

PLANNING COMMITTEE WEDNESDAY 23 AUGUST 2017

Table of Key Adoptions

| No | Item | Summary of Key Decisions |
|------------|---|--|
| 3 | Minutes of Planning Committee Meeting held Wednesday 26 June 2017 | Information |
| 4 | Order of Items and Confirmation of Registered Speakers | AGREED |
| 5.1 | C/2014/0507/F, Golf Links Holiday Park | Defer and arrange a site visit |
| 5.2 | LA01/2016/1191/O, Site to rear of 43 Bridge Street Kilrea | Approve |
| 5.3 | LA01/2016/1037/F, 6 Largy Road, Limavady | Refuse |
| 5.4 | LA01/2016/1445/O, Land adjacent to 142 Tullaghans Road, Dunloy | Defer and arrange a site visit |
| 5.5 | LA01/2016/0162/F, 35m NW of 11 Drumnagee Road, Lisnagunogue | Delegate determination to officers; if a resolution cannot be achieved bring back to Planning Committee |
| 5.6 | LA01/2017/0250/LBC, Adelphi Hotel, 67 – 71 Main Street, Portrush and LA01/2017/0251/F, Adelphi Hotel, 67 – 71 Main Street, Portrush | Refuse; defer issuing decision notice subject to stated conditions |
| 5.7 | LA01/2015/0475/F, Lands between 103 and 99 Baranailt Road, Limavady | Refuse |

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|-------------|--|--|
| 5.8 | LA01/2016/1374/F, Church Bay, Rathlin (20m South East of St Thomas Church) | <i>Defer and arrange a site visit</i> |
| | | |
| 5.9 | LA01/2017/0532/F, Juniper Hill Caravan Park, 70 Ballyreagh Road, Portstewart | <i>Approve</i> |
| | | |
| 5.10 | LA01/2017/0542/F, Public Shower Facilities, Whiterocks Beach, Dunluce Road, Portrush | <i>Approve</i> |
| | | |
| 5.11 | LA01/2017/0249/LBC, Flowerfield Arts Centre, 185 Coleraine Road, Portstewart | <i>Approve</i> |
| | | |
| 5.12 | LA01/2017/0289/F, 20m South East of Dungiven Castle | <i>Approve</i> |
| | | |
| 5.13 | LA01/2017/0902/LBC, Dungiven Castle, 145 Main Street, Dungiven | <i>Grant</i> |
| | | |
| 5.14 | LA01/2017/0889/F, Birren Road, 123m South of junction of Birren Road and Corick Road, Dungiven | <i>Approve</i> |
| | | |
| 6 | Development Management Performance | |
| 6.1 | Development Management Statistics | <i>Note Update</i> |
| 6.2 | Applications over 12 month old and Action Plan 2017/2018 | <i>Implement Action Plan</i> |
| | | |
| 7 | Development Plan | |
| 7.1 | Mid and East Antrim Local Development Plan (LDP): Preferred Option Paper (POP): Council Response | <i>Note and respond</i> |
| | | |
| 8 | Correspondence | |
| 8.1 | DFC Confirmation of Listings Trocadero, Main Street, Portrush | <i>Note</i> |
| 8.2 | DFC Confirmation of listings 6 Queen Street, Coleraine | <i>Note</i> |
| 8.3 | DFC Confirmation of Listings Ballinlea Mill, Ballycastle | <i>Note</i> |

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|------------|--|---|
| 8.4 | BT Consultation Removal of a Public Payphone at Grey Gables, Legavallon Road, Dungiven | <i>Option 2; oppose the removal</i> |
| 8.5 | DAERA Inclusion of North Channel as a Special Area of Conservation in the Register of European Sites | <i>Note</i> |
| 8.6 | DFE Consultation on Mineral Prospecting Rights in Dungiven Ward | <i>Support comments of colleagues in Derry City & Strabane Council and Mid Ulster Council and reinforce Committee's concerns</i> |
| 8.7 | DAERA proposal for Extension of rock armouring on Curran Strand | <i>Note</i> |
| | | |
| 9 | Business Case for Additional Staffing | <i>Defer to next Committee meeting</i> |
| | | |
| 10 | Matters for reporting to Partnership Panel | <i>Nil</i> |
| | | |
| 11 | Legal Issues | <i>Nil</i> |
| | | |
| 12 | Any Other Relevant Business - Protocol for the Operation of the Planning Committee | <i>Bring report to next Committee meeting</i> |

