

PLANNING COMMITTEE WEDNESDAY 21 DECEMBER 2016

Table of Key Adoptions

No	Item	Summary of key Adoptions
2	Declarations of Interest	<i>Alderman Robinson – LA01/2015/1053/O</i> <i>Alderman Finlay - LA01/2016/0710/O</i>
3	Minutes of Planning Committee Meeting held Wednesday 23 November 2016	<i>Confirmed</i>
4.1	LA01/2015/1053/O, site between 323 & 321A Seacoast Road, Limavady	<i>Refuse for reasons set out</i>
4.2	LA01/2016/0253/F, Spar Supermarket/Pound Shop, 3-5 Greenmount Avenue, Coleraine	<i>Approve subject to a satisfactory noise impact assessment</i>
4.3	LA01/2016/0710/O, Adjacent to 9 Glenlough Road, Ballymoney	<i>Refuse subject to reasons set out</i>
4.4	LA01/2016/0589/F, Adjacent to Portstewart Road, Coleraine (275m South East of 2 Dundooan Road, Coleraine)	<i>Approve subject to conditions set out</i>
4.5	LA01/2016/1246/F, Multi-use Games Area, Ramsey Park, Macosquin, Coleraine	<i>Withdrawn from Agenda</i>
5	Development Management Statistics	<i>Noted</i>
6	Development Plan: Discussion Paper: Tourism Paper – Preparatory Paper	<i>Endorse, in preparation of Local Development Plan</i>
7	Correspondence <ul style="list-style-type: none"> • Mid Ulster District Council Preferred Options Paper 	<i>Option 3: Planning Staff to draft a response & return it to the January Planning Committee for agreement</i>

	<ul style="list-style-type: none"> • Derry City and Strabane District Council Pre-Preferred Options Paper Consultation • Letter from DAERA: Marine Conservation Zones • Letter from NIEA: Tamnyrankin ASSI designation • Letter from Department for Infrastructure: Annual Monitoring Report 	<p><i>Option 3: Head of Planning responds on behalf of Council</i></p> <p><i>Note</i></p> <p><i>Note</i></p> <p><i>Note</i></p>
8	Legal Issues	<i>None</i>

**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING
COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC HEADQUARTERS
WEDNESDAY 21 DECEMBER 2016 AT 2 PM**

In the Chair:	Councillor R Loftus
Committee	Alderman Cole, Finlay, King, McKeown, McKillop, S, Robinson
Members Present:	Councillors Baird, Fielding, Fitzpatrick, McCandless, McCaul, McLaughlin, McKillop, M A, 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 D Hunter, Council Solicitor A Finney, Committee & Member Services Officer
In Attendance:	B Dickson - LA01/2015/1053/O D Mountstephen - LA01/2016/0253/F O Quigg - LA01/2016/0710/O V Sinclair, Transport NI – LA01/2016/0710/O Press (1 no.) Public (3 no.)

The Chair, on behalf of the Planning Committee, expressed sincere condolences to the family of Edwina McCaul whose son, Ryan had tragically passed away.

1 APOLOGIES

There were no apologies.

2 DECLARATIONS OF INTEREST

- Alderman Robinson – Application LA01/2015/1053/O
- Alderman Finlay - Application LA01/2016/0710/O.

3 MINUTES OF PLANNING COMMITTEE MEETING HELD WEDNESDAY 23 NOVEMBER 2016

The Chair advised the minutes of the 23 November 2016 Planning Committee were confirmed as a correct record at the 20 December 2016 Council Meeting.

In response to Alderman Robinson regarding Item 10, the Head of Planning stated that a response had been received from NIEA. The matter will be brought back to Planning Committee following full consideration of the response received.

Alderman Finlay arrived at the meeting at 2.05 PM.

Alderman Finlay raised a point of clarification and the Chair advised that an Elected Member who has declared an interest must leave the Chamber whilst the vote is being taken.

