

PLANNING COMMITTEE WEDNESDAY 25 OCTOBER 2017

Table of Key Adoptions

No	Item	Summary of Key Decisions
1	Apologies	Councillors Hunter, McCaul and McLaughlin
2	Declarations of Interest	Councillor Fielding Item 5.1 and Item 5.6 Alderman Robinson Item 5.3, Item 5.4 and Item 5.5
3	Minutes of Planning Committee Meeting held Wednesday 27 September 2017	Confirmed
4	Order of Items and Registered Speakers	To be received in the order as presented
5	Schedule of Applications	
5.1	LA01/2016/0534/F 13 & 15 Larkhill Road Portstewart	Approve
5.2	LA01/2016/0776/O Between Nos 102 & 112 Mill Road, Portstewart	Approve subject to conditions set out in section 10 and amending condition 3 to include maximum ridge height of 7.5m
5.3	LA01/2016/0473/O 21.6m North by North West of No.29 Shore Avenue, Carrowclare, Shore Avenue, Limavady	Refuse
5.4	LA01/2016/0482/O 27.5m South of 33 Shore Avenue, Limavady	Refuse

	5.5 LA01/2016/1303/F Killunaght House B&B, 80 Killunaght Road, Dungiven	Refuse
	5.6 LA01/2016/1382/A Coleraine Rugby Club, 1 Rugby Avenue, Coleraine	Approve
	5.7 LA01/2017/0135/F Portballintrae Harbour, Beach Road Portballintrae, Bushmills	Approve
	5.8 LA01/2017/0478/F Adjacent to Portstewart Road, (275m South East of 2 Dundoan Road), Coleraine BT52 1SF	Approve
	5.9 LA01/2017/0626/F Ramore Avenue, Portrush	Approve
6	Development Management Performance	
	6.1 Development Management Statistics	Note
7	Development Plan	
	7.1 'Ireland 2040' – The National Planning Framework – Public Consultation (report attached)	Agree
	7.2 Local Development Plan 2030 – Draft Amended Timetable (report attached)	Agree
8	Review of 'Protocol for the Operation of the Planning Committee'	Agree Head of Planning amends the Protocol at Appendix 1 inserting suggested amendments
9	Correspondence	
	9.1 BT Consultation on Removal of Public Pay Phone at 16 Ballylagan Road, Portrush	Option 1: Agree to support the removal and Head of Planning to respond to BT
10	Legal Issues	None
11	Any Other Relevant Business (notified in accordance with Standing Order 12(o))	None

**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING
COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC HEADQUARTERS
WEDNESDAY 25 OCTOBER 2017 AT 2 PM**

In the Chair: Alderman McKeown

Committee Members Present: Aldermen: Cole, Finlay, King, S McKillop and Robinson
Councillors: Fielding, Fitzpatrick, Loftus,
McCandless, MA McKillop, P McShane and Nicholl

Non Committee Members Present: Alderman Hickey

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
E Hudson, Senior Planning Officer
D J Hunter, Council Solicitor
E Keenan, Council Solicitor
D Allen, Committee & Member Services Officer

In Attendance: K McGarry, Lisburn Solicitors } (Minute Item 5.1)
N Jones, Jones Architects }
C Lundy } (Minute Item 5.2)
R Moore, Moore Designs }
M Crothers WYG }
M Kennedy } (Minute Item 5.3 &
Item 5.4)
T McBride Architectural Services } (Minute Item 5.5)
C Hughes, Agent } (Minute Item 5.6)
B Fillis }

A Gillen, Department for Infrastructure, Roads

Press (1 No.)
Public (13 No.)

1 APOLOGIES

Apologies were received from Councillors Hunter, McCaul and McLaughlin.

2 DECLARATIONS OF INTEREST

Declarations of Interest were recorded for:

- Councillor Fielding - LA01/2016/0534/F (Item 5.1)
- LA01/2016/1382/A (Item 5.6)
- Alderman Robinson - LA01/2016/0473/O (Item 5.3)
- LA01/2016/0482/O (Item 5.4)
- LA01/2016/1303/F (Item 5.5)

3. MINUTES OF PLANNING COMMITTEE MEETING HELD WEDNESDAY 27 SEPTEMBER 2017

Proposed by Alderman King
Seconded by Councillor Fitzpatrick and

AGREED – that the minutes of the 27 September 2017 Planning Committee Meeting were confirmed as a correct record.

