

# Causeway Coast and Glens Borough Council

Planning Committee Wednesday 24<sup>th</sup> June 2015

Table of key Adoptions

No	Item	Summary of key Adoptions
4	Schedule of Applications	<b>Revisit the Protocol for the Operation of the Planning Committee.</b>
	<b>4.1</b> Item A – C/2014/0372/F, Sunlea Youth Centre, Ballycastle Road Coleraine	<b>GRANT planning permission subject to the conditions and informatives set out in section 10.</b>
	<b>4.2</b> Item B – C/2013/0097/F, Portrush Blockyard Craigahulliar Quarry 45 Craigahulliar Road Portrush Co. Antrim	<b>GRANT planning permission subject to the conditions and informatives set out in section 10.</b>
	<b>4.3</b> Item C – LA01/2015/0042/NMC, Land North of Benone Tourist Complex and adjacent to Beach Benone Avenue, Limavady	<b>GRANT the non-material change.</b>
	<b>4.4</b> Item F – C/2014/0055/F, Lands 100m SW of 56 Ballinteer Road, Coleraine	<b>GRANT planning permission subject to the conditions and informatives set out in section 10.</b>
	<b>4.5</b> Item G – E/2014/0222/F, Lands 226m South East of Bailey Waste, Dun-a-mallaght Road, Ballycastle.	<b>REFUSE planning permission subject to the reasons set out in section 10.</b>
5	Development Management Statistics	<b>Note</b>
6	Development Plan – Statement of Community Involvement	<b>Approve</b>
7	Any Other Business <b>7.1</b> Protocol for the Operation of the Planning Committee	<b>Hold a workshop</b>
9	Enforcement <b>9.1</b> Item A – B/2014/0003/CA <b>9.2</b> Item B – C/2004/0090/CA <b>9.3</b> Item C – C/2006/0005/CA	<i>Note</i> <i>Note</i> <i>Note</i>

## Planning Committee

Minutes of the Meeting of Causeway Coast and Glens Borough Council Planning Committee, held in Council Chamber, Civic Headquarters, Coleraine on Wednesday 24<sup>th</sup> June 2015 at 2.00 pm.

In the Chair: Councillor T McCaul

Members present: Councillor Callan, Alderman Cole, Councillor Fielding, Councillor Fitzpatrick, Alderman Finlay, Alderman King, Councillor Loftus (Vice-Chair), Alderman McKeown, Alderman S McKillop, Councillor P McShane, Alderman Mullan, Councillor Nicholl, Alderman Robinson

In attendance: D Dickson, Head of Planning  
S Duggan, Business Support Officer  
S Mathers, Principal Development Management Officer  
S Mulhern, Principal Development Plan Officer  
M Quinn, Director of Performance  
C Toner, Business Support Officer

Also in Attendance: Mr P Cochrane [Item 4.4]  
Mr R Cochrane [Item 4.4]  
Mr D Dalzell [Item 4.2]  
Mr C Dickson [Item 4.2]  
Mr D Hunter, Council Solicitor  
Mr M Kennedy [Item 4.5]  
Mr C Mayrs [Item 4.2]

Press  
Public

### 1. Apologies

Nil

### 2. Declarations of Interest

Councillor Fitzpatrick Declared an Interest in Application Item B – C/2013/0097/F, Councillor P McShane Declared an Interest in Application Item G – E/2014/0222/F, Alderman Mullan Declared an Interest in Application Item C – LA01/2015/0042/NMC.

### 3. Minutes of Meeting held 27<sup>th</sup> May 2015

It was proposed by Alderman King, seconded by Alderman Cole and **AGREED that committee note the Minutes of the Meeting held 27<sup>th</sup> May 2015.**

### 4. Schedule of Applications

The Chair, in accordance with the Protocol for the Operation of the Planning Committee, invited members to consider a request from Mr P Cochrane on behalf of himself and Mr R Cochrane for a further 2.5 minutes speaking time in relation

to Application Item F – C/2014/0055/F, having cited ‘unusual and exceptional circumstances’.