4 SCHEDULE OF APPLICATIONS:

4.1 APPLICATION LA01/2015/1053/O

Alderman Robinson withdrew from the table.

Reports and addendum were tabled and circulated.

Address: Site between 323 & 321A Seacoast Road, Limavady

Proposal: Rural dwelling with detached garage/store

The Principal Planning Officer/Development Management Manager presented the report and made a recommendation to the Committee for consideration. The officers 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 outline planning permission for the reasons set out in Section 10.

The speaker addressed the Committee and responded to queries from members.

Alderman S McKillop arrived at the meeting at 2.30 PM.

The officers clarified matters raised by some members.

Alderman Robinson left the meeting at 2.50pm.

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

An amendment was proposed by Alderman Finlay

Seconded by Alderman Cole

- to defer the planning application to allow submission of a flood risk assessment. If not received within a reasonable time and found acceptable, the planning application will be brought back to Planning Committee.

The Chair put the amendment to the committee to vote, 2 members voted for, 4 members voted against, 6 members abstained, the Chair declared the amendment fallen.

The Chair put the substantive motion to the committee to vote, 9 members voted for, 1 member voted against, 2 members abstained, the Chair declared the motion carried.

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

Alderman Robinson re-joined the meeting at 2.55pm.

4.2 APPLICATION LA01/2016/0253/F

Reports were tabled and circulated.

Address: Spar Supermarket/Pound Shop, 3-5 Greenmount Avenue,
Coleraine BT51 3QB

Proposal: Retention of external refrigeration and air conditioning units

The Principal Planning Officer/Development Management Manager presented the report and made a recommendation to the Committee for consideration. The officers 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 & 8 and resolves to REFUSE planning permission for the reasons set out in section 10.

The speaker addressed the Committee and responded to queries from members.

Proposed by Alderman Finlay

Seconded by Alderman S McKillop

- 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 sections 7 & 8 and resolves to **APPROVE** planning permission, subject to a satisfactory noise impact assessment.

The Chair put the proposal to the committee to vote, 12 members voted for, 1 members voted against, 1 member abstained, the Chair declared the proposal carried.

4.3 APPLICATION LA01/2016/0710/O

Alderman Finlay withdrew from the table.

Reports and addendum were tabled and circulated.

Address: Adjacent to 9 Glenlough Road, Ballymoney

Proposal: Proposed replacement dwelling

The Principal Planning Officer/Development Management Manager 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 & 8 and resolves to REFUSE planning permission subject to the refusal reasons set out in section 10.

Councillor Fielding arrived at the meeting at 3.50pm.

The speaker addressed the Committee and responded to queries from members.

The officer clarified a matter raised by a Member.

The representative from Transport NI addressed the Committee and responded to a query from a Member.

Alderman Finlay addressed the Committee and spoke in favour of the application.

Alderman Finlay left the meeting at 4.25pm.

Proposed by Councillor Nicholl

Seconded by Councillor McLaughlin

- 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 & 8 and resolves to REFUSE planning permission subject to the refusal reasons set out in section 10.

The Chair put the proposal to the committee to vote, 7 members voted for, 1 member voted against, 5 members abstained, the Chair declared the proposal carried.

Recess 4.26 PM-4.43 PM

4.4 APPLICATION LA01/2016/0589/F

Reports were tabled and circulated.

Address: Adjacent to Portstewart Road, Coleraine (275m South East of 2 Dundooan Road, Coleraine)

Proposal: Access road and pumping station to serve the proposed Coleraine Enterprise zone on site.

The Principal Planning Officer/Development Management Manager 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 8 and the policies and guidance in sections 6 & 7 and resolves to **APPROVE** planning permission subject to the conditions set out in section 9.

Proposed by Alderman Robinson

Seconded by Alderman King

- 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 sections 6 & 7 and resolves to **APPROVE** planning permission subject to the conditions set out in section 9.

Committee voted unanimously in favour of the proposal, the Chair declared the proposal carried.

