

PLANNING COMMITTEE WEDNESDAY 22 JUNE 2016

Table of Key Adoptions

| No | Item | Summary of key Adoptions |
|------------|--|--|
| 5.1 | Application LA01/2015/1015/O, Old Bushmills Distillery | <i>Approve</i> |
| 5.2 | Application LA01/2015/0838/HSC, Old Bushmills Distillery | <i>Grant</i> |
| 5.3 | Application LA01/2015/1065/O, Lands approx 120m North East of 118a Coolkeeran Road Loughgiel | <i>Defer, arrange a Site Visit</i> |
| 5.4 | Application B/2015/0040/F, Site 196m North West of 100 Bolea Road, Limavady | <i>Refuse</i> |
| 5.5 | Application LA01/2015/0904/F, Adjacent to 3 & 4 West Park Mews, Portstewart | <i>Refuse</i> |
| 5.6 | Application LA01/2016/0174/LBC, Coleraine War Memorial | <i>Grant</i> |
| 6 | Development Management Statistics | <i>Noted</i> |
| 7 | Revised Housing Growth Indicator Figures | <i>Noted, endorse use in Local Development Plan</i> |
| 8 | Draft Local Development Plan Timetable | <i>Noted, forward to Department for Infrastructure and Planning Appeals Commission</i> |

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|-----------|---|--|
| 9 | Local Development Plan – Options for undertaking the LDP Sustainability Appraisal, Including the Strategic Environmental Assessment | <i>Noted; Option 5, employ SES to carry out Sustainability Appraisal</i> |
| | | |
| 10 | Statement of Community Involvement | <i>Noted; agree amended submission to Department for Infrastructure</i> |
| | | |
| 11 | NILGA – Councillor’s Guide to the Northern Ireland Planning System | <i>Noted</i> |

**MINUTES OF THE PROCEEDINGS OF THE MEEING OF THE PLANNING
COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC HEADQUARTERS
WEDNESDAY 22 JUNE 2016 AT 2 PM**

In the Chair: Councillor R Loftus

Committee Alderman Finlay, Cole and King

Members Present: Councillors Fielding, Callan, Baird, Nicholl, McCaul, P
McShane and Fitzpatrick

Officers Present: D Dickson, Head of Planning
S Mathers, Principal Planning Officer/Development
Management Manager
M Wilson, Senior Planning Officer
S Mulhern, Principal Planning Officer/Local Development
Plan Manager
D Hunter, Council Solicitor
S Duggan, Committee and Member Services Officer

In Attendance: C Egan, Bushmills Distillery
H Harrison, Juno Planning & Environmental Ltd
P Glackin, Bushmills Distillery
T Bell

Press (1 no.)
Public (10 no.)

1 APOLOGIES

Apologies were recorded for Alderman S McKillop, Alderman Robinson and Councillor MA McKillop.

2 DECLARATIONS OF INTEREST

Declarations of Interest were recorded from Alderman Finlay in Application LA01/2015/1065/O and Application B/2015/0040/F.

3 MINUTES OF MEETING HELD WEDNESDAY 27 APRIL 2016

The Chair advised the minutes of the meeting were confirmed at the 24 May 2016 Council meeting.

4 ORDER OF ITEMS AND CONFIRMATION OF REGISTERED SPEAKERS

The Head of Planning advised Applications LA01/2016/0133/O and LA01/2015/0502/O were withdrawn from the Agenda.

The Chair informed committee of registered speakers in attendance.

AGREED - to change the Order of Business; to receive the Schedule of Applications in the following order: 1) LA01/2015/1015/O, 2) LA01/2015/0838/HSC, 3) LA01/2015/1065/O, 4) B/2015/0040/F, 5) LA01/2015/0904/F and 6) LA01/2016/0174/LBC

5 SCHEDULE OF APPLCATIONS

5.1 APPLICATION LA01/2015/1015/O

Address: Old Bushmills Distillery, 2 Distillery Road, Bushmills BT57 8XH
Proposal: Proposed new distillery facility including boiler house and cooling equipment.

The Head of Planning advised only those members in attendance at the Pre-Determination Hearing would be able to vote on the applications.

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

Proposed by Alderman Finlay
Seconded by Councillor Baird

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

The motion being put to the meeting, 6 eligible members voted unanimously in favour. The Chair declared the motion carried.

5.2 APPLICATION LA01/2015/0838/HSC

Address: Old Bushmills Distillery, 2 Distillery Road, Bushmills BT57 8XH
Proposal: Hazardous Substances Consent Application

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

Proposed by Alderman Finlay
Seconded by Councillor Baird

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 and resolves to GRANT hazardous substance consent subject to the conditions set out in section 10.

The motion being put to the meeting, 6 eligible members voted unanimously in favour. The Chair declared the motion carried.

5.3 APPLICATION LA01/2015/1065/O

Address: Lands approx 120m North East of 118a Coolkeeran Road
Loughgiel

Proposal: Proposed Single Dwelling House and Access

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 resolves to REFUSE planning permission for the reasons set out in section 10.

Alderman Finlay withdrew from the table and from voting on the application.

* Councillor Callan and Councillor Fielding arrived at the meeting at 2.10pm.

