

PLANNING COMMITTEE MEETING HELD MONDAY 5 JULY 2021

Table of Key Adoptions

| No. | Item | <i>Summary of Decisions</i> |
|------------|--|------------------------------------|
| 1. | Apologies | <i>Nil</i> |
| 2. | Declarations of Interest | <i>Nil</i> |
| 3. | Application LA01/2020/1051/F, Ramore Recreational Grounds, Off Ramore Avenue, Portrush | <i>Approve</i> |
| 4. | Any Other Relevant Business (in accordance with Standing Order 12 (o)) | <i>Nil</i> |
| | | |

**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING
COMMITTEE HELD IN THE COUNCIL CHAMBER, CIVIC HEADQUARTERS
AND VIA VIDEO CONFERENCE
ON MONDAY 5 JULY 2021 AT 10.30am**

In the Chair: Alderman J Baird (C)

Committee Members Present: Alderman Boyle (R) Duddy (C), Finlay (R),
S McKillop (C), McKeown (R).

Councillors Dallat O'Driscoll (R), Hunter (R), McGurk (R),
McLaughlin (R), McMullan (R), Nicholl (C) and Scott (R)

Officers Present: D Dickson, Head of Planning (C)
S Mathers, Development Management and Enforcement Manager
(R)
D Hunter, Council Solicitor (R)
J Lundy, Senior Planning Officer (R)
I Owens, Committee & Member Services Officer (C)
S Duggan, Civic Support & Committee & Member Services Officer
(R)

J Winfield, ICT Manager (C)
A Lennox, Mobile Operations Officer (C)

Press (2 No.) (R)
Public (3 No. including Speakers) (R)

Registered Speakers in Attendance (R):

LA01//2020/1051/F: D Alexander
S Finlay
C Campbell

Key R = Remote C = Chamber

The Head of Planning undertook a roll call of Committee Members and speakers in attendance.

The Chair read the following in connection with the Remote Meetings Protocol and Local Government Code of Conduct:

'Welcome to the Planning Committee Meeting.

I extend a welcome to members of the press and public in attendance. You will be required to leave the meeting when Council goes into committee. You will be readmitted by Democratic Services Officers as soon as the meeting comes out of committee. I would also remind you that the taking of photographs of proceedings or the recording of proceedings for others to see or hear is prohibited.

If you are having technical difficulties try dialling in to the meeting on the telephone number supplied and then Conference ID code which is on the chat feature.

If you continue to have difficulties please contact the number provided on the chat at the beginning of the meeting for Democratic Services staff and ICT staff depending on your query.

The meeting will pause to try to reconnect you.

Once you are connected:

- *Mute your microphone when not speaking.*
- *Use the chat facility to indicate to that you wish to speak. The chat should not be used to propose or second.*
- *Please also use the chat to indicate when you are leaving the meeting if you are leaving before the meeting ends.*
- *Unmute your microphone and turn your camera on when you are invited to speak.*
- *Only speak when invited to do so.*
- *Members are reminded that you must be heard and where possible be seen to all others in attendance to be considered present and voting or your vote cannot be counted.'*

Local Government Code of Conduct

The Chair reminded the Planning Committee of their obligations under the Local Government Code of Conduct.

'I would remind Members of your obligation under the Northern Ireland Local Government Code of Conduct for Councillors in relation to Planning matters.

Under Part 9 of the Code I would remind you of your obligation with regard to the disclosure of interests, lobbying and decision-making, which are of particular relevance to your role as a Member of this Planning Committee.

You should also bear in mind that other rules such as those relating to the improper use of your position, compromising impartiality or your behaviour towards other people, also apply to your conduct in relation to your role in planning matters.

If you declare an interest on a planning application you must leave the Chamber for the duration of the discussion and decision-making on that application’.

1. APOLOGIES

There were no apologies recorded.

2. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3. APPLICATION LA01/2020/1051/F, RAMORE RECREATIONAL GROUNDS, OFF RAMORE AVENUE, PORTRUSH

The Chair explained that this meeting was convened to hear speakers who were unable to be heard at the Planning Committee meeting held on Wednesday 23 June 2021.

Reports and additional information received, previously circulated, presented via S Mathers, Development Management and Enforcement Manager.

App Type: Full Planning

Proposal: Proposed improvements to recreational grounds including the provision of new pavilion building, improvements to play areas, leisure areas and other associated spaces and features

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 1 Recommendation

That the Committee note the contents of this Addendum and agree with the recommendation to approve the proposed development in accordance with paragraph 1.1 of the Planning Committee report.

Addendum 2 Recommendation

That the Committee note the contents of this Addendum, and agree with the recommendation to approve as set out in Section 9 of the Planning Committee Report, subject to the conditions proposed set out in section 10.

Addendum 3 Recommendation

That the Committee note the contents of this Addendum, and agree with the recommendation to approve as set out in Section 9 of the Planning Committee Report, subject to the conditions proposed set out in section 10.

The Chair invited D Alexander to speak in objection to the Application.

The Chair advised she would allow 2 minutes for the Speaker to address the Committee.

D Alexander referred to the CAUS proposal brought at the meeting held on Wednesday 23 June 2021 and said the application did not allow for any tennis provision and did not fulfil the wishes of the Bowling Club. D Alexander further commented the consultation process for the current plan had yielded 80 objections, in comparison to only 1 objection to the previous plans. D Alexander stated the consultation process was flawed, did not meet with requirements of a pre-planning community consultation process and engagement was inadequate.

In response to a request for clarification from Elected Members, D Alexander clarified Planning Policy in relation to the reason for refusal. He referred to the original plans which had included tennis provision, had only 1 objection and that in February 2021, the new application did not have public consultation. He advised it only became known when the Planning Agenda was issued, following which, a further 80 objections were received.

In response to questions from Elected Members, the Development Management and Enforcement Manager advised the issues raised had been addressed and further advised of the letter of support from C Hunter, MLA which had now been withdrawn and replaced with a letter suggesting the Scheme did not reflect the wishes of the local community and the consultation process was inadequate.

In response to questions from Elected Members, The Development Management and Enforcement Manager clarified the following areas:
- he was satisfied with the consultation process following the revision of the scheme, which had included 2no. Zoom public consultation events and leaflet drops;

- that the revised scheme was largely due to the lack of provision for younger people but reminded Elected Members the facilities proposed was a matter for the applicant;
- illustrated via photographic slides showing site location plan, satellite image, layout plan and photographs of the existing site;
- that there were no plans for tennis courts in this application.

Proposed by Alderman Finlay
Seconded by Alderman Duddy

- 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.

The Chair put the motion to the Committee to vote.
12 Members Voted For; 0 Members Voted Against; 1 Member Abstained.
The Chair declared the Motion Carried and application approved.

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

There were no matters of Any Other Relevant Business.

There being no further business, the Chair thanked everyone for their attendance and the meeting concluded at 10.55 am.

Chair