

Meeting Pack

Derry City and Strabane District Council

Dear Member of Planning Committee – LDP

You are hereby summoned to attend the meeting of the **Planning Committee (LDP)** to be held in the Chamber, Guildhall, Derry, on Wednesday 26 April 2017 at 3.00pm.

Yours faithfully



John Kelpie
Chief Executive

AGENDA

- 1 **Notice and Summons for Meeting**
- 2 **Members Attendance and Apologies**
- 3 **Declarations of Members' Interests**

Open for Decision

- 4 **Chairperson's Business**
- 5 **Confirmation of the Open Minutes of the Planning Committee (LDP) held on Monday 16 January 2017** (Pages 1 - 8)
- 6 **Matters Arising**
- 7 **Letter to Members** (Pages 9 - 10)
- 8 **Overview of LDP Process and Stage towards Delivery** (Pages 11 - 16)

21 April 2017

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Derry City and Strabane District Council

Open Minutes of Planning Committee – Local Development Plan (LDP) held in the Council Chamber, Derry Road, Strabane on Monday 16 January 2017 at 4.00pm.

Present:-Councillor Boyle (Chairperson); Aldermen Bresland, M Hamilton, Kerrigan, Thompson; Councillors Gardiner, Hassan, Hastings, Jackson, D Kelly, and Logue.

In Attendance:-Director of Environment and Regeneration (Mrs K Philips), Principal Planning Officer (Mr P McCaughey) Senior Planning Officer (Mr J McNee), Project Officer (Mr E Molloy), Committee Services Assistant (Mrs J Short).

PLDP01/17 Notice and Summons for Meeting

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

PLDP02/17 Member Attendance and Apologies

Apologies were received from Councillor's McGuire and R McHugh.

PLDP03/17 Declaration of Members' Interests

There were no declarations of interest.

Open for Decision

PLDP04/17 Deputations

There were no deputations.

PLDP05/17 Chairperson's Business

Agenda Item 9: Housing in the Settlement Hierarchy – Options for Preferred Options Paper

Agenda Item 10: Economic Development and LDP – Options for Preferred Options Paper

The Principal Planning Officer (PPO) advised that the above appendices associated with the above reports had not been released into the public domain as they were works-in-progress and would be published as part of the Evidence Base along with the Preferred Options Paper (POP) in accordance with Regulation 10(2) of the Planning (Local Development Plan) Regulations (NI) 2015. Therefore, they will not be placed on the public website until after they have been updated and finalised.

The PPO also advised that the Planning Appeals Commission had recently released for consultation on Draft Procedures for Independent Examinations of the Local Development Plan (LDP), due for the end of February. He gave the web address of www.pacni.gov.uk if Members wish to read it. A Paper will be brought to the Planning Committee meeting on 1st February 2017.

PLDP06/17 Confirmation of the Open Minutes of the Planning Committee - LDP held on Monday 19 September 2016.

The Open Minutes of the Planning Committee – LDP (PLDP17/16 – PLDP29/16) held on Monday 19 September 2016 were agreed and signed by the Chairperson.

PLDP07/17 Matters Arising

There were no matters arising from the Minutes.

PLDP08/17 Overview of LDP Process and Stage towards Delivery

The PPO presented the above report, details of which had been previously circulated to Members. The purpose of the report was to remind Members about the process of preparing the new Local Development Plan 2030 (LDP) for Derry City and Strabane District and in particular to update Members on the progress achieved to date and the ongoing delivery of the Plan preparation.

A Member of the SF grouping commended the work achieved. He enquired if the PPO had any update in relation to the timeframe of the publication of LDP - POP, as he was aware that other Councils had reached that stage of the process already.

The Director of Environment and Regeneration advised that discussions had taken place with the Council's Chief Executive in conjunction with the Community Planning process and it was anticipated that a meeting of the Project Management Board would be convened shortly to agree a timeframe and a proposal would be brought before Committee at a future meeting.

The PPO advised a Member of the SF grouping that formal engagement with the public would commence following publication of the POP. He added however, that at this preliminary stage of the process, the public were invited to comment through the IMPROVE project on the Council's website and this process would be repeated over the coming period. Local Stakeholder groups would also be targeted to participate in the process, over the coming months.