Alderman Mullan sought guidance on what committee could and could not allow. He sought the exact ‘circumstances’ and if they were deemed appropriate for consideration. The Head of Planning advised that the ‘circumstances’ surrounded documentation that had been submitted.

Alderman Finlay expressed his dissatisfaction, he was aware of members of the Public and a MLA whom had requested Speaking Rights, but were advised that their application was unsuccessful, as it was outside the permitted timescale.

It was proposed by Alderman Cole, seconded by Councillor P McShane **that committee grant Mr P Cochrane on behalf of himself and Mr R Cochrane a further 2½ minutes speaking time in relation to application Item F – C/2014/0055/F.**

Alderman Mullan requested a recorded vote.

On being put to the vote, the Chair declared the proposal carried, 6 votes for, 5 against and 3 abstained. The following committee members voted for (6), Alderman Cole, Councillor Fielding, Councillor Fitzpatrick, Councillor McCaul, Councillor P McShane, Councillor Nicholl, against (5) Councillor Callan, Alderman King, Councillor Loftus, Alderman S McKillop, Alderman Mullan, abstentions (3) were applied by Alderman Finlay, Alderman McKeown and Alderman Robinson.

It was proposed by Alderman S McKillop, seconded by Councillor Callan, **that committee revisit the Protocol for the Operation of the Causeway Coast and Glens Planning Committee.**

On being put to the vote, the Chair declared the proposal carried 12 votes for, 1 against and 1 abstained.

Committee were advised to consider deferring applications that might now be affected.

\* **The Chair declared a recess from 2.30pm – 2.45pm.**

The Chair declared that Item D – E/2014/0234/F and Item E – E-2014/0224/F would be cordially withdrawn from the Agenda.

Alderman S McKillop, furthermore indicated that she was not against additional Speaking Rights.

#### **4.1 Item A – C/2014/0372/F, Sunlea Youth Centre, Ballycastle Road Coleraine**

Proposed youth project office, parking provision and amended site access ([report](#)).

The Chair invited Elected Members to request points of clarification from the Officer.

It was 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 section 7 and resolves to GRANT planning permission subject to the conditions and informatives set out in section 10.**

On being put to the vote, the proposal was carried unanimously.

#### **4.2 Item B – C/2013/0097/F, Portrush Blockyard Craigahulliar Quarry 45 Craigahulliar Road Portrush Co. Antrim**

Demolition of Existing Sheds. Proposed Caravan Park including Sites for 51 no. Touring Caravans, 49 no. Static Caravans, 18 no. Camping Cabins, Manager's and Amenity Caravans, Access Roads and Landscaping. Improvement of Ballymacrea Road (including new public footpath) to improve site access and carriageway improvements at No's 39, 90m west of 59d, 59c /59g and 67 Ballymacrea Road, and at the Ballymacrea/Ballybogey Roads Junction. (Amended Certificate of Ownership) ([report](#))

Councillor Fitzpatrick Declared an Interest in the Item, withdrew from the table and from voting on the application.

The Chair invited Elected Members to request points of clarification from the Officer.

The Chair invited Mr C Dickson to speak, Mr C Dickson responded to Elected Member questions.

The Chair invited Mr C Mayrs and Mr D Dalzell to speak, after which, they responded to Elected Member questions.

It was proposed by Councillor P McShane, 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 section 7 and resolves to GRANT planning permission subject to the conditions and informatives set out in section 10.**

On being put to the vote, the proposal was carried 8 votes for, 4 votes against and 1 abstained.

#### **4.3 Item C – LA01/2015/0042/NMC, Land North of Benone Tourist Complex and adjacent to Beach Benone Avenue, Limavady**

New Activity Centre including Changing/Shower Facilities, W C's, Shop, Storage, Ranger/Meeting Room and Viewing Room. New Boardwalks and Sand Ladders and New Activity Space, ([report](#)).

Alderman Mullan Declared an Interest in the Item, withdrew from the table and from voting on the application.

The Chair invited Elected Members to request points of clarification from the Officer.

It was proposed by Councillor Fitzpatrick, seconded by Alderman King, **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 the non-material change.**

On being out to the vote, the proposal was carried unanimously.