**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING
COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC HEADQUARTERS
WEDNESDAY 28 AUGUST 2017 AT 2 PM**

In the Chair: Alderman McKeown

Committee Members Present: Aldermen: Cole, Finlay, King, S McKillop
Councillors: Baird, Fielding, Fitzpatrick, Loftus, McCandless, McCaul and McLaughlin

Non Committee Members Present: Councillor Callan, Minute Item 5.3
Councillor Beattie, Minute Item 5.3

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 Planning Officer
J O’Kane, Environmental Health Officer
M Wilson, Senior Planning Officer
D J Hunter, Council Solicitor
E Keenan, Council Solicitor
S Duggan, Committee & Member Services Officer

In Attendance: J Lunn, Historic Environment Division
J Lambert, Historic Environment Division
J Hill } Minute Item 5.1
J Gardiner }
M Gardiner }
M Bell }
S McMichael } Minute Item 5.2
C Gourley } Minute Item 5.3
M Howe } Minute Item 5.4
E Holmes } Minute Item 5.6
A Holmes }
A Tate } Minute Item 5.7
R Wilson }

Press (1 No.)
Public (20 No.)

1. APOLOGIES

Apologies were recorded for Alderman Robinson; Councillors McKillop, P McShane and Nicholl.

2. DECLARATIONS OF INTEREST

Declarations of Interest were recorded for Councillor Baird in Applications LA01/2017/0251/F and LA01/2017/0250/LBC.

3. MINUTES OF PLANNING COMMITTEE MEETING HELD WEDNESDAY 26 JUNE 2017

Proposed by Councillor Fitzpatrick
Seconded by Councillor Baird and

AGREED – that the Minutes of the Planning Committee held Wednesday 26 June 2017 are confirmed as a correct record.

4. ORDER OF ITEMS AND CONFIRMATION OF REGISTERED SPEAKERS

The Head of Planning advised Applications C/2013/0097/F, LA01/2015/0188/F, LA01/2017/0311/F, had been withdrawn from the schedule.

AGREED: to receive the Order of Business as C/2014/0507/F, LA01/2016/1191/O, LA01/2016/1037/F, LA01/2016/1445/O, LA01/2016/0162/F, LA01/2017/0250/LBC, LA01/2017/0251/F, LA01/2015/0475/F as those applications with registered speakers considered before the remaining applications.

The Head of Planning advised Councillor McLaughlin's attendance had been omitted from the Site Visit report, that he had attended all three sites visited.

5. SCHEDULE OF APPLICATIONS:

5.1 C/2014/0507/F, Golf Links Holiday Park

No: C/2014/0507/F
App Type: Full Planning
Address: Golf Links Holiday Park, Bushmills Road, Portrush
Proposal: Proposed additional 9 no. caravan plots and addition of improved access to sales yard and associated site works

Report and addendum circulated.

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

Addendum to the Recommendation: That the Committee notes the content of this addendum and agrees with the recommendation to approve as set out in paragraph 9.1 of the Planning Committee Report.

The Principal Planning Officer and Environmental Health Officer responded to Elected Member queries including noise, landscaping, traffic and dumping.

The Chair invited J Hill to speak on behalf of objectors to the application.

The Chair invited M Bell, Agent to speak in support of the application.

Councillor Loftus advised she would require clarification of any noise impact on residents and clarification of the separation distances referred to by the speakers.