4.5 APPLICATION LA01/2016/1246/F

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

Proposal: Installation of Mesh Net Roof to stop balls being kicked over Perimeter fencing

Note: The Chair advised that this application had been withdrawn from the Agenda. In response to a Member's question, the officer advised that an amendment to the application description has been requested to reflect the development proposed.

Alderman Finlay re-joined the meeting at 4.57 PM during discussion of the above matter.

5 DEVELOPMENT MANAGEMENT: DEVELOPMENT MANAGEMENT STATISTICS

Report tabled and circulated.

Committee was provided with the monthly update on the number of planning applications received and decided as well as the number of live planning applications in the system and those in the system over 12months.

IT IS RECOMMENDED that the Planning Committee note the update on the development management statistics.

AGREED – as recommended, that Committee note the update on the development management statistics.

Committee noted the Northern Ireland Planning Statistics 2016/17 Second Quarterly Bulletin from the Department for Infrastructure, previously circulated. Officers responded to queries from members.

6 DEVELOPMENT PLAN: DISCUSSION PAPER: TOURISM PAPER – PREPARATORY PAPER

Report tabled and circulated.

Committee was advised this is the fourteenth and final topic-related preparatory paper and relates to Tourism. The purpose of the paper is to provide Members with information on the role of tourism in the Draft Programme for Government, the regional planning policy context relating to tourism provision and issues to be addressed in the Local Development Plan (LDP), an overview of other regional strategies and plans that relate to tourism, relevant Council publications and an overview of tourism statistics relating to the role of tourism in the Borough.

IT IS RECOMMENDED that Members endorse the use of the information contained within the paper in the preparation of the Local Development Plan.

AGREED – as recommended, that Committee endorse the use of the information contained within the paper in the preparation of the Local Development Plan.

7 CORRESPONDENCE:

Report tabled and circulated.

- **Mid Ulster District Council Preferred Options Paper**

Members were advised Mid Ulster Council wrote to Council as a 'consultation body' on 15th November 2016 in accordance with Regulation 10 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 advising that it has published its Local Development Plan 'Preferred Options Paper' (POP) for public consultation.

The POP is a consultation paper intended to promote debate on issues of strategic significance which are likely to influence the shape of future development within Mid Ulster. It sets out the Councils' preferred options for dealing with such issues and will be used, in conjunction with feedback received, to inform the making of the Mid Ulster Local Development Plan 2015 – 2030.

Options were presented for consideration:

Option 1 - Council provides no response;

Option 2 - Workshop to agree a response: or

Option 3 - Planning Staff to draft a response and return it to the January Planning Committee for agreement.

Proposed by Councillor Baird

Seconded by Councillor Fielding

AGREED – Members note the content of the letter and Option 3: Planning Staff to draft a response and return it to the January Planning Committee for agreement.

- **Derry City and Strabane District Council Pre-Preferred Options Paper Consultation**

Derry City & Strabane District Council wrote to Council as a 'consultation body' on 30th November 2016 in accordance with Regulation 9 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 prior to the publication of its Local Development Plan 'Preferred Options Paper' (POP).

The purpose of pre-engagement with consultation bodies is to enable the Council to take into account any relevant input this Council, or any other consultee, may have on specific planning issues to allow them to consider these in the development of their alternative strategies and options for their LDP.

Options were presented for consideration:

Option 1 - Council provides no response;

Option 2 - Workshop to agree a response: or

Option 3 – Given the deadline for responses that the Head of Planning responds on behalf of Council.

Proposed by Councillor Baird

Seconded by Councillor Fitzpatrick

AGREED – Members note the content of the letter and Option 3: Given the deadline for responses that the Head of Planning responds on behalf of Council.

It was further **AGREED** - that committee note the correspondence: Letter from DAERA: Marine Conservation Zones, Letter from NIEA: Tamnyrankin ASSI Designation and Letter from Department for Infrastructure: Annual Monitoring Report.

8 LEGAL ISSUES

There were no additional legal issues discussed.

There being no further business, the meeting concluded at 5.09 PM

Chair