

Derry City and Strabane District Council

Minutes of Meeting of the Planning Committee (Open) held in the Derry on Wednesday 4 July 2018 at 2.00 pm

Present: - Councillor Robinson (Chair); Aldermen ; Councillors McCauley, Hastings, Jackson, Logue, R McHugh, McGuire, Dobbins, Bresland, McClintock, Reilly and Kerrigan.

In Attendance:- Mr E Molloy (Development Officer), Mrs S McCracken (Principal Planning Officer) and Mrs K Phillips (Director of Environment and Regeneration);

P114/18 Notice and Summons for Meeting

The Principal Planning Officer read the Notice and Summons for the Meeting

P115/18 Member Attendance and Apologies

The Principal Planning Officer completed the roll call, apologies were recorded for Councillor Gardiner.

P116/18 Declarations of Member's Interests

Councillor Dobbins declared an interest in Planning Application for Decision: LA11/2018/0251/F.

Chairperson's Business

P117/18 Special Meeting of Planning Committee

Members noted that a Special Meeting of Planning Committee would be held on Tuesday 31 July 2018 at 2.00pm in the Chamber, Guildhall, Derry.

**P118/18 Late Information Received re: Planning Application
LA11/2017/0577/F**

Members noted that late information was received in relation to the above planning application for decision and they would be given the opportunity to review the information before presentation later in the meeting.

P119/18 Planning Applications- Withdrawn

Members noted that the following Planning Applications for decision were withdrawn from the meeting:

- LA11/2017/0761/F – (Deferred in order to be re-advertised).
- LA/11/2017/0778/LBC – (Deferred in order to be re-advertised).
- LA11/2017/1069/F – (Deferred for consultation with NI Environment Agency, Environment Impact Assessment re. Bats).

P120/18 Confirmation of the Open Minutes of Special Planning Committee Meeting held on Tuesday 29 May 2018

The Open Minutes of Special Planning Committee Meeting held on 29 May 2018 (SP13/18-SP17/18) were confirmed.

P121/18 Matters Arising

There were no matters arising from the Minutes.

P122/18 Confirmation of the Open Minutes of the Planning Committee Meeting held on Wednesday 6 June 2018

The Open Minutes of Planning Committee held on 6 June 2018 (P98/18- P111/18) were confirmed.

Matters Arising

P123/18 H2 Lands Update

The Director of Environment and Regeneration, in response to a query, agreed for an update report to be tabled at the next Planning Committee meeting in relation to progression of the H2 zoned lands application.

P124/18 Planning Application: LA11/2015/0651/F- Construction of a 2 No. turbine extension to the existing Monabuoy Windfarm

The Principal Planning Officer advised Councillor D Kelly that the above application had not been returned to Committee this month due to an outstanding issue that required clarification.

P125/18 Planning Application LA11/2016/0654/O- Single Dwelling Culmore Road

The Principal Planning Officer clarified for Councillor D Kelly that the above application had not been returned to Committee this month due to further consultation required with Department for Infrastructure.

P126/18 Tourism Northern Ireland

The Head of Planning Performance and Improvement agreed to provide Councillor McGuire with information in relation to bed night occupancy throughout the city.

P127/18 Planning Appeals Decision re. Barr Cregg Windfarm Application

The Principal Planning Officer agreed to provide information on the PAC decision regarding Barr Cregg Windfarm to Members as previously requested.

The Meeting adjourned for 5 minutes to allow Members the opportunity to review late information received in relation to Planning Application LA11/2017/0577/F.

Councillor R McHugh joined the meeting.

P128/18 Planning Applications List with Recommendation for Decision

NEW APPLICATIONS:

LA11/2017/0577/F - Proposed retention of existing garden shed for use as pigeon loft at 48 Ashbrook, Strabane.

The Planning Officer presented the above application, details of which had been previously circulated to Members. An overview on the background of the application was provided and based on material consideration and in line with planning policy it was recommended to refuse planning permission for reasons as outlined within the report.

The applicant addressed the Committee and outlined reasons to support approval of the application.

Councillor Dobbins joined the meeting at this stage.

Councillor D Kelly expressed the view that he was somewhat uneasy about the recommendation to refuse planning permission as the reasons outlined were largely based upon speculation and there was no evidence of assessment of the management plan.

The Principal Planning Officer referred to the late information received today and suggested that a decision on the application be deferred to allow further consultation with the Environmental Health Department.

Councillor D Kelly moved, seconded by Councillor Jackson to defer the application to allow further consultation with the Environmental Health Department.

The outcome of the vote was unanimous support of the proposal.

The Committee

Resolved that planning application LA11/2017/0577/F be deferred and presented at a future meeting for decision by Members.

A/2014/0558/F - Installation of a wind turbine with tower height of 40m and a blade span of 30m accessed via the existing laneway on lands 800m west of 7 Sheriffs Road, Derry City.

The Planning Officer presented the above application, details of which had been previously circulated to Members. She provided an overview of the background to the application and based on material consideration and in line with planning policy recommended to refuse planning permission for reasons as outlined within the report.

The Agent and Applicant addressed the Committee and outlined reasons to support the application.

Discussion ensued in relation to economic considerations, cumulative impact and broadband issues and it was agreed on the proposal of Councillor Logue, seconded by Councillor Dobbins to defer the application to allow submission of visuals from the agent so to assist Members in the decision making process.

