

Derry City and Strabane District Council

Open Minutes of Planning Committee held in the Council Chamber, Guildhall, Derry on Wednesday 6 September 2017 at 2.00pm.

Present:- Councillor D Kelly(Chairperson), Aldermen Bresland, M Hamilton, Kerrigan, McClintock; Councillors Boyle, Dobbins, Gardiner, Hassan, Hastings, Jackson, Logue, McGuire and R McHugh

In Attendance:- Director of Environment & Regeneration (Mrs K Phillips), Head of Planning (Ms M Fox), Principal Planning Officer (Mrs S McCracken) Principal Planning Officer (Acting), (Mrs A McNee), Principal Planning Officer (Mr P McCaughey), Lead Legal Services Officer (Mr P Kingston), Planning Officers: (Mrs R McMenamin, Ms L Coyle, Mr K Donaghey, Ms A Moyne, Mr J Duffy and Mr C Rodgers)

Planning Administrator (Mrs C Corry), Committee Services Assistants (Mrs J Short and Mrs T Johnstone).

P121/17 Notice and Summons for Meeting

The Head of Planning read the Notice and Summons for the Meeting.

P122/17 Member Attendance and Apologies

The Head of Planning carried out the role call and no apologies were given.

P123/17 Declaration of Members' Interests

Alderman McClintock declared an interest in planning application for decision: LA11/2016/0355/F & LA11/2016/0363/LBC.

Open for Decision

P124/17 Deputations (none)

There were no deputations.

P125/17 Chairperson's Business

The Chair welcomed the Members back following the recess period. He referred to the recent flood that affected the District and acknowledged the role of Members and staff in assisting the people during the state of emergency particularly in the City and surrounding areas.

The Chair handed over to the Head of Planning who proceeded to update Members on late information received in relation to the following planning applications presented under Agenda Item 8 - Planning Applications List with Recommendation for Decision:

- Application 1 – A2013/0507/F
- Application 4 – J/2012/0069/F
- Application 5 – LA11/2016/0964/F
- Application 8 – LA11/2016/0326/F
- Application 11 – LA11/2015/0110/F
- Application 13 – LA11/2016/0541/O
- Application 15 – LA11/2016/0869/F
- Application 16 – A/2011/0516/F

The Head of Planning also reported that in relation to Application 24: LA11/2016/0988/F a request was received from the Agent to defer the application on the basis of revised information and this was a decision that Members could consider when the application is presented by the Planning Officer later in the meeting.

Members noted that the following applications were deferred and would be presented at a future meeting. Head of Planning advised that further information was submitted and evidence of engagement with Road Service forwarded and as a result, advisable to defer case to await outcome. Head of Planning also recommended as a result of the flood event on 22 August, that item 6 be deferred in order to review position with Rivers Agency. The Chair gave Members the opportunity to discuss if any other cases may have required further consideration as a result of the flooding event. Following discussion items 6 and 10 were also requested for deferral in order to review the proposal with the Rivers Agency and the applications would be fast tracked and presented at the next Planning Committee meeting:

- Application 4 – J/2012/0069/F
- Application 6 – LA11/2015/0759/F
- Application 10 – J/2010/0481/F
- Application 16 – A/2011/0516/F
- Application 17 – LA11/2015/0651/F

Members noted that Application 21: LA11/2015/0689/F had been withdrawn by the applicant.

P126/17 Confirmation of the Open Minutes of the Planning Committee held on Wednesday 28 June 2017

The Open Minutes of the Planning Committee meeting held on 28 June 2017 (P96/17-P118/17) were agreed and signed by the Chairperson.

P127/17 Matters Arising

There were no matters arising from the Minutes.

The Chair permitted a 20 minute recess to allow Members the opportunity to review the late information received.

