with like-for-like material; sections that require new modern materials. The process will include rigorous engineering controls, such as ventilation, and good work practices. Future periodic inspections and maintenance will also be included within the rework programme as necessary to prevent any future deterioration of the structure.

The Principal Planning Officer presented the report and made a recommendation to the Committee for consideration.

RECOMMENATON

That the Committee had 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 8 and resolves to **GRANT** Listed Building Consent subject to the condition set out in section 10.

Proposed by Alderman King
Seconded by Councillor Fitzpatrick

- that the Committee had 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 8 and resolves to **GRANT** Listed Building Consent subject to the conditions set out in section 10.

The Chair put the proposal to the Committee to vote, 7 Members voted for, 0 Members voted against, 1 Member abstained. The Chair declared the proposal carried.

* Councillor Baird left the meeting at 5.29pm.

5.12 LA01/2016/1246/F

Report circulated.

App Type: Full Planning

Address: Multi-use Games Area, Ramsey Park, Macosquin, Coleraine.

Proposal: Installation of mesh net to roof and infill netting to remaining sides to fully enclose multi use games area to stop balls being kicked over perimeter fencing

The Principal Planning Officer presented the report and made a recommendation to the Committee for consideration.

RECOMMENDATION

That the Committee had 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 8 and resolves to **APPROVE** planning permission subject to the condition set out in section 10.

Proposed by Alderman King

Seconded by Councillor Fitzpatrick

- that the Committee had 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 8 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

The Chair put the proposal to the Committee to vote, 6 Members voted for, 0 Member voted against, 1 Member abstained. The Chair declared the proposal carried.

* Councillor Fitzpatrick left the meeting at 5.30pm.

The Chair called a recess at 5.30pm.

The meeting resumed at 5.40pm.

6. DEVELOPMENT MANAGEMENT PERFORMANCE:

6.1 Development Management Statistics

A report was circulated to the Committee which listed planning applications received and decided respectively by Causeway Coast and Glens Borough Council in the month of January 2017, excluding Pre-Application Discussions; Certificates of Lawful Development – Proposed or Existing; Discharge of Conditions and Non-Material Changes, to correspond with official validated statistics published by DfI.

The number of applications received dropped below the 100 mark for the first time since September 2015. Staff issued 66 planning application decisions, plus 12 Discharge of Conditions and 3 Certificate of Lawful Development Proposed or Existing applications. The number of live applications in the system has risen by one from December to 686.

The Head of Planning advised Members that there was an error on page 4 of the report in Q3 under Application LA01/2016/1145/O. The requestor to read Alderman King instead of Councillor Loftus. **IT IS RECOMMENDED** that the Planning Committee note the update on the development management statistics.

AGREED - that the Planning Committee note the update on the development management statistics.

7. DEVELOPMENT PLAN

7.1 DfC Consultation of Proposed Listing

A report was circulated to the Committee to advise that the Planning Appeals Commission had written to Council on 20 January 2017 (circulated) advising that they were considering a number of listings within the Borough, under Section 80(1) of the Planning Act (Northern Ireland) 2011.

Members were reminded of information contained within the Department for Communities (DfC) presentations given at the workshop held on 31 January 2017 in relation to build heritage. These presentations were subsequently issued to all Elected Members.

Revised PPS6 on Planning, Archaeology and the Built Environment (circulated) sets out the listing criteria which aims to improve clarity

and consistency in regard to the legislative test that a listed building must be of '*special architectural or historic interest*'. A building can be listed for either criteria but in most cases it will have both.

The proposed listings within the Borough was circulated, with commentary on DfC's evaluation, including any inappropriate replacements and/or alterations affecting the original historic character being detailed.

The following options were set out within the report:

Option 1: Agree to support all listings: or

Option 2: Agree to oppose the listing of No's 3 & 5 (which have some inappropriate replacements/alterations): or

Option 3: Agree to oppose all listings.

IT IS RECOMMENDED that Members agree either Option 1, 2 or 3 above to the proposed listings as detailed and to the Head of Planning responding to DfC on behalf of Council.

Proposed by Councillor Loftus
Seconded by Alderman Finlay and

AGREED – that the Committee agree Option 3 – to oppose all listings, and for the Head of Planning responding to DfC on behalf of Council citing the financial burden on the owners.

* Alderman Finlay left the meeting at 6.04pm.

7.2 Confirmation of Provisional Tree Preservation Order (TPO) at Former Gorteen Hotel Lands, Limavady

The Principal Planning Officer/Local Development Plan Manager presented the report on the Provisional Tree Preservation Order (TPO) at Former Gorteen Hotel Lands, Limavady and answered queries from Members.

Sections 122 and 123 of the Planning Act (NI) 2011 and the provisions of the Planning (Trees) Regulations (Northern Ireland) 2015 enable Council to make Tree Preservation Orders (TPOs) to afford statutory protection to selected trees or woodlands, if their removal is likely to have a significant impact on the local environment and its enjoyment by the public.