Proposed by Councillor Fitzpatrick
Seconded by Councillor McCandless and

AGREED – that Committee defer consideration for one month and arrange a site visit.

5.2 LA01/2016/1191/O, Site to rear of 43 Bridge Street Kilrea

No: LA01/2016/1191/O
App Type: Outline Planning
Address: Site to the rear of 43 Bridge Street Kilrea.
Proposal: Residential building site for a single detached dwelling with a 6.5m ridge height. (Renewal of outline planning permission.)

Report circulated.

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 and 8 and resolves to APPROVE planning permission subject to the conditions and informatives set out in section 10.

The Principal Planning Officer responded to Elected Member queries including siting.

The Chair invited S McMichael to speak in support of the application.

Proposed by Alderman Cole
Seconded by Alderman McKillop 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 8 and resolves to APPROVE planning permission subject to the conditions and informatives set out in section 10.

The Chair put the motion to the Committee to vote, the Committee voted unanimously in favour.

5.3 LA01/2016/1037/F, 6 Largy Road, Limavady

No: LA01/2016/1037/F
App Type: Full
Address: 6 Largy Road, Limavady
Proposal: Retention of existing no. 2 agricultural buildings

Report, addendum and Site Visit report circulated.

The Senior 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 REFUSE planning permission for the reasons set out in Section 10.

Addendum to the Recommendation: That the Committee notes the content of this addendum and agrees with the recommendation to refuse as set out in paragraph 9.1 of the Planning Committee Report.

The Senior Planning Officer responded to Elected Member queries including noise, integration, active farming, flooding.

The Chair invited Councillors Beattie and Callan to speak, respectively, in objection to the application.

The Chair invited C Gourley, Agent to speak in support of the application. C Gourley responded to Elected Member queries.

The Environmental Health Officer responded to queries from Elected members regarding noise.

Proposed by Alderman Cole
Seconded by Alderman Finlay and

AGREED - that the Committee proceed to conduct the following business 'In Committee.

* **Public and Press left the meeting at 4.40 PM.**

Council's Solicitor provided a view on active and established farm business and material considerations.

Proposed by Alderman Finlay
Seconded by Councillor Loftus and

AGREED - that the Committee proceed to conduct the following business 'In Public'.

* **Public and Press re-joined the meeting at 5.03 PM.**

Proposed by Councillor Fitzpatrick
Seconded by Alderman McKillop

- that committee defer consideration for one month.

The Chair put the motion to the committee to vote, 6 members voted for, 6 members voted against, the Chair applied his casting vote against the motion. The Chair declared the motion lost.

Proposed by Alderman Finlay
Seconded by Councillor Fitzpatrick

- that the Committee notes the addendum to the report and 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 planning permission for the reasons set out:

- Longevity of farm;
- Agricultural Business ID and Single farm payment not necessary to demonstrate active farming;
- Planning Appeals Commission 2014 A0136 paragraph 8;
- Planning Appeals Commission 2011 A0084 paragraph 5;
- Planning Appeals Commission 2013 A0118 paragraph 8;
- Planning Appeals Commission 2015 A0049 paragraph 9 and
- Subject to the stated conditions:
 - Flooding/drainage assessment to be carried out and
 - Sound levels report to be carried out.

The Chair put the motion to the Committee to vote, 6 Members voted for, 6 Members voted against, 0 Members abstained, the Chair applied his casting vote against the motion, the Chair declared the motion lost.

AGREED - That the Committee notes the content of the addendum and 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 planning permission for the reasons set out in Section 10.

* **Comfort break 5.10 PM – 5.30 PM**

5.4 LA01/2016/1445/O, Land adjacent to 142 Tullaghans Road, Dunloy

App No: LA01/2016/1445/O
App Type: Outline Planning
Address: Lands adjacent to 142 Tullaghans Road, Dunloy
Proposal: Proposed outline application for 2 no semi-detached dwellings under Policy CTY 8 of PPS 21

Report circulated.

