

PLANNING COMMITTEE WEDNESDAY 24 AUGUST 2016

Table of Key Adoptions

No	Item	Summary of key Adoptions
1	Apologies	<i>Councillors Callan, Nicholl and McShane P</i>
2	Declarations of Interest	<i>Item 5.1 – Alderman Robinson Item 5.5 – Councillor Fielding Item 5.6 – Councillor Loftus</i>
3	Minutes Pre Determination – 22 June 2016 Planning Committee – 22 June 2016 Planning Committee – 27 July 2016	<i>Confirmed</i>
4	Order of Items and Confirmation of Registered Speakers Items to be taken in the order set out on the Agenda	<i>Agreed</i> <i>LA01/2015/1065 - Deferred LA01/2016/0470/F – Withdrawn by applicant</i>
5.1	Application LA01/2016/0246/O	<i>Defer consideration; arrange site visit</i>
5.2	Application LA01/2015/0647/RM	<i>Approve subject to conditions to be applied by Planning Officers</i>
5.3	Application LA01/2015/0809/O	<i>Refuse for reasons stated in report</i>
5.4	Application LA01/2016/0133/O	<i>Approve subject to conditions to be applied by Planning Officers with additional condition restricting building fronting onto Old Coach</i>

		<i>Road to be maximum 2 storey with max ridge height of 9 metres</i>
5.5	Application LA01/2015/0705/F	<i>Approve subject to stated conditions</i>
5.6	Application LA01/2014/0106/F	<i>Approve subject to stated conditions and that if appropriate following consultation with NIHE on social housing need in Dunloy, a condition requiring a number of the total housing units to be for social housing to be incorporated into the approval decision notice</i>
5.7	Application D/2016/0464/F	<i>Approve subject to stated conditions</i>
5.8	Application LA01/2016/0626/LBC	<i>Grant subject to stated condition</i>
6	Development Management Statistics	<i>Note</i>
7	Development Plan: Preparatory Studies: 7.1 Discussion Paper 10: Education, Health and Community Facilities 7.2 Appointment of Retail and Commercial Leisure Consultant	<i>Endorse Recommendation</i> <i>Endorse Recommendation</i>
8	Correspondence: Department for Communities – Listing of Buildings: 8.1 52 Glen Road, Glenariff 8.2 54 Glen Road, Glenariff	<i>Members welcomed that both buildings would not be listed.</i>

**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING
COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC HEADQUARTERS
WEDNESDAY 24 AUGUST 2016 AT 2 PM**

- In the Chair:** Councillor R Loftus
- Committee Members Present:** Alderman Cole, Finlay, King, McKillop S and Robinson
Councillors Baird, Fielding, Fitzpatrick, McCaul, McKillop M A.
- Non Committee Members Present:** Councillor Mulholland
- 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 J Hunter, Council Solicitor
E McCaul, Committee and Member Services Officer
- In Attendance:** V Sinclair, Transport NI – Item 5.1
I Buchanan – Item 5.1
Dr McIlmoyle – Item 5.1
J Simpson – Item 5.2
C Gourley – Item 5.3
T Bell – Item 5.4
- Press (1 no.)
Public (12 no.)

1 APOLOGIES

Apologies were recorded from Councillors Callan, McShane P and Nicholl

2 DECLARATIONS OF INTEREST

Alderman Robinson – LA01/2016/0240/O
Councillor Fielding - LA01/2016/0133/O
Councillor Loftus – LA01/2015/0705/F

3 MINUTES OF MEETINGS – 22 JUNE 2016 AND 27 JULY 2016

The Chair advised the minutes of meetings held on 22 June (Pre-determination hearing and Planning Committee Meeting) were confirmed at the 26 July 2016 Council meeting.

Proposed by Councillor Fitzpatrick
Seconded by Alderman King and

AGREED – that the minutes of the Planning Committee Meeting held on 27 July be approved.

4 ORDER OF ITEMS AND CONFIRMATION OF REGISTERED SPEAKERS

The Head of Planning advised that application LA01/2015/1065/O was being deferred and application LA01/2016/0470/F had been withdrawn by the applicant.