4. ORDER OF ITEMS AND CONFIRMATION OF REGISTERED SPEAKERS

AGREED - to receive the Order of Business as presented.

5. SCHEDULE OF APPLICATIONS:

5.1 LA01/2016/0534/F – 13 & 15 Larkhill Road Portstewart

*** Councillor Fielding left the chamber at 2.03pm during consideration of this item.**

App Type: Full Planning

Proposal: Demolition of existing 2½ detached dwelling and the construction of 3 No. detached 2½ storey dwellings including associated access, parking, landscaping and amenity spaces.

Report and site visit details circulated.

The Principal Planning Officer presented the reports 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 and informatives set out in section 10.

The Principal Planning Officer responded to Members queries including ridge heights, balconies and screening.

The Chair invited Mr K McGarry of Lisburn Solicitors to address the Committee in opposition to the application. Issues raised included proposed ridge height, privacy, inaccurate drawings, no topographical survey and that the proposal would extend considerably further back and affect amenity.

The Chair invited Mr N Jones, Jones Architects representing the applicant, to address the Committee in support of the application. He responded to points of clarification from Members relating to ridge height, footprint, impact to rear, proposed balconies, overshadowing and noise.

The Principal Planning Officer confirmed that the previous application had been approved in 2009 which would have ran out in 2014 and that a new application had been submitted in May 2016, however the Planning Policy had not changed.

The Head of Planning advised the Committee that there would always be a degree of overlooking and that Members need to consider if the degree of overlooking is unacceptable in this instance.

Proposed by Councillor P McShane
Seconded by Councillor Nicholl

- 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 proposal to the Committee to vote, 6 Members voted for, 3 Members voted against and 3 Members abstained. The Chair declared the proposal to **APPROVE** carried.

*** Councillor Fielding was invited to re-join the meeting at 2.40pm.**

5.2 LA01/2016/0776/O – Between Nos 102 & 112 Mill Road, Portstewart

App Type: Outline

Proposal: Site for 3 No. Dwellings with integral garages and access to Mill Road

Report and site visit details circulated.

The Principal Planning Officer presented the reports 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.

In response to a Member's query in relation to the recommended separation distance the Principal Planning Officer confirmed that 20m was the preferred separation distance between plots.

The Chair invited Ms C Lundy to address the Committee in opposition to the application. Issues raised included dominance of the proposal, amenity and privacy, ridge height in comparison to existing development, not in keeping with the character of the area and separation distances between plots.

The Chair invited Mr R Moore, Moore Design, representing the applicant, to address the Committee in support of the application. He responded to points of clarification on dominance, design, ridge height, screening, character of area and privacy.

The Principal Planning Officer and Head of Planning responded to Members' queries including approval of previous planning applications and the proposal fitting in to the character of the area.

The Head of Planning reminded Members that this was an outline planning application, therefore it was the principle of the development on the site that Members should be considering subject to the conditions stated. The details of the proposed dwelling would then be considered at the Reserved Matters stage subject to conditions set out in the outline application.

Proposed by Councillor Nicholl
Seconded by Councillor P McShane

- 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.

Amendment

Proposed by Alderman Finlay
Seconded by Alderman S 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 **APPROVE** planning permission subject to the conditions set out in section 10 and amending condition 3 to include maximum ridge height of 7.5m.

The Chair put the Amendment to the Committee to vote, 11 Members voted for, 1 Member voted against and 1 Member abstained. The Chair declared the Amendment carried.

AGREED – that Item 5.3 LA01/2016/0473/O and Item 5.4 LA01/20160482/O be taken together.

5.3 LA01/2016/0473/O – 21.6m north by north west of 29 Shore Avenue, Carrowclare, Shore Avenue, Limavady

*** Alderman Robinson left the Chamber during consideration of Item 5.3 and Item 5.4.**

App Type: Outline

Proposal: 21.6m North by North West of No.29 Shore Avenue, Carrowclare, Shore Avenue, Limavady

Report, addendum 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 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 agrees with the recommendation to refuse as set out in paragraph 9.1 of the Planning Committee Report.