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

The Chair invited M Howe, Agent to speak in support of the application and responded to Elected Member queries.

Discussion arose surrounding the settlement development limit.

Proposed by Alderman Cole
Seconded by Alderman 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 sections 7 and 8 and resolves to refuse planning permission subject to the reasons set out in section 10.

Amendment

Proposed by Councillor Loftus
Seconded by Alderman Finlay

- that Committee defer consideration and arrange a site visit.

The Chair put the amendment to the Committee to vote, 7 Members voted for, 2 Members voted against, 3 members abstained, the Chair declared the Amendment carried.

5.5 LA01/2016/0162/F, 35m NW of 11 Drumnagee Road, Lisnaguogue

App No: LA01/2016/0162/F
App Type: Full Planning
Address: Approx 35m N W of No 11 Drumnagee Road
Lisnaguogue
Proposal: Proposed farm dwelling and garage.

Report and addendum circulated.

The Principal Planning Officer referred to the addendum 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 sections 7 and 8 and resolves to REFUSE planning permission for the reasons set out in section 10.

Addendum to the Recommendation: That the Committee notes the content of this addendum and agree to delegate the determination of the application back to planning officers to resolve. However, if a resolution cannot be achieved it will be brought back to the Planning Committee at a later date.

Proposed by Councillor Fitzpatrick
Seconded by Councillor Baird and

AGREED- That the Committee notes the content of the addendum and agree to delegate the determination of the application back to planning officers to resolve. However, if a resolution cannot be achieved it will be brought back to the Planning Committee at a later date.

* **Councillor Baird left the meeting at 6 PM.**

5.6 LA01/2017/0250/LBC and LA01/2017/0251/F, Adelphi Hotel, 67 – 71 Main Street, Portrush

The Head of Planning advised the two applications would be considered together.

App No: LA01/2017/0250/LBC and LA01/2017/0251/F
App Type: Full and
Address: 67 Main Street Portrush
Proposal: Proposed works involve an additional three storey extension to the existing flat roof in order to accommodate 6 no. additional guest rooms per floor

Report, erratum and addendum circulated.

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

RECOMMENDATION: That the Committee notes the content of the erratum and 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 listed building consent for the reasons set out in Section 10.

and

That the Committee notes the content of the erratum and 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 planning permission for the reasons set out in Section 10.

The Chair invited M Holmes, applicant to speak in support of the application.

The Chair invited J Lunn to speak on behalf of Historic Environment Division to provide a view on the listing of the building.

Proposed by Alderman Cole
Seconded by Councillor McKillop and

- That the Committee notes the content of the erratum and 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 listed building consent for the reasons set out in Section 10 (LA01/2017/0250/LBC);
- That the Committee notes the content of the erratum and 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 planning permission for the reasons set out in Section 10 (LA01/2017/0251/F);
- subject to deferring issuing the Decision Notice until 30 September 2017 to allow the applicant to submit a planning application and listed building consent application for the regularisation of the unauthorised development; and agree to delegate determination of the planning application and listed building consent application back to planning officers to resolve; however, if the application is not received the refusal decisions should issue.

The Chair put the motion to the Committee to vote, Committee voted unanimously in favour. The Chair declared the motion carried.

* **Alderman McKillop left the meeting at 6.55 PM.**

Proposed by Alderman King
Seconded by Councillor McCaul

- that Committee adjourn proceedings to an alternate day.

The Chair put the motion to the Committee to vote, 5 Members voted for, 5 Members voted against, the Chair used his casting vote against the motion, the Chair declared the motion lost.

* **Councillor Baird re-joined the meeting at 7 PM.**

5.7 LA01/2015/0475/F, Lands between 103 and 99 Baranailt Road, Limavady

No: LA01/2015/0475/F
App Type: Full Application
Address: Lands between 103 and 99 Baranailt Road, Limavady

Proposal: Proposed infill site for 2 one and a half storey dwellings

Report and site visit details circulated.