The outcome of the vote was unanimous support of the proposal.

The Committee

Resolved that planning application A/2014/0558/F be deferred to allow the agent to submit visuals of wind turbine location.

J/2013/0303/F - Retention of change of use from industrial unit to gymnasium, Unit 21 Ballycolman Business Park, Ballycolman, Strabane.

The Planning Officer presented the above application, details of which had been previously circulated to Members. She provided an update on the background to the application and based on material consideration and in line with planning policy recommended that planning permission be granted, subject to the conditions as outlined within the report.

Councillor D Kelly moved, seconded by Councillor McGuire to support the recommendation to approve planning permission. The outcome of the vote was unanimous in support of the proposal.

The Committee

Resolved that planning application J/2013/0303/F be approved planning permission subject

to the conditions as outlined within the report.

LA11/2016/0652/F - Retention and change of use from industrial unit to gymnasium, Unit 22 Ballycolman Business Park, Ballycolman, Strabane.

The Planning Officer presented the above planning application, details of which had been previously circulated to Members. She provided an overview of the background to the application and based on material consideration and in line with planning policy recommended that planning approval be granted subject to the conditions as outlined within the report.

Councillor Hastings moved, seconded by Alderman McClintock to support the recommendation to approve planning permission. The outcome of the vote was unanimous support of the proposal.

The Committee

Resolve that planning application LA11/2016/0652/F be approved planning permission subject to the conditions as outlined within the report.

LA11/2017/0761/F - Proposed installation of 2 x external retractable awnings to part of the front façade of the existing building at Custom House, Queens Quay, Derry.

Members noted that the above application was deferred in order to be re-advertised.

LA11/2017/0778/LBC - Proposed installation of 2 x external retractable awnings to part of the front façade of the existing building at Custom House, Queens Quay, Derry.

Members noted that the above application was deferred in order to be re-advertised.

LA11/2017/0755/F - Proposed development of new permanent access road to the rear of building 4, including footways, verges,

hard and soft landscaping and underground services, on lands adjacent to and to the west of Ebrington Barracks, Derry.

The Planning Officer presented the above application, details of which had been previously circulated to Members. An overview of the background to the application was provided and based on material consideration and in line with planning policy it was recommended to approve planning permission, subject to the conditions as outlined within the report.

Councillor McClintock moved, seconded by Councillor Reilly to support the recommendation to approve planning permission. The outcome of the vote was unanimous support of the proposal.

The Committee

Resolved that planning application LA11/2017/0755/F be approved planning permission subject to the conditions as outlined within the report.

Councillor Dobbins declared an interest in the following application and left the meeting.

LA11/2018/0251/F Erection of 9 No. dwellings comprising detached and semi-detached dwellings, landscaping, car parking and all other associated site works (amendment to sites 60, 61, 76, 199, 200, and 203-206 of previous approval reference LA11/2016/0383/F) on lands East of Culmore Road, South of Culmore Primary School & Cranlee Park South & West of Cooleen Park, West of Culmore Point Road & Woodlee, North of Mount Vernon & Belvoir Park and North East of Holy Trinity Church, Culmore.

The Planning Officer presented the above application, details of which had been previously circulated to Members. An overview of the background to the application was provided and based on material consideration and in line with planning policy it was recommended to approve planning permission, subject to the conditions as outlined within the report.

Councillor Reilly moved, seconded by Councillor Hastings to support the recommendation to approve planning permission.

The Committee

Resolved that planning application LA11/2018/0251/F be approved planning permission subject to the conditions as outlined within the report.

LA11/2018/0390/F - Variation of Condition 16 of LA11/2016/0294/F - 'Prior to occupation of the first dwelling all works required to raise the surrounding land levels of phase 2 shall be completed prior to occupation of any dwelling hereby approved. This should be completed to Rivers Agency satisfaction prior to occupation of the dwellings No's 25 to No 30 inclusive, all works required to raise the surround land levels of phase 2 shall be completed as stipulated and hereby approved. This should be completed to Rivers Agency satisfaction. Lands at Cloghole Road, Campsey Settlement, Phase 1.

The Planning Officer presented the above application, details of which had been previously circulated to Members. He provided an update on the background to the application and based on material consideration and in line with planning policy recommended that planning approval be granted subject to the conditions as outlined within the report.

Councillor Hastings moved, seconded by Alderman McClintock to support the recommendation to approve planning permission. The outcome of the vote was unanimous support of the proposal.

The Committee

Resolved **that planning application LA11/2018/0390/F be approved planning permission subject to the conditions as outlined within the report.**

LA11/2017/1069/F – 2 No 3 bed semi-detached houses, 8No 4 bed semi-detached houses and 6No 4 bed semi-detached houses, 16No houses in total at lands between 1 and 7 Fir Road, Ballyarnett, Derry.

Members noted that the above application was deferred to allow consultation with Northern Ireland Environment Agency in terms of the Environmental Impact Assessment regarding Bats.

P129/18 Appeals Update

The Principal Planning Officer presented the above report, details of which had been previously circulated to Members. The purpose of the report was to appraise Members on planning appeals currently in the system.

The Committee

Recommended **that Council notes the update on planning appeals currently in the system.**

P130/18 List of Decisions Issued - June 2018

Members noted for information the List of Decisions issued during the month of June 2018.

The meeting ended at 4.10pm

The meeting went into Confidential Business