AND

5.4 LA01/2016/0482/O - 27.5m South of 33 Shore Avenue, Limavady

App Type: Outline Planning

Proposal: 1 no. infill dwelling with detached double garage

Report, addendum 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 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 agrees with the recommendation to refuse as set out in paragraph 9.1 of the Planning Committee Report.

The Senior Planning Officer responded to Members' queries including reference to the floods of 1963 and the nearby railway embankment and the policy relating to building on flood plains.

The Chair invited Mr M Kennedy, representing the applicant, to address the Committee in support of the application. Mr Kennedy clarified that no objection was received from DfI Rivers Agency, the current sea defences and railway embankment offered flooding protection, size scale and siting can be controlled by planning conditions, the land was reclaimed land and that the proposal would integrate with existing buildings in the area.

Upon a query from a Member Mr Kennedy also clarified that the Strategic Planning Policy Statement (SPPS) was a more up to date document and superseded the Planning Policy Statement (PPS). He also clarified how he calculated plot widths and stated that CTY8 did not require to duplicate and replicate exactly what is to be built on the land, only respect it.

*** Councillor Nicholl left the meeting at 3.33pm.**

Upon a query from Members the Head of Planning confirmed that the development of existing dwellings would have been approved under previous flood maps and policies at that time.

MOTION TO PROCEED 'IN COMMITTEE'

Proposed by Alderman Finlay
Seconded by Councillor Loftus and

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

*** The press and public left the meeting at 3.53pm.**

Discussion ensued on the building of developments on flood plains of rivers and the sea and the proposed distance between the sites.

MOTION TO PROCEED 'IN PUBLIC'

Proposed by Councillor P McShane
Seconded by Alderman Finlay and

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

*** The press and public rejoined the meeting at 4.19pm.**

Amendment

Proposed by Alderman Cole
Seconded by Alderman Finlay

- 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 subject to the conditions set out in Section 10.

The Chair put the Amendment to the Committee to vote, 4 Members voted for, 4 Members voted against and 3 Members abstained. The Chair applying his casting vote, voted against the Amendment and declared the Amendment lost.

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

AGREED - that there be a short recess at 4.24pm.

The meeting resumed at 4.31pm.

5.5 LA01/2016/1303/F – Killunaght House B&B, 80 Killunaght Road, Dungiven

App Type: Full Planning

Proposal: Proposed change of use from existing detached garage to a self-contained 'flat let' for seasonal occupation, to enhance the current B&B business

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 **REFUSE** planning permission for the reason set out in section 10.

The Senior Planning Officer responded to Members' queries relating to Bed and Breakfasts and Guest Houses and confirmed that the Tourist Board had the property registered as a Bed and Breakfast and should the applicant wish to change the use to a Guest House then a new application must be submitted for change of use of a dwelling to a Guest House.

The Chair invited Mr T McBride Agent to address the Committee in support of the application. He clarified that the property had 2 double bedrooms and a family room for rental accommodation

which had been awarded a 4* rating and that the NI Tourist Board was in support of the application.

The Head of Planning reminded Members that the application was for the proposed change of use from an existing detached garage to a self-contained 'flat let' for seasonal occupation, to enhance the current B&B business and referred Members to Paragraph 9.1 and 10.1 of the report which outlined the reason for the refusal.

Proposed by Councillor Fitzpatrick
Seconded by Alderman S 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 for the reason set out in section 10.

The Chair put the proposal to the Committee to vote, 10 Members voted for, 0 Members voted against and 1 Member abstained. The Chair declared the proposal to **REFUSE** carried.

It was also **AGREED** that one week would be allowed for the applicant to withdraw the application, after which time the decision to **REFUSE** would issue.

*** Alderman Robinson was invited to re-join the meeting at 5.11pm.**

5.6 LA01/2016/1382/A – Coleraine Rugby Club, 1 Rugby Avenue, Coleraine.

*** Councillor Fielding left the Chamber during consideration of this item.**

App Type: Advertisement Consent

Proposal: Erection of one building sign (retrospective) and three hoarding signs

*** Alderman Finlay left the meeting at 5.15pm.**

Report and site visit details circulated.