The Senior 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 REFUSE full planning permission for the reasons set out in Section 10.

The Chair invited A Tate, Agent to speak in support of the application.

In response to a query from an Elected Member, the Head of Planning advised the Scheme may be amended to reduce it to one dwelling.

The applicant did not agree to the suggestion.

Proposed by Alderman Cole
Seconded by Councillor Loftus

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

The Chair put the motion to the Committee to vote, 10 members voted for, 0 members voted against, 1 member abstained, the Chair declared the motion carried.

5.8 LA01/2016/1374/F, Church Bay, Rathlin (20m South East of St Thomas Church)

App No: LA01/2016/1374/F
App Type: Full Planning
Address: Church Bay Rathlin (20m south-east of St. Thomas Church)
Proposal: Proposed dwelling

Report circulated.

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

Further plans had been submitted since consideration of the report, and viewed at the meeting.

Councillor McLaughlin noted Historic Environment Division had not yet submitted their report. The Chair invited J Lunn to present a view to Committee.

Proposed by Councillor McLaughlin
Seconded by Councillor Loftus and

AGREED - that Committee defer consideration for one month and arrange a site visit.

The Chair put the motion to the Committee to vote, 10 members voted for, the Chair declared the motion carried.

* **Press, J Lunn and J Lambert left the meeting at 7.30 PM.**

Proposed by Alderman King
Seconded by Councillor Fitzpatrick

- that Committee consider the remaining applications collectively.

Council's Solicitor provided a view.

The motion was withdrawn.

5.9 LA01/2017/0532/F, Juniper Hill Caravan Park, 70 Ballyreagh Road, Portstewart

No: LA01/2017/0532/F
App Type: Full Planning
Address: Juniper Hill Caravan Park, 70 Ballyreagh Road,
Portstewart, BT55 7PT
Proposal: Change of Use of Shop and Store to Café

The Senior 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 sections 7 and 8 and resolves to APPROVE planning permission subject to the condition set out in section 10.

Proposed by Councillor Fitzpatrick
Seconded by Councillor Baird 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 sections 7 and 8 and resolves to APPROVE planning permission subject to the condition set out in section 10.

5.10 LA01/2017/0542/F, Public Shower Facilities, Whiterocks Beach, Dunluce Road, Portrush

No: LA01/2017/0542/F
App Type: Full Planning
Address: Public Shower Facilities, Whiterocks Beach, Dunluce Road, Portrush.
Proposal: Change of Use of surfboard store to a takeaway coffee shop

Report circulated.

The Senior 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 sections 7 and 8 and resolves to APPROVE planning permission subject to the conditions set out in section 10.

Proposed by Councillor Fielding
Seconded by Councillor Fitzpatrick 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 sections 7 and 8 and resolves to APPROVE planning permission subject to the conditions set out in section 10.

5.11 LA01/2017/0249/LBC, Flowerfield Arts Centre, 185 Coleraine Road, Portstewart

No: LA01/2017/0249/LBC
App Type: Application for Listed Building Consent
Address: Flowerfield Arts Centre, 185 Coleraine Road, Portstewart, Co Londonderry, BT55 7HU.
Proposal: Re-decoration to external façade of Flowerfield House.

Report circulated.

The Senior 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 sections 7 and 8 and resolves to APPROVE Listed Building Consent subject to the condition set out in section 10.

Proposed by Councillor Baird
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 sections 7 and 8 and resolves to APPROVE Listed Building Consent subject to the condition set out in section 10.

5.12 LA01/2017/0289/F, 20m South East of Dungiven Castle

No: LA01/2017/0289/F
App Type: Full Application
Address: 20m South East of Dungiven Castle, 145 Main Street, Dungiven, BT47 4LF.

Proposal: Proposed single storey modular building providing additional accommodation for Gaelcholáiste Dhoire. The accommodation will provide general classrooms, science room, home economics room and supporting ancillary accommodation. Site works will include drainage, new pathways, fencing and gates to secure the school lands.