The Council may make a TPO for the purpose of protecting trees if they are considered to be of special value in terms of amenity, history or rarity, which may or may not be under threat. Therefore to be considered for a TPO, trees must be of high amenity value and in reasonable condition. The following criteria are used when assessing the merits of a potential TPO:

- Potential Threat
- Visibility
- Individual Impact
- Wider Impact
- Historical Importance
- Rarity

In light of the above criteria, the site of the former Gorteen House Hotel, Limavady which is bounded by Roemill Road and Woodland Walk to the North and Ballyquinn Road to the east, includes trees considered worthy of TPO protection. The site includes a significant level of mature trees along the attractive tree lined entrances, site boundaries and in the former grounds of the hotel, with an important woodland grouping to the northeast corner of the site (junction between Roemill Road and Ballyquinn Road). It is considered that all of these trees significantly contribute to the visual amenity and character of the local area.

There is an existing Tree Preservation Order (Ref TPO/2005/0036) just outside of the site, under zoning LYH12 to the west, confirmed around the time of the Draft Northern Area Plan 2016 launch in June 2005. However, there was no level of protection afforded to the current lands in question, presumably as the site was not zoned for housing and was in use as a hotel. Therefore there was no perceived threat to the trees.

Circumstances have since changed. The hotel is now demolished. Planning Section considered that, given the extent of the existing trees on site, and their high amenity value to the surrounding area, alongside the potential threat and pressure from development, a level of protection was now required. A Provisional TPO was therefore served on the site on 1 September 2016.

This notice took effect immediately and provided protection for all trees on site for a period of six months until 1 March 2017.

A copy of the Provisional TPO documentation was sent to the landowner, and copies of the Order were attached to protected trees in obvious locations within the site. On 2 September 2016 the adjoining neighbours from No's 14-37 Woodland Walk and the relevant properties between No's 6-12 Glenlea Park, were also notified.

The consultation process allows comments and representations to be made in writing to the Council, within 28 days from the date of notice of the Provisional TPO, (i.e. 30 September 2016). No representations have been received.

Within this period Planning Section had the opportunity to have a detailed assessment carried out by a qualified Arboriculturist. This has resulted in a detailed survey of all trees on site to help identify the physical condition of each individual tree, allowing for consideration of what level of protection is required.

Arbor Consulting' surveyed approximately 236 trees on the identified site. The trees surveyed consist of the following species: Lime, Scots Pine, Spruce, Oak, Ash, Beech, Sycamore, Elm, Norway Maple, Horse Chestnut, Silver Birch, Wild Cherry, Holly, Corsican Pine and Lawson Cypress. The survey also includes a visually important Woodland Grouping of approximately 65 trees (W26) at the northeast junction of Ballyquinn and Roemill Road, which comprises a standing of Beech, Ash, Larch, Sycamore and Corsican Pine trees of even age.

In summary, the vast majority of trees on site (179 trees), are considered worthy of TPO protection. Importantly, these trees are located at sections of the site which have high public amenity value, being the most visually prominent sections of the site along the Northern and Eastern boundaries, including the Woodland Grouping (W26), and also along the two access points into the site. The trees at these locations provide an important and valued contribution to the local environment and character of the area, creating an attractive landscape within the urban setting of Limavady and are, therefore, worthy of TPO protection.

Council can decide whether or not the Order should be confirmed, and if confirmed, either with modifications or without modifications as the case may be.

Given the detailed specialist report carried out it is recommended that the TPO is confirmed with modifications, to protect all trees on site with the exception of those recommended for felling or that are

in poor condition: Confirmation of the TPO with the above modifications would ensure the protection of the existing healthy trees on site and help towards the continuity of the important landscape amenity and character afforded by the trees on site.

Option 1: Agree to confirm the TPO as detailed above at paragraph

Option 2: Agree not to confirm the TPO.

IT IS RECOMMENDED that Members agree either Option 1 or 2 above.

Proposed by Councillor Fielding
Seconded by Alderman McKeown and

AGREED – that Members agree **Option 1** to confirm the Tree Preservation Order (TPO) as outlined in the report.

8. CORRESPONDENCE

8.1 Department for Communities (DfC) Ministerial Advisory Group 'Regeneration: The Value of our Built Heritage'

A report was circulated to advise that the DfC and Ministerial Advisory Group (MAG) for Architecture and the Built Heritage in Northern Ireland had announced the publication of position paper 'Regeneration: The Value of our Built Heritage.'

The paper highlights Northern Ireland's unique architectural heritage as well as the social and economic value of older buildings and the added qualities it can bring to our communities.

IT IS RECOMMENDED that Members note the publication 'Regeneration: The Value of our Built Heritage.'

AGREED - that Members note the publication 'Regeneration: The Value of our Built Heritage.'

9. MATTERS FOR REPORTING TO PARTNERSHIP PANEL – 23 MAY 2017

There were no matters for reporting to the Partnership Panel.

10. LEGAL ISSUES

There were no Legal Issues.

11. ANY OTHER RELEVANT BUSINESS (NOTIFIED IN ACCORDANCE WITH STANDING ORDER 12 (O))

There was no other relevant business.

There being no further business, the Chair thanked everyone for their attendance and the meeting concluded at 6.12pm.

Chair