P128/17 Planning Application List with Recommendation for Decision

The Planning Officers proceeded to present the following planning applications with recommendation for decision by Members:

Reconsidered Applications

A/2013/0507/F – Application vary Condition 6 of A/1996/0505 and Condition 5 of A/2001/0098/RM to allow Mixed Retailing at Unit 4 Crescent Link Retail Park, Waterside

The Principal Planning Officer presented the above application details of which had been previously circulated to Members. An overview on the current position of the application was provided and based on material consideration and in line with Planning Policy it was recommended to refuse planning permission.

Mr Andrew Stephens addressed the Committee in objection to the application.

Mr Andrew Ryan addressed the Committee in support of the application.

Councillor Dobbins joined the meeting at this stage.

A Member of the SDLP grouping referred to the City Centre first approach which in her opinion was going to be mitigated if the application was approved. She added that the vision for the city has to be the retention of existing shops within the city centre and not to encourage retail parks to replace city centre businesses.

A Member of the DUP grouping commented that although she agreed on the retention of businesses within the City Centre she would have concerns about the Crescent Link site becoming vacated similar to the City Centre and it was important to protect the existing businesses already located at the site and to counteract empty units.

A Member of the SF grouping commented that it was important for a balance to be struck so to sustain existing jobs and to introduce new job opportunities that the Crescent Link Retail park will offer the city.

A Member of the SDLP grouping commented that if the application was allowed then there was the risk of a potential precedent and there was the danger of encouraging other retailers to locate outside the city centre.

The Legal Services Officer reminded Committee that only those Members who attended the Pre-Determination Hearing on 13 June 2017 were permitted to vote on the proposal.

A Member of the SDLP grouping moved, seconded by another Member of the SDLP grouping to support the recommendation to refuse planning permission.

The outcome of the vote: For, 2, Against 6, Abstention 0. The proposal fell.

A Member of the SDLP grouping questioned the Head of Legal Services regarding planning reasons for overturn.

The Head of Legal Services advised the reason was already outlined in previous occasions.

A Member of the SF grouping moved, seconded by a Member of the UUP grouping to overturn the recommendation to refuse planning permission, subject to the conditions as outlined within the report in particular Condition No. 12.1 (Appendix 1).

The outcome of the vote: For, 6, Against 2. The proposal was carried.

The Committee

Resolved **that planning application
A/2013/0507/F be approved
planning permission subject to the
conditions as outlined within the
report.**

LA11/2016/0777/F – Proposed dwelling and detached domestic garage on lands approx. 60m NE of 13 Trienamongan Road, Castleberg

The Principal Planning Officer presented the above application details of which had been previously circulated to Members. An overview of the application was provided and subsequent to consideration following the Planning Committee on 28 June 2017, approval was recommended subject to the conditions as outlined within the report.

A Member of the SF grouping moved, seconded by a Member of the SDLP grouping to support the recommendation to approve planning permission subject to the conditions as outlined within the report.

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

The Committee

Resolved **that planning application
LA11/2016/0777/F be approved planning
permission subject to the conditions as
outlined within the report.**

LA11/2015/0476/F – Proposed agricultural store to house farm equipment on lands 160m SW of 22 Baronscourt Road, Newtownstewart

The Principal Planning Officer presented the above application details of which had been previously circulated to Members. The Planning Officer explained that the application was presented to the Planning Committee on 3 May 2017 with a recommendation to refuse. Following assessment of the additional information requested it was considered that the principle issues had still not been satisfactorily addressed and therefore refusal was recommended for the same reasons presented on 3 May 2017, as outlined within the report.

Discussion ensued after which a Member of the SDLP grouping moved, seconded by a Member of the SF grouping to support the recommendation to refuse planning permission for reasons as outlined within the report.

The outcome of the vote: For 9, Against 3, Abstention 2. The proposal was carried.

The Committee

Resolved that planning application LA11/2015/0476/F be refused planning permission for reasons as outlined within the report.

J/2012/0069/F – Service road development linking 13 Derry Road with Ingleside Drive including a mini roundabout on the Derry Road on lands at 13 Derry Road, Strabane

The above planning application was deferred for decision and would be presented at a future meeting.

