

Derry City and Strabane District Council

Open Minutes of Planning Committee Meeting held in the Chamber, Council Offices, Strabane on Wednesday 20 December 2017 at 2.00pm.

Present:- Councillor D Kelly (Chairperson); Councillor's Hassan, Jackson, Logue, McGuire, Boyle, Gardiner and Hastings.

In Attendance:- Director of Environment & Regeneration (Mrs K Phillips), Development Officer (Mr E Molloy) Principal Planning Officer (Mrs A McNee), Lead Legal Services Officer (Mr P Kingston), Planning Officer (Ms S Barrett).

Planning Administrator (Mrs C Corry), Committee Services Assistant (Mrs J Short).

P08/17 Notice and Summons for Meeting

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

P09/17 Member Attendance and Apologies

The Principal Planning Officer completed the roll call for Member attendance and apologies were received from Aldermen Bresland, McClintock, M Hamilton and Councillor's Dobbins and R McHugh.

Declaration of Members' Interests

There were no declarations of interest.

Open for Decision

P10/17 Chairperson's Business

P11/17 Strabane Area Plan

The Chair advised Members that an update report on the current status of the Strabane Area Plan would be presented at the Planning Committee meeting on 10 January 2017.

P12/17 Invitation to NILGA/ Eye On the Hill ‘Making Planning Work’ Seminar – Shaping our Built Environment: The Role of Councils in Placemaking.

The Principal Planning Officer advised Members of the above Seminar to be held on 30 January 2018, in the Grand Opera House, Belfast.

The Committee

Recommended that if any Member wished to attend the ‘Making Planning Work’ Seminar on 30 January 2018 in Belfast, to confirm their attendance with the Member Services Officer.

P13/17 Planning Application List with Recommendation for Decision

A/2014/0495/F – Construction of manager’s dwelling and 6 No. cottage style apartments in 2 No. blocks with associated landscape works to provide tourism based “fishing end use” on the site, under PPS 16 on lands opposite 52 Lismacrol Road/Glen Shane Road, Crossballycormick, Londonderry

The Chair advised Members that it had been necessary to withdraw the above application due to a point of law that was brought to his attention today. He assured Members that following assessment by the Lead Legal Services Officer, the application would be presented at the next Planning Committee Meeting scheduled to take place on 10 January 2018.

A/2006/0441/O – Site for residential development to include: mix of house types, local community facilities, open space, pedestrian and vehicular access, primary school, drainage and other infrastructure on lands west of Bun Crana Road between Whitehouse Road and Benview Estate, Coshquin (identified as H2 Zone in Derry Area Plan 2011)

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

informed Members that a decision on the application would not be issued until the Section 76 Legal Agreement and A122 Agreements were finalised and signed.

Mr Worthington, (Agent) addressed the Committee in support of the application. He expressed his appreciation to Members for agreeing to hold the Special Meeting to discuss the application. He also expressed his appreciation to Council and Planning Officials for their involvement in reaching this stage of the planning process.

The Chair invited Members to seek points of clarification from Mr Worthington if they so wished.

Councillor Boyle welcomed the application and thanked Mr Worthington for attending the Meeting. He paid tribute to the Planning Officials involved in the progression of the major planning application for the City and District. He acknowledged that there would be challenges ahead and hoped that Council would continue to offer assistance. He however queried measures to be taken to mitigate the risk of flooding, as part of the development was located on the flood plain.

Mr Worthington assured Members that the applicant was aware of the floodplain designation and it is indicated as open space in the low part of the site. The applicant is aware of his responsibilities in relation to watercourses and potential run off and detailed drainage assessments will be submitted with each Reserved matters application.

Mr Worthington clarified for Councillor Gardiner that no discussion had taken place in respect to the external design of the residential development. He agreed to take forward her concerns in relation to wheelchair accessibility and confirmed that all building control standards would be adhered to.

Councillor Boyle further queried the timeline of the phased development. Mr Worthington advised that as stated within the planning report, various aspects of the proposal had still to be progressed and this would incur a time lapse, however it was hoped that the developer could be on site within the next 18 months.

Councillor Hasssan also welcomed the proposal and commended the work of the Council Officials. He said that this was good news for the City and District in terms of regeneration.

Councillor Boyle further referred to current residents and hoped that assurance would be given that the development work would not impose a negative impact on their living standards. He also welcomed the proposal to provide mixed development of social and private housing and the inclusion of educational facilities.

Councillor Hastings also welcomed the application. He referred to when discussions first began in 2002 in relation to the major planning application and commented that although it had been a lengthy process it was pleasing to note that Planning Officials had reached the stage of a recommendation today.

Councillor Gardiner referred to the Ebrington site development wherein a standard of excellence has to be maintained. She requested that a similar watching brief be taken with this proposal in order to ensure a high standard of residential development in line with eco-friendly policies.

Councillor McGuire welcomed the proposal and concurred with previous speakers comments. He also said that it would be remissive not to acknowledge the contribution made by the Head of Planning in this major planning application process.

The Director of Environment and Regeneration assured Members that all comments would be taken on board and Officials would continue to provide an update to Members as the proposal progressed.

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

The Committee

Resolved that planning application A/2006/0441/O be granted planning permission subject to the conditions as outlined within the report and pending finalisation of Section 76 Legal Agreement and A122 Agreements.

P14/17 Seasons Greetings

The Chair wished everyone a Merry Christmas and a Happy New Year.

The Meeting ended at 3.10pm.

Signed: _____
Chairperson

Date: _____