The Principal Planning Officer presented the report and made a recommendation to the Committee for consideration. He informed

Members that Mr A Gillen – DFI Roads was available for any questions relating to this item.

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** advertisement consent subject to the reasons set out in section 10.

The Chair invited Mr C Hughes, Agent and Mr B Fillis, applicant to address the Committee in support of the application. They responded to points of clarification from Members relating to previous approved planning permission, length of time previous signs had been erected, number and location of signs and alleged distractions to road users.

The Chair invited Mr A Gillen from DFI Roads to answer Members queries.

Mr Gillen confirmed that there had been 46 road traffic accidents at the Lodge Roundabout in the past 10 years and that 5 of those accidents had occurred in the vicinity of Rugby Avenue, which were rear end shunts. He also confirmed that additional signage was intrusive and would prejudice the safety of road users.

MOTION TO PROCEED 'IN COMMITTEE'

Proposed by Alderman Robinson
Seconded by Councillor Fitzpatrick and

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

*** The press and public left the meeting at 5.50pm.**

Discussion took place on the location, size and number of previous signs already approved and the legal implications should the application be approved and a road traffic accident occurs.

MOTION TO PROCEED 'IN PUBLIC'

Proposed by Councillor P McShane
Seconded by Councillor MA McKillop and

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

*** The press and public rejoined the meeting.**

Proposed by Councillor Loftus
Seconded by Councillor MA 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** advertisement consent subject to the reasons set out in section 10.

The Chair put the proposal to the Committee to vote, 3 Members voted for, 4 Members voted against, and 3 Members abstained. The Chair declared the motion fallen.

AGREED - 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 and 8 and resolves to **APPROVE** planning permission for the following reasons: complies with PPS 17 Policy AD1 and paragraph 6.57 of SPPS in that the advertisements would not adversely impact on visual amenity at this location as drivers attention is on traffic rather than surrounding signage, and there is no substantive evidence to sustain reasoning that the advertisements will result in road safety issues.

It was also **AGREED** that the conditions and informatives would be delegated to Officers to insert in the decision notice.

*** Councillor Fielding was invited to re-join the meeting at 6.15pm.**

*** Alderman King and Councillor McCandless left the meeting at 6.15pm.**

5.7 LA01/2017/0135/F – Portballintrae Harbour, Beach Road Portballintrae, Bushmills

App Type: Full Planning

Proposal: The proposal involves replacement of the existing dilapidated sheet pile harbour wall and a section of the reinforced concrete decking. Minor repairs are also to be carried out to the slipway and quay walls. It is also proposed to install external lighting to the harbour area.

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

Proposed by Councillor Fitzpatrick
Seconded by Alderman S 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 **APPROVE** planning permission subject to the conditions set out in section 10.

The Chair put the proposal to the Committee to vote, Committee voted unanimously in favour. The Chair declared the proposal to **APPROVE** carried.

5.8 LA01/2017/0478/F – Adjacent to Portstewart Road, (275m South East of 2 Dundoan Road), Coleraine BT52 1SF

App Type: Full Planning

Proposal: The minor amendments of road width, footpath layout, pumping station location with associated landscaping and public lighting previously approved under Planning Application C/2013/0303/F & LA01/2016/0589/F.

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 Loftus

- 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 proposal to the Committee to vote and Members voted unanimously in favour. The Chair declared the proposal to **APPROVE** carried.

* **Councillor McCandless re-joined the meeting at 6.20pm.**

5.9 LA01/2017/0626/F – Ramore Avenue, Portrush

App Type: Full Planning

Proposal: Provision of new footpath, car parking spaces, vehicular entry and associated earthworks to the Western section of Ramore Avenue.

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

Proposed by Alderman S McKillop
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 **APPROVE** planning permission subject to the conditions set out in section 10.

The Chair put the proposal to the Committee to vote and Members voted unanimously in favour. The Chair declared the proposal to **APPROVE** carried.