LA11/2016/0964/F – Proposed change of use from retail to unit for gaming machines at 33 William Street, Derry

The Principal Planning Officer presented the above planning application details of which had been previously circulated to Members. An overview of the current position of 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.

Mr Declan McLaughlin addressed the Committee in objection to the above application.

Mr Ciaran Devlin, Agent addressed the Committee in support of the application.

A Member of the SDLP grouping expressed concern that an approval of the application would result in a potential increase of this type of business within the locality.

The Principal Planning Officer clarified for the Chair that the planning policy prohibited the significant loss of retail frontage and this would not be the case. The floor space of 120m there was no indication of the number of gaming machines. She further clarified that the report was amended following the previous Committee meeting to consider the planning reasons presented by Members, whereby Committee agreed for the application to be deferred for further consideration. The reasons for refusal were included if Members were minded to refuse planning permission.

Discussion ensued after which a Member of the SF grouping moved, seconded by a Member of the SDLP grouping not to support the recommendation to approve planning permission as the proposal was contrary to SPPS and DCAN 1, amenity and character of the area.

The outcome of the vote: For 12, Against 1, Abstention 1. The proposal was carried.

The Committee

**Resolved that planning application
LA11/2016/0964/F be refused planning
permission as per the reasons outlined.**

LA11/2015/0759/F – Proposed alterations to existing public house to include new side access door, ramp, new smoking area and proposed single storey building adjacent to public house for internal BBQ area at 21 Drumahoe Road, Derry

The above planning application was deferred for decision and would be presented at a future meeting.

A/2014/0538/F – 20 No. pitches for touring motor homes, caravans or tents to include electric hook ups at 49 Upper Galliagh Road, Derry

The Principal Planning Officer presented the above planning application details of which had been previously circulated to Members. An overview of the current position of 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 revised conditions as outlined within the report.

A Member of the SDLP grouping moved, seconded by another Member of the SDLP grouping to support the recommendation to approve planning permission subject to the conditions as outlined within the report.

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

The Committee

Resolved that planning application A/2014/0538/F be approved planning permission subject to the conditions as outlined within the report.

Applications Returned to Committee Following Site Inspections

LA11/2016/0326/F – Proposed conversion of 3 and a half storey building consisting of 4 apartments into 10 bed HMO at 15 Lawrence Hill, L’Derry

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on 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.

Ms Kay McGinn addressed the Committee in objection to the recommendation to approve planning permission.

Discussion ensued after which the Principal Planning Officer clarified for Members that student occupancy was only used as a scenario in this particular application. She further clarified that the car parking was

zoned for consideration in the Derry Area Plan and there was no requirement under Section 75 for disabled access for private development and this could be raised if Members so wished.

A Member of the DUP grouping commented on the beauty of Lawrence Hill and expressed concern that the properties would not be purchased for families if this type of accommodation was allowed to become available as a HMO.

A Member of the SF grouping stated that it was a difficult decision in light of concerns raised by the residents. However the demand for this type of accommodation had to be considered and there was a balance to be reached to protect the character of the area and to ensure the properties do not become vacant.

Discussion ensued after which a Member of the SF grouping moved, seconded by a Member of the SDLP grouping not to accept the recommendation to approve planning permission due to the impact on residential amenity and contrary to PPS3.

The outcome of the vote: For 13, Against 0, Abstention 1. The proposal was carried.

The Committee

Resolved that the officers recommendation on LA11/2016/0326/F is not accepted on the grounds of residential amenity on lack of parking.

LA11/2017/0065/F – Change of use from family house to house in multiple occupation (10 bedrooms), 30 Lawrence Hill, Derry, BT48 7NJ

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on 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.

Ms Kay McGinn addressed the Committee with objections to the approval.

Discussion ensued after which a Member of the SDLP grouping moved, seconded by a Member of the Sinn Fein grouping not to accept the recommendation to approve planning permission due to pre-existing car parking problem that impacted the area.

The outcome of the vote: For 13, Against 0, Abstentions 1. The proposal was carried.

The Committee

Resolved that the officers recommendation on LA11/2017/0065/F is not accepted on the grounds of residential amenity and lack of parking.