A Member of the SF grouping suggested direct engagement with the tourism providers eg. Visit Derry and Tourism NI. She also commented that it would be beneficial to consult with young people to seek their views and aspirations for the City and surrounding District.

The Director of Environment and Regeneration assured Members that the LDP consultation process will continue to be as extensive and comprehensive as possible and that the Directorates within Council in particular Business and Culture will ensure that any proposals/ recommendations presented to Members will reflect interlinkages with the LDP process.

The SPO agreed to circulate the website details of the IMPROVE project, a European funded project of which the Council is a partner, which Planning Officials have developed to specifically enable the early and effective engagement by citizens into both the LDP and Development Management process. The SPO encouraged all Members to view and use the Improve website and also to promote it amongst their respective electorate through social media, etc to ensure they actively engage in the development of their LDP for the District.

A Member of the SDLP grouping commended the work of Officials to date. He highlighted the need to promote the North West and existing partnerships with Cross Border initiatives. He however referred to the difference in opinion from Members on various issues and queried how this would be reflected in the reporting process.

The PPO in response to a Member of the SDLP grouping advised that the consultation process provided Members with the opportunity to voice their opinions on the LDP POP process and the comments/concerns were reflected on the paper presented at the Meeting today. He added that there would be a series of opportunities to present options to the Planning Committee – (LDP) and hopefully a general consensus of the LDP process would be achieved in the coming months.

The Committee

Recommended that Council notes the report for information and agree that Officials proceed with the decision-making process and broad timescales as outlined within the Workplan.

PLDP09/17 Housing in the Settlement Hierarchy – Options for LDP Preferred Options Paper (POP)

The PPO referred to the above paper, details of which had been previously circulated to Members. The purpose of the paper was to present a summary of the salient issues, discussed at the LDP Workshop and to seek Members agreement as to how best to progress this subject towards the POP stage of the LDP in early 2017.

A Member of the SDLP referred to the housing growth figure referred to within the report and commented that it was low. She sought clarification in relation to the figure quoted and if it reflected the overall housing need or just social housing need within the District.

The PPO in response to the previous query clarified that the figure was the DFI / RDS estimate of houses needed, based upon the population projections for the District up to 2030. He agreed that the figure did not seem to reflect the current social housing need throughout the District and the relevant statisticians that provided the figure had been

alerted to this issue. However, it was emphasized that the HGI was just an indicator of housing required and it needed to be considered against existing commitments, when putting together a sound case for the housing land provided.

Aldermen M Hamilton and Thompson left the meeting to attend to other Council business and would not be returning.

The PPO clarified for a Member of the SF grouping that it was necessary to repeat a review of the topics presented previously and discussed at the workshops that involved all Council Members. He further advised that it was now necessary for this Committee to reach a preliminary opinion/decision so that the POP was further developed.

A Member of the SF noted that other Councils had deviated from the Regional Development Strategy in terms of statistical information provided to the PAC and presented their own evidence in doing so. He also raised the issue of housing for Travellers, commenting that their representative wished to engage with the Council on their needs.

The PPO assured Members that there was ongoing negotiations with DFI and the PAC in terms of the assessment of the LDP and what level of proof or evidence would be required in order to produce a very good case for Derry City and Strabane District Council.

A Member of the Sinn Fein grouping commented on Housing in the Settlement Hierarchy – Options for LDP Preferred Options Paper (POP) and raised concern regarding the DfI housing growth indication figures which were considered low and stated that further evidence would be required before a decision to accept the HGI figures was made.

The PPO raised the various Scenarios put forward in the Paper for strategic allocation of housing across the settlement hierarchy, to which there was agreement that officers should pursue Scenario 4, the Balanced and Sustainable approach.

The Committee

Recommended **i) that Council accepts the contents of the paper as part of the Council's 'evidence base' and SA 'environmental baseline'.**

ii) that Council agrees for Planning Officials to proceed with the development of the options in line with the paper and in consultation with key consultees and stakeholders, including NIHE and the various Housing Associations. The updated Housing Monitor will also assist in ensuring that the options are firmed up as part of the subsequent LDP Preferred Options stage.

PLDP10/17 Economic Development and LDP – Options for POP

The SPO presented the above report, details of which had been previously circulated to Members. The purpose of the report was to present a summary of the salient issues discussed at the LDP workshop that dealt with the LDP Topic. The paper also sought agreement from Members as to how best to progress the topic towards the POP stage of the LDP in early 2017.