Report circulated.

The Senior 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 full planning permission for the reasons set out in Section 10.

Proposed by Councillor Loftus
Seconded by Councillor Fitzpatrick 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 & 8 and resolves to Approve full planning permission for the reasons set out in Section 10.

5.13 LA01/2017/0902/LBC, Dungiven Castle, 145 Main Street, Dungiven

No: LA01/2017/0902/LBC
App Type: Listed Building Consent
Address: Dungiven Castle, 145 Main Street, Dungiven

Proposal: Proposed utility/services connections from existing services at Dungiven Castle to adjoining modular accommodation

Report circulated.

The Senior 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 GRANT Listed Building Consent.

Proposed by Councillor Loftus
Seconded by Councillor Fitzpatrick 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 & 8 and resolves to GRANT Listed Building Consent.

5.14 LA01/2017/0889/F, Birren Road, 123m South of junction of Birren Road and Corick Road, Dungiven

No: LA01/2017/0889/F
App Type: Full Planning
Address: Birren Road – 123m South of Junction of Birren Road and Corick Road, Dungiven
Proposal: Proposed change of access position to previously approved dwelling and garage. Planning ref LA01/2016/1378/F

Report and addendum circulated.

The Senior 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 sections 7 and 8 and resolves to APPROVE planning permission subject to the conditions set out in section 10.

Addendum to the Recommendation: That the Committee notes the content of this addendum and agrees with the recommendation to approve as set out in paragraph 9.1 of the Planning Committee Report.

Proposed by Councillor Loftus
Seconded by Councillor Fitzpatrick and

AGREED - That the Committee notes the addendum and 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 APPROVE planning permission subject to the conditions set out in section 10.

- * **Alderman King left the meeting at 7.40 PM.**
- * **Comfort break 7.45 PM – 7.50 PM.**
- * **Councillors Baird, Fitzpatrick, McCaul and McLaughlin did not re-join the meeting.**

6. DEVELOPMENT MANAGEMENT PERFORMANCE

6.1 Development Management Statistics

Report circulated.

The number of applications received in June and July has sustained the high level received in May with well over 100 received. Staff issued 109 planning application decisions, plus 14 Discharge of Conditions, 1 Proposal of Application Notice and 6 Non-Material Change applications. The number of live applications in the system has risen to 730 due to the increase in the number of applications received in the past 3 months.

Details the number of appeal decisions issued since 1 April 2016 showing the continued high quality of decision making taken by both Planning Officers and supported by the Planning Committee were circulated and details the number of referral requests received from elected members under Part B of the Scheme of Delegation.

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.

6.2 Applications over 12 month old and Action Plan 2017/2018

Report circulated.

An action plan has been prepared to reduce the number of live planning applications over 12 months old. This relates to the target set in the Planning Business Plan 2017- 2018 to reduce the number of applications over 12 months old to 60 by the end of March 2018.

The action plan reviews the success of the 2016/2017 Over 12 Months Old Action Plan. It reviews current performance in the efficiency of processing planning applications. The Action Plan introduces a new approach for the 2017- 2018 Business Year to seek further improvements. Proposed actions are set out along with a system of regular reporting.

IT IS RECOMMENDED that Members agree to the above regarding implementing the Action Plan for applications over 12 months old.

AGREED - that Members agree to the above regarding implementing the Action Plan for applications over 12 months old.

7 DEVELOPMENT PLAN

7.1 Mid and East Antrim Local Development Plan (LDP): Preferred Option Paper (POP): Council Response

Report circulated.

Mid & East Antrim Borough Council wrote to Council on 14th June 2017, as a consultation body and in accordance with Regulation 10 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, advising that it has now published its Local Development Plan: Preferred Options Paper (POP) and Sustainability Appraisal (SA) Interim Report and associated papers.

IT IS RECOMMENDED that Elected Members note the content of the correspondence attached at Appendix 1 and agree to the Head of Planning submitting a response on behalf of Council.