6. DEVELOPMENT MANAGEMENT PERFORMANCE:

6.1 Development Management Statistics

Report circulated.

The report provided a list of planning applications received and decided respectively by Causeway Coast and Glens Borough Council in the period 01 April 2017 – 30 September 2017.

The number of applications received in September has risen significantly, this is attributed to the relocation of the planning office to Cloonavin at the end of August. Similarly, this accounts for the diminished figures for August. Staff issued 64 planning application decisions, plus 4 Discharge of Conditions, 3 LDP/LDE's and 3 Non-Material Change applications. The number of live applications in the system has risen to 774 this is again due in part to the office move.

The report details the number of appeal decisions issued since 1 April 2017 showing the continued high quality of decision making taken by both Planning Officers and supported by the Planning Committee. Please note that these figures are unvalidated statistics extracted from internal management reports. No appeal decisions were issued by PAC in September 2017.

From April 2017, 6 out of 16 referral recommendations have been overturned by the Planning Committee.

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.

7. DEVELOPMENT PLAN

7.1 'Ireland 2040' – The National Planning Framework – Public Consultation Document

The Principal Planning Officer/Local Development Plan Manager presented a report informing Members that the Irish Government published its final draft National Planning Framework 'Ireland 2040' on 26 September 2017 for public consultation.

The framework aims to guide national, regional and local planning opportunities throughout the country. The Plan focuses on growing Ireland's regions – its cities, towns, villages and rural fabric – as well as building more accessible urban centres of scale. It also seeks to provide better outcomes for communities and the environment, “through more effective and coordinated planning, investment and delivery”.

Donegal County Council (DCC) is one of this Borough's four adjoining Councils; having a common water body (Lough Foyle) and a ferry crossing (Magilligan to Greencastle). As such, Council's Planning Section has been liaising with DCC throughout our Local Development Plan process. A response to the Draft County Donegal Development Plan 2018-2024 issued on 1st September 2017, on behalf of Council, as was agreed at the June 2017 Planning.

The consultation period ends at noon on Friday 3rd November 2017.

IT IS RECOMMENDED that Members agree to the Head of Planning issuing a response to the final draft “Ireland 2040” consultation document on behalf of Council.

Proposed by Councillor MA McKillop
Seconded by Councillor McCandless and

AGREED - that Members agree to the Head of Planning issuing a response to the final draft “Ireland 2040” consultation document on behalf of Council.

7.2 Local Development Plan 2030 – Draft Amended Timetable

The Planning Committee received a report on the Local Development Plan 2030 – Draft Amended Timetable.

The Council's Local Development Plan (LDP) Timetable was agreed at the 26th June 2016 Planning Committee. It was agreed by both the Planning Appeals Commission (PAC) and the Department for Infrastructure (DfI - the 'Department) prior to its formal publication on 29th November 2016.

It was prepared within the context of the Council's Strategy and Community Plan. It met 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).

The draft amended Timetable provides revised indicative dates for a number of key stages in the production of the LDP. A description of each is set out briefly in the report and the revised indicative Timetable is set out in Figure 1 (previously circulated).

There are a number of factors that could potentially impact upon the timescale for delivery of the LDP. The timetable sets out a number of steps and safeguards to manage the plan making process and to highlight any potential impacts to Elected Members.

The Council has powers under the Planning Act 2011 to carry out this amendment. However, any amendment must be agreed with both the PAC and the Department and also publicised and made available to view on the Council's website.

IT IS RECOMMENDED that Members agree to the amended Local Development Plan timetable as detailed in Figure 1 (previously circulated).

The Principal Planning Officer/Local Development Plan Manager confirmed that the Preferred Options Paper would be ready to publish in the Spring/Summer of 2018.

Proposed by Councillor P McShane
Seconded by Councillor Loftus and

AGREED – that Members agree to the amended LDP Timetable as detailed in Figure 1 (previously circulated).

8. Review of 'Protocol for the Operation of the Planning Committee'

Report Circulated.

At the Planning Committee meeting held 23 August 2017, the Chair requested that the 'Protocol for the Operation of the Planning Committee' be brought before the next Committee meeting for review.