J/2010/0481/F – Planning permission to erect six wind turbines with an overall height from ground to blade tip of 111m, 33kv substation and compound, construction of internal site tracks and associated works and ancillary works, access points on the Glenmornan Road and the relocation of the temporary turbine supply compound – FEI AMENDED PROPOSAL – includes the relocation of internal access tracks, reduction in turbine numbers from nine to six and the relocation of two turbines at Townland of Craignagapple approx. 650m west of Legalougha Bridge and approx. 200m east of Owenmore Bridge 8.5km east of Strabane

The above planning application was deferred for decision and would be presented at a future meeting

LA11/2015/0110/F – Remove 3 existing glazing panels and install an ATM through the shop front left hand window pane. The original glazing panel will be replaced with a new black laminate infill panel incorporating the ATM fascia, the remaining glazed panels will be replaced with frosted glass at 113 Melmount Road, Sion Mills.

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on the background to the application was provided and based on material consideration and in line with Planning Policy it was recommended to refuse planning permission.

Discussion ensued after which a Member of the SDLP grouping moved, seconded by a Member of the DUP grouping to support the Planning Officer's recommendation to refuse planning permission.

The outcome of the vote; For 11, Against 0, Abstentions 3. The proposal was carried.

The Committee

Resolved that planning application LA11/2015/0110/F be refused planning permission for reasons as outlined within the report.

LA11/2016/0649/O – New dwelling (ridge height 7.5m) and domestic garage at Lands between No 11 & 13 Berryhill Road, Ballymagorry, Strabane

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on the background to the application was provided and based on material consideration and in line with Planning Policy it was recommended to refuse planning permission.

Ms Aisling Devine addressed the Committee in objection to the refusal.

Discussion ensued after which a Member of the Sinn Fein grouping moved, seconded by a Member of the DUP grouping to overturn the recommendation by Officers on the grounds that Members had a different interpretation of application CTY8 (PPS21).

The outcome of the vote; For 13, Against 0, Abstentions 1. The proposal was carried.

The Committee

Resolved that the Planning Officers recommendation on LA11/2016/0649/O is not accepted as Members had a different interpretation of CTY8 of PPS21

and the proposal does represent infill and meets CTY8 and CTY1 of PPS21.

LA11/2016/0541/O – Infill dwelling on lands between 34 & 32 Letterkenny Road, Derry

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on the background to the application was provided and based on material consideration and in line with Planning Policy it was recommended to refuse planning permission.

Ms Carol McIlvar (Agent) addressed the Committee in support of the application.

A Member of the DUP grouping stated that whilst she acknowledged the Planning Officers professional opinion it was felt that the application should be categorized as an infill site and therefore would meet Policy CTY8 of PPS21.

A Member of the DUP grouping moved, seconded by a Member of the Sinn Fein grouping to overturn the recommendation by Officers and for planning permission to be granted.

The outcome of the vote; For 12, Against 0, Abstentions 2. The proposal was carried.

The Committee

Resolved that the Officers recommendation on LA11/2016/0541/O is not accepted as Members had a different interpretation of CTY8 of PPS21 and the proposal does represent infill and meets CTY8 and CTY1 of PPS21.

LA11/2016/1006/O – Dwelling on lands adjacent to 177A Glenshane Road, Londonderry

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on the

background to the application was provided and based on material consideration and in line with Planning Policy it was recommended to refuse planning permission.

A Member of the DUP grouping stated that she had found the site visit helpful and could see no reason why the permission had been refused as the site had a cluster of dwellings.

A Member of the Sinn Fein grouping stated that after attending the site visit she found the area on the application difficult to determine. She added that if the recommendations by the Officers was overturned a precedent would be set.

The Head of Planning advised Members tha the policy required all the tests of CTY2A to be met.

A lengthy discussion ensued after which a Member of the DUP grouping moved, seconded by a Member of the Sinn Fein grouping to overturn the recommendation by Officers on the basis that it was part of the consolidation of the existing cluster.

