

Derry City and Strabane District Council

Open Minutes of a Special Meeting of the Planning Committee held in the Council Chamber, Derry Road, Strabane on Tuesday 29 May 2018 at 1.30 pm.

Present: - Councillor D Kelly (Chairperson), Aldermen Bresland and McClintock; Councillors Boyle, Hastings, Jackson, Logue, McCauley and McGuire.

In Attendance: - Head of Planning (Ms M Fox), Development Officer (Mr E Molloy, Principal Planning Officer (Mrs A McNee) and Committee Services Assistant (Miss L Bell).

SP13/18 Notice and Summons for Meeting

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

SP14/18 Member Attendance and Apologies

The Head of Planning completed the roll call. Apologies were received from Aldermen Kerrigan, M Hamilton and Councillor R McHugh.

SP15/18 Declarations of Members Interests

There were no declarations of Members' interest.

Open for Decision

Chairperson's Business

SP16/18 Urban Housing Workshop

The Chair reminded Members that an urban housing workshop would take place immediately after the Special Meeting of the Planning Committee.

SP17/18 Successful Year for the Chair

Councillors McGuire, Boyle and Alderman McClintock congratulated and thanked the Chair for the completion of this year as Chair of the Committee, stating that he had put a vast amount of effort into completing the year with fairness and professionalism.

The Chair thanked both Officers and Members for their support during the year and recognised the progress the Committee had made, including attainment of Local Development Plan targets and conclusion of legacy issues.

SP17/18 Planning Application List with recommendation for Decision.

New Applications

LA11/2017/0862/F – Refurbishment, re-use, re-build and extension and change of use of listed buildings, Ebrington Barracks, Derry to create a 152 bedroom hotel, with associated leisure, function, meeting room, restaurant and bar facilities together with ancillary areas with associated site works to facilitate access and servicing etc at Ebrington Barracks- Buildings 63,67,68, 69 & 79. Site approximately 150m south of Browning Drive, Derry BT47 6HN.

The Principal Planning Officer (PPO) presented the above application, a copy of which had been previously circulated to Members. A brief summary of the application was provided. After material consideration and based on planning policy a recommendation was made to approve planning permission, subject to the conditions as outlined within the report.

In response to a query from Councillor Jackson, the PPO advised Members that whilst the temporary car park to the rear of the proposed hotel site would include 150 parking spaces, one way access at the front of hotel should be restricted to disabled users and coach drop offs and servicing should only take place at the side and rear of the hotel. She added that a traffic management plan and servicing plan would be required as a condition of planning permission which would then be agreed with the management of the hotel.

The PPO clarified for the Chair that access would need to be restricted due to the positioning of the Star Fort Wall adjacent and to the rear of the building which is a scheduled monument of regional importance.

The Head of Planning drew Members attention to Figure 13 within the report stating she felt this demonstrated the different types of access which were within the plans. In response to concerns raised by Councillor Boyle, the Head of Planning explained that the concept of a hotel being constructed on the Ebrington site had been anticipated with outline planning permission and development frameworks .The original plans placed the hotel at the rear of the site.

The PPO added that the proposal was acceptable under the Ebrington Development Plan and that Environmental Health has raised no issues

with it. She agreed that noise from events was a management issue but stated she felt that with customer awareness the parking could work well. She also stated that buildings should not be sterilised because of events.

In further response to Councillor Boyle's concerns, the Head of Planning referred to the City Hotel which is situated next to many events and a boutique hotel which had been granted planning permission next to Guildhall Square. She also commented on the mixed-use nature of Ebrington Square which will include office space and the Maritime Museum stating that overall consideration for all these factors are given when organising events.

Councillor Boyle referred to Figure 10 in the application report and commented on how he found it difficult to determine the quality of finish from artist's impressions. In response, the Head of Planning explained that the materials used would correspond well with existing materials within the historic buildings and suggested that a condition could be added to planning permission if granted to ensure this, in terms of brick and cladding. Councillor Boyle agreed with the importance of this and asked that the condition that the materials used marry well with existing materials in the historic buildings be added to planning permission if granted for the application.

Councillor Hastings commented that he was aware of an existing traffic management plan within Ebrington Square which was already very restrictive. He welcomed the fact that the hotel would only be accessed through the Limavady Road and that no access would be provided through Browning Drive. He added he felt the range of materials used within the historic buildings was quite vast and did not foresee problems finding materials to marry with these when constructing the new portion of the buildings. He also welcomed the employment the development would bring to the City.

Alderman McClintock expressed her support for the application, which she felt had been part of the plan for the Ebrington site from the beginning. In response to a query from Alderman McClintock, the PPO clarified that the application should not have a major impact on views from the Limavady Road given that the Officer's mess building would offer screening and that further development which would see the erection of additional buildings was planned for the Ebrington site in the future.

Councillor Jackson gave his support for the application including the condition which Councillor Boyle had suggested to ensure a satisfactory finish. He thanked Officers for their work in progressing the application to this point.

Councillor McGuire stated that he felt the fact that no objections to the application had been received was bizarre when compared to the number of objections received to the recent application to refurbish the old Waterside Railway station. He requested that he be provided an update from Tourism NI on the bed night requirement for the City. The Chair added that he felt this information would be useful for all Committee Members.

Councillor Hastings moved, seconded by Alderman McClintock to approve planning permission, subject to the conditions as outlined within the report and to add a condition to planning permission to ensure that materials utilised in the refurbishment and extension marry with the materials of the existing historic buildings.

The voting was unanimous in support of the application.

The Committee

Resolved (i) that planning application LA11/2017/0862/F be approved planning permission, subject to conditions as outlined within the report. (ii) that a condition be added to planning permission to ensure that sample materials utilised in the refurbishment and extension of the building are agreed with Council's Planning Department in advance of construction.

LA11/2017/0856/LBC – Refurbishment re-use, rebuild and extension and change of use of listed buildings, Ebrington Barracks, Derry to create a 152 bedroom hotel, with associated leisure, function, meeting room, restaurant and bar facilities together with ancillary areas with associated site works to facilitate access and servicing etc at Ebrington Barracks, Site approximately 150m south of Browning Drive, Derry BT47 6HN.

The Planning Officer presented the above application, a copy of which had been previously circulated to Members. A brief summary of the

application was provided and after material consideration and based on relevant planning policy a recommendation was given to grant Listed Building Consent, subject to the conditions as outlined within the report.

Councillor Hastings moved, seconded by Alderman McClintock to grant Listed Building Consent, subject to condition as outlined within the report.

The voting was unanimous in support of the proposal.

The Committee

Resolved that planning application LA11/2017/0856/LBC be granted Listed Building Consent, subject to the conditions as outlined within the report.

The Meeting ended at 2.10 pm.