The Principal Planning Officer/Development Management Manager presented the report and recommendation to the Committee for consideration. An addendum was tabled and read.

The Chair invited members to seek points of clarification from the Officer, after which, the Chair invited T Bell to present in support of the application.

Proposed by Councillor Baird
Seconded by Councillor P McShane

To defer consideration and arrange a Site Visit.

The motion being put to the meeting, was agreed unanimously, the Chair declared the motion carried.

- * Councillor P McShane left the meeting.
- * Alderman King and Councillor Nicholl arrived at the meeting at 2.25pm.

5.4 ITEM APPLICATION B/2015/0040/F

Address: Site 196m North West of 100 Bolea Road, Limavady

Proposal: 250kw wind turbine on a 30m tower with 27m blades

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

Alderman Finlay withdrew from the table and from voting on the application.

Alderman Cole called a Recorded Vote.

Proposed by Alderman Cole

Seconded by Councillor Callan

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 and resolves to REFUSE planning permission for the reasons set out in section 10.

On the motion being put to the vote, 7 members voted for, 0 members voted against, 1 member abstained, the Chair declared the motion carried.

For: Aldermen – Cole, King

(7) Councillors – Baird, Callan, Fielding, Fitzpatrick, McCaul

Against: -

(0)

Abstentions: Councillor – Loftus

(1)

5.5 APPLICATION LA01/2015/0904/F

Address: Adjacent to 3 & 4 West Park Mews, Portstewart

Proposal: Proposed 2 storey infill dwelling.

The Senior Planning Officer presented the report and recommendation to the Committee for consideration. An addendum was tabled and read.

Proposed by Councillor Callan
Seconded by Alderman King

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 and resolves to REFUSE planning permission for the reasons set out in section 10.

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

* Alderman King, Councillors Callan and Fielding left the meeting at 2.39pm.

5.6 APPLICATION LA01/2016/0174/LBC

Address: Coleraine War Memorial, The Diamond, Coleraine
Proposal: Repairs to Existing War Memorial

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

Proposed by Councillor Fitzpatrick
Seconded by Councillor Baird

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 and 8 and resolves to GRANT Listed Building Consent subject to the reasons set out in section 10.

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

6 DEVELOPMENT MANAGEMENT STATISTICS

Planning applications received and decided in the month of May 2016, excluding Pre-Application Discussions were circulated.

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

7 REVISED HOUSING GROWTH INDICATOR FIGURES

The Department for Infrastructure (DFI) (former DRD – the Government body originally responsible for the production of the Regional Development Strategy)

has undertaken a review of the existing Housing Growth Indicators (HGIs) published in the Regional Development Strategy (RDS) 2035 for the period 2008- 2025. These revised figures provide an estimate of the new dwelling requirement for the region from 2012-2025.

AGREED – as recommended, that Council note the contents of the report and HGI paper; and endorse the use of the information in the preparation of the Local Development Plan.

8 DRAFT LOCAL DEVELOPMENT PLAN TIMETABLE

* Councillor Fitzpatrick left the meeting at 2.40pm.

The timetable set out the key stages of and indicative timescale for the production of the new Causeway Coast & Glens Borough Council Local Development Plan (LDP) 2030.

The timetable was prepared within the context of the Council's Corporate Plan. It meets the requirements of the Planning Act (NI) 2011 and the Planning (Local Development Plan) Regulations (NI) 2015 which require the Council to prepare and keep under review a timetable for the preparation and adoption of its Local Development Plan (LDP)

AGREED – as recommended, that Council note the contents of the report and draft timetable and agree that Head of Planning forwards Timetable to Department for Infrastructure and Planning Appeals Commission for agreement.

9 LOCAL DEVELOPMENT PLAN (LDP)– OPTIONS FOR UNDERTAKING THE LDP SUSTAINABILITY APPRAISAL, INCLUDING THE STRATEGIC ENVIRONMENTAL ASSESSMENT

The paper outlined the key options available for undertaking the Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Local Development Plan. Members' views were sought on the preferred option.

Proposed by Alderman Cole
Seconded by Alderman Finlay and

AGREED – as recommended, that Council note the contents of the paper and agree to the preferred Option (5) to employ Shared Environmental Services to carry out the Sustainability Appraisal for Council's LDP (circulated).

10 STATEMENT OF COMMUNITY INVOLVEMENT

The final version Statement of Community Involvement (SCI) was submitted to Department for Infrastructure (DFI) (former DOE) on 13th April 2016 for comment/agreement. Council received the Department's comments on the SCI on 10th May 2016, circulated.

The Planning Department amended the draft SCI in line with the comments made.

Proposed by Alderman Finlay
Seconded by Alderman Cole

AGREED – as recommended, that Council note the comments from Department for Infrastructure on the Statement of Community Involvement and agree the amendments as outlined in red, circulated and agree to the submission of the amended Statement of Community Involvement to DFI for their agreement.

- * Press left the meeting at 2.45pm.
- * Councillor McCaul re-joined the meeting at 2.45pm.

11 NILGA – COUNCILLOR'S GUIDE TO THE NORTHERN IRELAND PLANNING SYSTEM

AGREED – to note the above correspondence.

There being no further business the Chair thanked everyone for their attendance and the meeting concluded at 2.47 PM.

Chair