The Chair informed the committee of registered speakers in attendance.

AGREED – that the order of business would be kept as set out on the Agenda.

5 SCHEDULE OF APPLICATIONS

5.1 APPLICATION LA01/2016/0246/O

Address: 80m south of 261 Ballyquin Road, Limavady
Proposal: Two storey farm dwelling with garage / stores

- * Alderman Robinson withdrew from the table at 2:10 pm and joined the public in the viewing gallery during discussion on the application.

The Principal Planning Officer/Development Management Manager presented the report and made a recommendation to refuse planning permission following consultation with Transport NI. The officer answered queries from members.

The undernoted public speakers addressed the Committee and responded to queries from Members.

- Mr Sinclair - Transport NI
- Mr Buchanan - Applicant
- Dr McIlmoyle – Consultant for Applicant

There followed a lengthy discussion on policy around protected routes.

Disappointment was expressed that Members had not been forwarded a copy of the consultant's report on access along the protected route. The Committee was advised that the report was available to view on the Planning Portal.

Proposed by Councillor Baird
Seconded by Alderman Finlay and

AGREED - that the Committee would defer consideration of the application until after review of the consultant's report and visit to the site.

* Alderman Robinson returned to the table at 3 pm.

5.2 APPLICATION LA01/2015/0647/RM

Address: 60m North West of 217 Corkey Road, Loughguile
Proposal: New dwelling and garage on a farm

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.

The public speaker addressed the Committee and responded to queries from Members.

Councillor Mulholland spoke in support of the application.

It was recommended within the report that the Committee has taken into consideration and agreed 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.

Proposed by Alderman Finlay
Seconded by Councillor McCaul and

AGREED - That the Committee DISAGREES with the recommendation to refuse planning permission and that the application be approved as the design was considered appropriate for the site and its locality as required by Policy CTY 13 of PPS 21. Planning conditions to be placed on the approval decision notice to be delegated to officers.

The proposal was put to the meeting, 8 voted for, 1 against and 2 abstention. The Chair declared the proposal carried.

The Committee held a recess at 3:30 pm and reconvened at 3:47 pm.

5.3 APPLICATION LA01/2015/0809/O

Address: 11a Glebe Road, Garvagh

Proposal: Proposed infill dwelling

The Principal Planning Officer/Development Management Manager presented the report and recommendation to the Committee for consideration. The officer answered queries from members.

The public speaker addressed the Committee and responded to queries from Members.

Proposed by Alderman McKillop
Seconded by Councillor Fitzpatrick and

AGREED - as 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 REFUSE planning permission for the reasons set out in section 10.

The Chair put the proposal to the meeting, 5 voted for, 0 against and 5 abstentions. The Chair declared the proposal carried.

* Alderman Robinson and Councillor McCaul left the chamber at 4.25 pm.

5.4 APPLICATION LA01/2016/0133/O

* Councillor Fielding withdrew from the table at 4.25 pm and joined the public in the viewing gallery during consideration of the application.

Address: Lands to the rear of no 50 Old Coach Road, Portstewart

Proposal: Proposed residential development with private amenity space, car parking, access and ancillary site works.

The Principal Planning Officer/Development Management Manager presented the report and recommendation to the Committee for consideration.

The public speaker addressed the Committee and responded to queries from Members.

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

Proposed by Councillor Baird
Seconded by Councillor Fitzpatrick and

AGREED as recommended to approve on the condition that the development facing Old Coach Road is maximum 2 storey and with a maximum ridge height of 9m.

The Chair put the proposal to the meeting, with 5 voting for and 3 against. The Chair declared the motion carried.

- * Councillor Fielding returned to the table at 4.50 pm.
- * Alderman Robinson returned to the Chamber at 4.50 pm.

Councillor Loftus relinquished the Chair at 4.50 pm and joined the public speakers in the viewing gallery.

Councillor Fitzpatrick took the Chair at 4.50 pm.