Discussion ensued after which Members raised the following concerns/opinions in relation to the above paper:

- There are more leisure facilities to be accommodated than those that are urban focused.
- Need to accommodate small businesses located in rural areas, especially in line with the Rural Development Programme
- Development of tourism in rural areas to be enabled
- Car parking provision is required with employment sites, especially near town centres, for the betterment of economic development
- Economic Development sites can also be close to city/town centres, as part of regeneration.
- Some industrial sites have been transformed into retailing, offices and leisure type provision – resulting in traffic management and conflict issues
- LDP is an opportunity for Council to be imaginative with employment land allocations and policies.

The Committee

Recommended that Council agree for Planning Officials to proceed to develop options as outlined within the report and in consultation with key consultees and stakeholders.

The Meeting went into confidential business.

The Meeting ended at 5.35pm.

Signed: _____

Chairperson

Date: _____



**Re: Planning Committee – LDP, Meeting at Guildhall, Derry,
3pm on Wednesday 26th April 2017**

Date: 21st April 2017

Dear Member of Planning Committee,

I refer to my e-mailed letter to you last Thursday 13th April, in which I enclosed the LDP Workshop presentation and Sustainability Appraisal Guide, as well as outlining the Next Steps in the process towards publication of the LDP Preferred Options Paper (POP) at the end of May.

I now attach the Agenda and papers* for the above-mentioned LDP Planning Committee meeting next Wednesday. In particular, I hope that you will find the Draft POP to be satisfactory, reflective of your previous comments / concerns and those of the various other consultees and stakeholders. Should you still have any issues or concerns or require clarification on any aspect, please do not hesitate to contact me, or Proinsias McCaughey (on 028 7137 6580), preferably before 1pm on Tuesday 25th, so that we can explain or address those issues in advance of the Committee Meeting on Wednesday.

This is an important Committee Meeting, to discuss and agree our LDP Preferred Options Paper, in advance of the subsequent Meeting of Full Council, so I look forward to seeing you on Wednesday.

Yours sincerely

Maura Fox

Head of Planning

** I would remind you that these Draft POP papers and Appendices are Confidential, until Publication date.*

I am today enclosing the first part of the Item 9/Appendix 2 Draft POP and the majority of Item 10/Appendix 3 SA Guide; the remainder of this Draft POP and SA Options Table requires a few amendments so will be issued to you on Monday, as early as possible. I apologise for any inconvenience caused by this.

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Title of Report: Overview of LDP Process and Stage towards Delivery	Officer Presenting: Principal Planning Officer
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1 Purpose of Report/Recommendations

- 1.1 The purpose of this Paper is to remind Members about the process of preparing the new Local Development Plan 2032 (LDP) for Derry City and Strabane District, and particularly to update Members on the progress made to-date and hence on the current stage we are at towards the ongoing delivery of the Plan preparation.

2 Background

- 2.1 Members will recall previous progress updated to the Planning Committee – LDP at the meetings in May 2016, September 2016 and again in January 2017.
- 2.2 In summary, a considerable amount of progress has been made over the past year in progressing the LDP up to near the conclusion of Stage 1 of the Plan Preparation Process i.e. LDP Timetable published, Statement of Community Involvement (SCI) published, the Evidence Base undertaken, stakeholder engagement carried out and the Draft Preferred Options Paper has now been prepared, ready for publication and consultation.

3 Key Issues

- 3.1 Following the agreement of the Committee structures to take forward the LDP, a Workplan was agreed for preparation of Planning topic papers and related Member involvement over the remainder of 2016. Accordingly, there have been 23 Papers discussed at 10 LDP Workshops as well as the 3 Planning-LDP Committee meetings.
- 3.2 Latterly, Planning officials have been widening the involvement and input, by opening the topic-based debate to the public on an informal basis through the Council's website and social media via the IMPROVE project. We have also gone out to the Statutory Consultation Bodies, including all the central government departments and our adjoining Councils (Donegal and 3 in NI), to get their input on the various subject areas.
- 3.3 A successful Stakeholder Engagement event was held on 4th April 2017, attended by over one hundred Councillors, officers and many sectoral Stakeholder groups - of organizations who have front-line interest, experience and aspirations for the LDP for our District.