The outcome of the vote; For 6, Against 4, Abstentions 4. The proposal was carried.

The Committee

Resolved that the Officer's recommendation on LA11/2016/1006/O is not accepted on the grounds that the application met the criteria of consolidation of the existing cluster.

LA11/2016/0869/F – Retention of temporary marketing Suite for Taggart Homes major housing development site, Crescent Link (removal after 3 year period)

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on the background to the application was provided and based on material consideration and in line with Planning Policy it was recommended to refuse planning permission.

Mr Matt Kennedy (Agent) addressed the Committee in support of the application.

The Principal Planning Officer clarified an issue regarding temporary conditions, retrospective issues and vacancy issues and referred to the GDO with regards to temporary buildings.

Discussion ensued after which a Member of the Sinn Fein grouping moved, seconded by a Member of the SDLP grouping to support the Planning Officer's recommendation to refuse planning permission.

The outcome of the vote; For 6, Against 2, Abstentions 5. The proposal was carried.

The Committee

Resolved that the recommendation to refuse planning application LA11/2016/0869/F be supported for reasons as outlined within the report.

NEW APPLICATIONS

A/2011/0516/F – To develop a microhydro electricity generating renewable energy system (5kw) on the adjoining stream on the outskirts of Park, Claudy. Electricity generated will be exported to the grid at Turbine house 50m north west of 10 Altinure Road, Park, Claudy. Intake structure 330m south east of Turbine House

The above planning application was deferred for decision and would be presented at a future meeting.

LA11/2015/0651/F – Construction of a 2 No. turbine extension to the existing Monnaboy Wind farm (consented under planning reg. ref A/2009/0868/F), each turbine will have a hub height not exceeding 80m and blade diameter not exceeding 82.4m associated access tracks, underground cabling, temporary construction compound, associated works and use of the existing passing bays along the Monnaboy Road and the Dunlade Road at Monnaboy Wind Farm on land located east of 62 Monnaboy Road, Greysteel, Co Londonderry.

The above planning application was deferred for decision and would be presented at a future meeting

LA11/2015/0362/F – Retention of 9 no detached dwellings at former sites 16-29 Glenview Manor, Strabane

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on 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.

A Member of the Sinn Fein grouping moved, seconded by a Member of the SDLP grouping to support the Planning Officer's recommendation to approve planning permission.

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

The Committee

Resolved to support the recommendation to approve planning application LA11/2015/0362/F subject to the conditions as outlined within the report.

LA11/2016/1022/F – Application for erection of 16 No. dwellings (Change of House Types) comprising of 4 No. semi-detached gable units and 12 No semi-detached units from previous 2 No. semi-detached, 2 No. terrace of three units and 1 No. terrace of 6 units (amended house type) at Lands adjacent to No 78 Copperthorpe, off Fincarin Road, Waterside within designated housing zone H25 and comprising partial built Phase 3 Copperthorpe development

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on 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.

A Member of the SDLP grouping moved, seconded by a Member of the DUP grouping to support the Planning Officer's recommendation to approve planning permission.

The outcome of the vote; For 9, Against 0, Abstentions 1. The proposal was carried.

The Committee

Resolved that that recommendation to approve application LA11/2016/1022/F be supported subject to the conditions as outlined within the report.

J/2014/0248/F – Proposed domestic dwelling on lands 35m north east of 31 Barron Road, Donemana, Strabane

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on the background to the application was provided and based on material consideration and in line with Planning Policy it was recommended to refuse planning permission.

Mr Tom Buchanan (MLA) addressed the committee in support of the application.

A Member of the SDLP grouping proposed, seconded by a Member of the Sinn Fein grouping that the recommendation be deferred to allow further consultation with the Environmental Health Section to ascertain if mitigating measures could be considered regarding noise management.

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

The Committee

Resolved that planning application LA11/2014/0248/F be deferred to allow for further consultation with the Environmental Health Section regarding noise management. The application would be presented at a future Committee Meeting.