The Chair raised concern over the number of requests received seeking to have planning applications withdrawn from the Schedule of Applications for discussion.

The Protocol was previously reviewed on 28 September 2016 and implemented on 7 November 2016.

IT IS RECOMMENDED that the Committee agree that the Head of Planning amends the Protocol at Appendix 1 (previously circulated) inserting suggested amendments.

AGREED – that the Committee agree that the Head of Planning amends the Protocol at Appendix 1 (previously circulated) inserting suggested amendments.

Change implementation date to: “08 November 2017”

Para 3.1 change from: “Causeway Coast and Glens District Council” to: “Causeway Coast and Glens Borough Council”.

Para 6.2 (v) Add: “No documentation shall be circulated directly to Members. All documentation must be submitted to the Planning Department via planning@causewaycoastandglens.gov.uk at least 3 working days prior to the Committee meeting.

Para 6.2 (vii) Delete: “Proof of this fact must be received by the Head of Planning 5 working days prior to the date of the Committee meeting”.

Para 6.5 change from: “Written representations must be received by the Head of Planning or via email through planning@causewaycoastandglens.gov.uk at least 3 days prior to the Planning Committee meeting...” to:
“Written representations must be received by the Head of Planning or via email through planning@causewaycoastandglens.gov.uk at least 1 week prior to the Planning Committee meeting...”

Para 6.5 Add: “Representations must not exceed 750 words.”

Para 6.7 change from: “Verification of the exceptional circumstances must be submitted by 6pm on the Friday prior to the meeting...” to:
“Verification of the exceptional circumstances must be submitted by 6pm on the Friday prior to the Planning Committee meeting...”

Para 8.4 Add at end: “Therefore, members of the public cannot attend site visits.”

Para 8.6 remove: “... but it is recommended that the full Planning Committee should attend site visits unless there are exceptional circumstances.”

Para 9.3 change from: “It will be a matter for the Planning Committee to judge when a Pre-Determination Hearing is appropriate...” to:
“It will be a matter for the Chair of the Planning Committee and Head of Planning to judge when a Pre-Determination Hearing is appropriate...”

Add additional provision to specify that: “Where the Planning Committee runs for a period greater than 2- 2.5 hours, a 15 minute recess shall be taken.”

9. CORRESPONDENCE

The Head of Planning presented the items of correspondence:

9.1 BT Consultation - Removal of a Public Payphone at 16 Ballylagan Road, Portrush

BT Payphones consulted the Council on 6th October 2017 on the removal of a public payphone at 16 Ballylagan Road, Portrush.

BT have advised that the kiosk has recently been involved in an incident and is damaged beyond economical repair. It has received little use during the past twelve months. Due to the high costs to repair or replace the kiosk BT are proposing to recover the kiosk and permanently cease service at this site.

BT have advised that they are meeting their obligation to provide a Universal Service as there are other kiosks in the area. The nearest being at Hopefield Avenue, Portrush, which is 2645 metres away. BT have an obligation to consult with the relevant public bodies on the proposed removal and require a response within 90 days.

Two options are presented for consideration.

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 Councillor Fielding
Seconded by Councillor Loftus

- that Members agree to **Option 1** to support the removal of the public payphone at 16 Ballylagan Road, Portrush and to the Head of Planning responding to BT on behalf of Council.

Alderman S McKillop suggested that Members agree to **Option 2** - to oppose the removal of the payphone as she felt it should be restored. There was no seconder.

Alderman S McKillop requested a recorded vote.

The Chair put the proposal to the Committee to vote, 4 Members voted for, 1 Member voted against and 1 Member abstained. The Chair declared the proposal carried.

For (4) : Alderman Cole
Councillors Fielding, Loftus and McKeown

Against (1) : Alderman S McKillop

Abstention (1) : Alderman Robinson

AGREED – that Members agree to **Option 1** to support the removal of the public payphone at 16 Ballylagan Road, Portrush and to the Head of Planning responding to BT on behalf of Council.

10. LEGAL ISSUES

There were no legal issues.

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

There was no other relevant business.

There being no further business, the Chair thanked everyone for their attendance and the meeting concluded at 7.48pm.

Chair