- 3.4 Within the Council, Planning officials have been liaising with the other departments, including Economic Development, Biodiversity, Recreation and the Community Plan teams, in order to utilize their inputs and to ensure co-ordination of projects and Council priorities.
- 3.5 Planning officials have also been undertaking the first stage reports on Sustainability Appraisal (SA/SEA, with Shared Environmental Services (SES), see Item 10) as well as Equality Impact Assessment (EQIA) and Rural Proofing (RP).
- 3.6 Full Project Management has been put in place to help ensure the successful and timely delivery of the LDP 'project', with the assistance of a dedicated Project Management Adviser from within Council. This has involved a set of Structures being put in place for the consultation, management and approval of the LDP, plus reports on Project Implementation, Resources, Communications Strategy, Budget and Risk Register.
- 3.7 The LDP Project Steering Group met recently, on 5th April, comprising of the Chief Executive, Director of Environment & Regeneration, Head of Planning, Planning Committee Chair and the nominated representatives of the four main political parties. A final Weekly Workplan was agreed, working towards launching the Preferred Options Paper (POP) at the end of May, along with the Community Plan, for consultation during June to August. Please see the revised Timetable Summary at Appendix 1.
- 3.8 A Workshop was held on 13th April, for Members of the Planning Committee, in advance of finalizing the POP document and this meeting of the Planning Committee-LDP. At the Workshop, in the Guildhall, there was discussion around the 'key issues for Members' and a broad consensus was reached on the respective POP preferred options. The Workshop also discussed the timescales and next steps in the process towards publication of the POP.
- 3.9 Today's Committee is an opportunity for Members to raise any outstanding issues or get clarification or final amendments, hopefully agreeing to the Draft POP document presented (Item 9) as well as the Sustainability Appraisal (Item 10).
- 3.10 The next steps would be to bring this matter before Full Council for Approval, as this matter does not fall under the Council's Planning Delegated Scheme. A meeting of Full Council is scheduled for Thursday 27th April, or a Special Meeting could be held on Monday 8th May to discuss the matter, if considered necessary and appropriate.

3.11 Once approved, with any agreed amendments, the POP document would be subject to Graphic design, to make it a publicly 'readable' and presentable as a corporate Council document, and hence to printing in accordance with procurement procedures. A short easy-read 'summary' document will also be produced. The Council's Marketing team will also be involved, to communicate and publicise this POP document accordingly. Subject to final agreement and details, it is proposed to launch the POP, and associated Appraisal documents and Evidence Base, on the 31st May 2017. This would be followed by public consultation over June to August and then working towards producing a Draft LDP Plan strategy in Spring 2018, followed by Local Policies Plan in 2019 thus having the LDP completed in 2020.

4 Financial, Equality, Legal, HR, Improvement and Other Implications

4.1 There are no financial, equality, legal, HR, Improvement or other implications arising from this report, beyond those already outlined.

5 Recommendations

5.1 Members are requested to note the contents of this Paper, agreeing to proceed with the decision-making process and broad timescales as set out in the revised Timetable.

Background Papers

Appendix 1 – Revised Timetable Summary for LDP Preparation

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Appendix 1: Key Stages in Timetable for Preparation of our Local Development Plan*

 Derry City and Strabane District Local Development Plan 2032 (LDP) OVERVIEW Timetable of LDP Preparation		
Date	LDP Stage	Sustainability Appraisal (SA) Stage
May 2016 onwards	SCI and Timetable Launch Prepare Evidence Base	Baseline Information for SA Scoping Report
May 2017	Launch POP	Launch SA Interim Report Stage A (1) & A(2)
March 2018	Draft Plan Strategy (PS)	SA Report (PS), HRA Report, EQIA, Rural Proofing
2018	Hold Independent Examination (IE) Finalisation of Plan Strategy	SA Adoption Statement (PS) Stage E
2019	Issue Draft Local Policies Plan (LPP)	SA Monitoring of PS - Stage F SA Report (LPP)
2020	Hold Independent Examination (IE) Finalisation of Local Policies Plan	SA Adoption Statement (LPP) Stage E
Annual MONITORING & 5-Year REVIEW		

* All timescales are indicative, subject to further revision

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