5.5 APPLICATION LA01/2015/0705/F

Address: Unit 7 Old Court Market, Castlerock Road, Coleraine
Proposal: Proposed conversion of first floor office to 1 No apartment

The Principal Planning Officer/Development Management Manager presented the report and recommendation to the Committee for consideration. The officer answered queries from members.

Cllr Loftus withdrew her speaking rights.

Proposed by Alderman King
Seconded by Alderman McKillop and

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

The Vice Chair put the motion being put to the meeting, which was carried unanimously.

Councillor Loftus took over from Councillor Fitzpatrick as Chair at 4.55 pm.

5.6 APPLICATION D/2014/0106/F

Address: Opposite 31 Bellaghy Road, Dunloy, Ballymena
Proposal: Housing Development comprising 32 Semi-Detached and 8 Detached Amendments to previous approval C/2013/0112/F to include additional basement area, air source heat pump and design revisions to elevations.

The Principal Planning Officer/Development Management Manager presented the report and recommendation to the Committee for consideration. The officer answered queries from members.

Proposed by Councillor Baird
Seconded by Councillor Fitzpatrick and

AGREED – as recommended that the Committee has taken into consideration and agreed 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.

AGREED – that if appropriate following consultation with NIHE on social housing need in Dunloy, a condition requiring a number of the total housing units to be for social housing would be incorporated into the approval decision notice.

The Chair put the motions to the meeting, 9 voted for, 0 against and 0 abstentions. The Chair declared the motions carried unanimously.

5.7 APPLICATION D/2016/0464/F

Address: Dervock Recreation Grounds, Millar Avenue, Dervock
Proposal: Erection of 3 No. ball stops, each 30m long x 8m high

The Principal Planning Officer/Development Management Manager presented the report and recommendation to the Committee for consideration. The officer answered queries from members.

Proposed by Councillor Fitzpatrick
Seconded by Councillor Baird and

AGREED – as recommended that the Committee has taken into consideration and agreed 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.

5.8 APPLICATION LA01/2016/0626/LBC

Address: Portrush Town Hall, 2 Kerr Street, Portrush

Proposal: Proposed remedial works to external and internal fabric of existing building including repairs to existing brickwork facades, roof and window repairs

The Principal Planning Officer/Development Management Manager presented the report and recommendation to the Committee for consideration. The officer answered queries from members.

Proposed by Alderman King
Seconded by Councillor Fielding and

AGREED – as 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 Consent subject to the condition set out in section 10.

6 DEVELOPMENT MANAGEMENT STATISTICS

Planning applications received and decided in the period 1 April – 31 July 2016 were circulated.

The Committee welcomed that the number of live application in the system had been reduced.

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

7 DEVELOPMENT PLAN

7.1 Discussion Paper 10 – Education, Health and Community Facilities

The Planning Committee received a discussion paper to provide Members with background information relating to Education, Health and Community Facilities.

Key outputs of the paper were:

- to provide Members with the regional planning context pertaining to education, health and community facilities;
- to provide information on the existing level and distribution of facilities in the Borough;
- to provide information to assist Members to identify potential issues identified by the relevant authority that may need to be given further consideration in the production of the Local Development Plan.

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

7.2 Preparatory Studies: Appointment of Retail and Commercial Leisure Consultant

The Planning Committee received a report and draft terms of reference on appointment of Retail and Commercial Leisure Consultant to inform the preparation of the Local Development Plan.

Proposed by Councillor Baird
Seconded by Councillor Fitzpatrick and

AGREED – as recommended, that Members endorse the appointment of a Retail and Commercial Leisure Consultant to inform the preparation of the Local Development Plan.

8 CORRESPONDENCE

The Committee received correspondence from the Department for Communities on Listing of Buildings of Special Architectural or Historic Interests.

The correspondence advised that after further consideration and consultation, the Department had decided not to proceed with the statutory listing of both 52 and 54 Glen Road, Glengariff, Co Antrim.

The correspondence was welcomed and noted.

There being no further business the Chair thanked everyone for their attendance and the meeting concluded at 5.17 pm.

Chair