LA11/2015/0689/F – Replacement 2 storey house and attached domestic garage at 71 Meendamp Road, Altshane, Dunamanagh

The above application was withdrawn by the applicant.

LA11/2016/0355/F & LA11/2016/0363/LBC – Change of use of 1st and second floor vacant museum space to create six apartments and all associated works at Unit 5, Waterside Centre, 23 Glendermott Road, Londonderry

The Planning Officer presented the above planning applications details of which had been previously circulated to Members. An update on 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.

Alderman McClintock expressed a declaration of interest with the above application.

The Chair welcomed the creation of additional housing as the enhancement of the local communities were key priorities of Council's Community Plan and the Local Development Plan.

A Member of the Sinn Fein grouping proposed, seconded by a Member of the DUP grouping 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 (a) LA11/2016/0355/F and (b) LA11/2016/0363/LBC be approved planning permission subject to the conditions outlined in the report.

LA11/2016/0482/O – Proposed site for dwelling and domestic garage. Dwelling/site within existing established cluster on lands adjacent to No. 74 Clooney Road, Campsie, Derry, BT47 3PB

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on the

background to the application was provided and based on material consideration and in line with Planning Policy it was recommended to refuse planning permission.

The Lead Legal Services Officer advised Members with regard to the industrial zoning in DAP 2011.

Discussion ensued after which a Member of the Sinn Fein grouping moved, seconded by a Member of the SDLP grouping to uphold the recommendation to refuse planning permission as the development would result in the loss of zoned industrial land designated in that area.

The outcome of the vote: For 6, Against 1, Abstentions 3. The proposal was carried.

The Committee

Resolved that planning application LA11/2016/0482/F be refused planning permission for reasons as outlined within the report.

LA11/2016/0988/F – Demolition of existing dwelling and erection of 3 detached dwellings and associated site works. Dwellings single storey to front and 2 storey to rear on lands at 7 Prehen Park, L’Derry

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on the background to the application was provided and based on material consideration and in line with Planning Policy it was recommended to refuse planning permission.

The Principal Planning Officer advised that a request had been made in the late representation to amend the scheme. However, no plans or details had been submitted for assessment.

Discussion ensued after which a Member of the Sinn Fein grouping moved, seconded by a Member of the SDLP grouping to accept the recommendation to refuse planning permission as per the reasons outlined in the Officer’s report.

The outcome of the vote: For 9, Against 0, Abstentions 1. The proposal was carried.

The Committee

Resolved that the recommendation to refuse planning application LA11/2016/0988/F be accepted for reasons as outlined within the report.

LA11/2017/0190/F – Retention of change of use from factory to leisure and community facility and change of use from factory to form extension to same at Glenaden Arena, Units 4 & 6 Altnagelvin Industrial Estate, L’Derry

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on 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.

A Member of the Sinn Fein grouping moved, seconded by a Member of the DUP grouping to accept the recommendation to approve planning permission.

The outcome of the vote: For 9, Against 0, Abstentions 1. The proposal was carried.

The Committee

Resolved that the Planning Officer’s recommendation to approve planning application LA11/2017/0190/F be accepted subject to the conditions as outlined within the report.

LA11/2016/0232/O – Redevelopment of former derelict school house site to provide residential housing development and associated works on Lands between No’s 1 & 7 Fir Road, Ballyarnett, L’Derry

The Planning Officer presented the above planning application details of which had been previously circulated to Members. An update on 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.

A Member of the Sinn Fein grouping moved, seconded by a Member of the SDLP grouping to accept the recommendation to approve planning permission.

The outcome of the vote: For 8, Against 0, Abstentions 1. The proposal was carried.

The Committee

Resolved that the recommendation to approve planning application LA11/2016/0232/O be supported subject to the conditions as outlined within the report.

P129/17 Consultation from DFI in relation to Planning Application LA10/2015/0292/F – Doraville Wind Farm west of Draperstown/north of Broughderg adjacent to B47

The Principal Planning Officer (Acting) presented the above report details of which had been previously circulated to members. The purpose of the report was to appraise Members of the receipt of a consultation letter from the Department for Infrastructure (DFI) to DCSDC dated 7 August 2017.