AGREED - that Elected Members note the content of the correspondence attached at Appendix 1 (circulated) and agree to the Head of Planning submitting a response on behalf of Council.

8 CORRESPONDENCE

AGREED – to note the correspondence Items 8.1 – 8.3 inclusive and Items 8.5 - 8.7 inclusive.

8.1 DFC Confirmation of Listings Trocadero, Main Street, Portrush

Correspondence circulated.

8.2 DFC Confirmation of listings 6 Queen Street, Coleraine

Correspondence circulated.

8.3 DFC Confirmation of Listings Ballinlea Mill, Ballycastle

Correspondence circulated.

8.4 BT Consultation Removal of a Public Payphone at Grey Gables, Legavallon Road, Dungiven

Report circulated.

BT Payphones consulted the Council on 21st July 2017 on the removal of a public payphone at Grey Gables, Legavallon Road, Dungiven.

Option 1: Agree to support the removal: or

Option 2: Agree to oppose the removal.

IT IS RECOMMENDED that Members agree either Option 1 or 2 above to the proposed removal of the phone box and to the Head of Planning responding to BT on behalf of Council.

Proposed by Alderman Cole

Seconded by Councillor Loftus and

AGREED- that Members agree to Option 2 above to the proposed removal of the phone box and to the Head of Planning responding to BT on behalf of Council.

8.5 DAERA Inclusion of North Channel as a Special Area of Conservation in the Register of European Sites

Correspondence circulated.

8.6 DFE Consultation on Mineral Prospecting Rights in Dungiven Ward

Report circulated.

The Department for the Economy (DfE) has contacted the Council as it has received an application from Dalradian Gold Ltd. for mineral prospecting rights in a number of areas in Counties Tyrone and Londonderry. The ward effected in this Council area is Dungiven.

Option 1: Agree to support the grant of the licence: or

Option 2: Agree to oppose the grant of the licence.

IT IS RECOMMENDED that Members agree either Option 1 or 2 above to the proposed grant of the mineral prospecting licence and to the Head of Planning responding to Department for the Economy on behalf of Council.

AGREED - that Committee support the comments of colleagues in Derry City and Strabane District Council and Mid Ulster Council and reinforce Committee's concerns surrounding the harmful impact on the health and wellbeing of residents in the entire area, the adverse environmental impact, adverse impact on tourism, impact on employment in terms of agriculture and farmers and impact on the AONB designation.

The Head of Planning advised the Paper would be re-circulated and Committee members could email further input into the response by 1st September 2017 for inclusion in Head of Planning's response.

8.7 DAERA proposal for Extension of rock armouring on Curran Strand

Correspondence circulated.

9 BUSINESS CASE FOR ADDITIONAL STAFFING

Confidential report circulated.

IT IS RECOMMENDED that Members agree to the recruitment of 1 Senior Planning Officer Grade, 1 x Planning Officer and 1 x Planning Assistant for the Development Management Team all on Fixed Term contract of 3 years; 1 permanent Senior Planning Officer Grade and 1 x Administrative Assistant for the Local Development Plan team and replacement of DP and EOI grade with permanent appointment of 1 x Business Support Manager, 1 x EOII and 0.2 x Administrative Assistant.

Proposed by Alderman Cole
Seconded by Alderman Finlay

AGREED – to recommend that Committee defer consideration to the next Committee meeting.

10. MATTERS FOR REPORTING TO PARTNERSHIP PANEL

There were no matters for reporting to the Partnership Panel, Local Government Side.

11. LEGAL ISSUES

There were no legal issues.

12. ANY OTHER RELEVANT BUSINESS

The Chair raised business to be considered, regarding the Protocol for the Operation of the Planning Committee (Item 6.7 of the Protocol) and that a report would be brought to the next Committee meeting with a view to implementing stronger, robust processes.

There being no further business, the Chair thanked everyone for their attendance and the meeting concluded at 8.10 PM.

Chair

Unconfirmed