#### **4.4 Item F – C/2014/0055/F, Lands 100m SW of 56 Ballinteer Road, Coleraine**

Proposed development of a 500kW Anaerobic Digestion (AD) Plant, Combined Heat and Power (CHP) Plant, Silage Clamp (amendment to 150kW AD Plant previously approved under C/2011/0425/F), ([report](#)).

The Chair invited Elected Members to request points of clarification from the Officer.

The Chair invited Mr P Cochrane and Mr R Cochrane to speak, after which they responded to Elected Member questions.

- \* Councillor P McShane, Alderman Robinson and Alderman King respectively left the meeting during consideration of the above item and re-joined the meeting again.

It was proposed by Councillor Nicholl, seconded by Alderman Mullan, **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 planning permission subject to the conditions and informatives set out in section 10.**

On being put to the vote the proposal was carried 5 votes for, 4 against and 1 abstained.

Alderman Robinson, Councillor P McShane and Alderman King did not vote on the application presented.

- \* **Alderman Finlay left the meeting at 4.50pm during consideration of the above item.**
- \* **The Chair declared a recess from 5pm to 5.15pm.**
- \* **Alderman McKeown left the meeting at 5pm.**

#### **4.5 Item G – E/2014/0222/F, Lands 226m South East of Bailey Waste, Dun-a-mallaght Road, Ballycastle.**

Erection of 1 no. 225 kw Wind Turbine with Hub Height of 31.5 metres and a Rotor Diameter of 27m (45 metres from Ground Level to Blade Tip) and Associated Works, ([report](#)).

Councillor P McShane Declared an Interest in the item, withdrew from the table and from voting on the application.

Updates since the preparation of the Officer's report were circulated to the committee, (site visit).

The Chair invited Elected Members to request points of clarification from the Officer.

The Chair invited Mr M Kennedy to speak, after which, he responded to Elected Member questions.

It was proposed by Alderman Cole, seconded by Councillor Callan, **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 subject to the reasons set out in section 10.**

On being put to the vote the proposal was carried 6 votes for, 2 against and 1 abstained.

## **5. Development Management Statistics**

The Head of Planning reported ([report](#)).

**IT WAS AGREED** to note the update on the number of planning applications received and devised in the month of May 2015.

## **6. Development Plan – Statement of Community Involvement**

The Head of Planning reported ([report](#)).

It was proposed by Councillor Loftus, seconded by Alderman King **that Council approve the Statement of Community Involvement document.**

On being put to the vote, the proposal was carried unanimously.

## **7. Any Other Relevant Business**

### **7.1 Protocol for the Operation of the Planning Committee**

It was proposed by Councillor Callan, seconded by Councillor Fielding, **that committee hold a workshop to discuss the Protocol for the Operation of the Causeway Coast and Glens Planning Committee, before the next Planning Committee meeting, with a view to placing the Item upon the July Agenda.**

On being put to the vote, the proposal was carried unanimously.

## **8. Matters for reporting to Partnership Panel**

Councillor Fielding stated he had received complaints in connection with the Planning Portal. The Head of Planning advised that DoE were actively seeking to resolve these difficulties.

## **9. Enforcement**

It was proposed by Councillor Callan, seconded by Councillor Loftus and **AGREED that committee move ‘in committee’.**

### **9.1 Item A – B/2014/0003/CA** (report circulated)

**IT WAS AGREED** that Committee note the history and details of the enforcement case as presented.

### **9.2 Item B – C/2004/0090/CA** (report circulated)

**IT WAS AGREED** that Committee note the history and details of the enforcement case as presented.

**9.3 Item C – C/2006/0005/CA** (report circulated)

**IT WAS AGREED** that Committee note the history and details of the enforcement case as presented.

It was proposed by Councillor Fitzpatrick, seconded by Councillor Callan and **AGREED that committee resolve itself out of ‘in committee’.**

**10. Date of Next Meeting**

- Wednesday 22<sup>nd</sup> July 2015, Civic Headquarters, Coleraine, 2pm.

**This being all the business the meeting closed at 6.08pm**