The purpose of the letter was to consult the Council regarding an amended application and Further Environmental Information from SSE Renewables Developments (UK) Ltd for the erection of 33 wind turbines located in the Fermanagh and Omagh Council area. It was recommended that Council note the contents of the draft letter and agree for a response to be forwarded to DFI. Members were advised of an email received on 5 September 2017 from a Member of the Sinn Fein grouping which had been circulated to Members.

A Member of the Sinn Fein grouping stated that the change in tip height from 140m to 149m metres would have a significant impact on

the Sperrins. He referred to a previous item on the agenda where the installation of five small turbines had made it practically sterile.

The Chair stated that the letter to DfI should reflect the comments contained in the email. He also stated that the section of the draft response was unacceptable particularly in light of the recent weather events in the area:

'Derry City and Strabane District Council note that the visual impact of the Wind Farm from Glenelly Road is minimal, however, the visual impact of the Wind Farm would increase to the north of Glenelly Road on rising land towards the more mountainous areas.'

He reported that the Glenelly Valley had been devastated by the recent flooding and it was not a stable landscape for this type of industrialisation. He also stated that LCA29, The Sperrins would be impacted as projects by Environment and Regeneration were coming through in conjunction with the Countryside and Access Officer regarding mountain walkways. He further stated that the recent flooding had caused loss of farms, roads, infrastructure and livestock in this highly sensitive area.

He added that there had been considerable opposition to the plans and a previous consultation response objecting to the proposal in the previous Strabane Council had been submitted last year which should be fully supported as there could be shadow flicker impacts on local properties.

The Committee

Recommended that the draft response to DFI Strategic Planning Division be amended to reflect comments raised by Members.

Open for Information

P130/17 Appeals Update

The Principal Planning Officer presented the above report a copy of which had been previously circulated to Members. She advised that the purpose of the report was to appraise Members on Planning

Appeals currently in the system. A background table was provided showing the current status of any live appeals and any decisions made since the previous month.

The Committee

Recommended that Members note the update on the appeals.

P131/17 Cross-boundary issues for the LDP: Sperrins Forum

The Principal Planning Officer presented the above report details of which had been previously circulated to Members. The purpose of the report was to advise Members that a Discussion Paper had been received from Mid Ulster District Council regarding cross-boundary issues (mainly within Sperrin AONB) to be considered in the respective Local Development Plans (LDPs). The second meeting of the Sperrins Forum, to discuss such issues will take place on Thursday 21st September 2017 in Magherafelt and 2 – 3 Councillors and Officials are invited to attend.

Discussion ensued after which it was agreed that Councillor's McGuire and Boyle would represent Council on the Sperrins Forum together with the Head of Planning.

The Committee

Recommended that Council considers the above report and Councillor's McGuire and Boyle together with the Head of Planning would represent Council on the Sperrins Forum and attend the event on 21st September 2017 in Magherafelt

P132/17 NI Planning Statistics 2016/17 – Development Management Performance Update

The Head of Planning presented the above report a copy of which was previously circulated to Members. The purpose of the report was to advise Members that on 29 June 2017, the Department for Infrastructure Northern Ireland Planning Statistics – 2016/17 Annual

Statistical Bulletin was released and can be accessed at the following link:

<https://www.infrastructure-ni.gov.uk/publications/northern-ireland-planning-statistics-april-2016-march-2017>

The Committee

Recommended that Council notes for information the above report

P133/17 List of Decisions Issued – July & August 2017

The above report was presented for information to Members.

A Member of the SDLP grouping referred to planning application LA11/2017/0598/F wherein an objection had been submitted and queried if the application would be brought back to Committee for consideration. The Head of Planning clarified that a minimum of five objections was required in order for the application to be returned to Committee for decision.

The Committee

Recommended that Council notes for information the List of Decision issued during the months of July and August 2017

The Meeting ended at 9.10pm

Signed: _____
Chairperson

Date: _____