

Derry City and Strabane District Council

Open Minutes of the Planning Committee Meeting held in the Council Chamber, Derry Road, Strabane on Monday 25 March 2019 at 2.00pm.

Present: - Councillor Robinson (Chairperson), Aldermen Bresland and McClintock, Councillors Hastings, D Kelly, Logue, McGuire, McHugh, McKnight, McLaughlin and Reilly.

In Attendance: - Head of Planning (Ms M Fox), Head of Planning Performance and Improvement (Mr E Molloy), Lead Legal Services Officer (Mr P Kingston), Principal Planning Officers (Mrs A McNee and Mr P McCaughey), Senior Planning Officers (Ms S Barrett, Mr J Spottiswood, Mr C Rodgers and Ms R McMenamain), Business Services Officer (Mrs L McKean), Committee Services Assistants (Mrs J Short & Ms E Bell).

P54/19 Notice and Summons for Meeting

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

P55/19 Member Attendance and Apologies

The Head of Planning completed the roll call. Apologies were received from Alderman Kerrigan and Councillor Dobbins.

P56/19 Declarations of Members' Interests

Councillor Reilly declared a personal and prejudicial interest in application number LA11/2016/0422/O. He stated that he lived adjacent to the location of the application and had been lobbying for improvements for many years.

Open for Decision

Chairperson's Business

P57/19 Late information received

The Head of Planning informed Members that late information had been received. She advised that Members would be allowed time to review this information before discussion of the applications commenced. She detailed the information as follows:

A/2014/0086/F- An email from Mr Taggart, Taggart Design had been received in support of the application. This email included a submission

from Karen McShane, Kevin McShane Ltd Transport Consultants and a request from Mr Taggart for deferral of the application.

A/2008/0236/O – An email from Mr Burke, O'Connor Burke Architecture including a statement in support of this application. The Head of Planning informed Members that Ms L McWilliams, Department for Infrastructure- Roads (DfI Roads) was in attendance and could answer questions on this application.

LA11/2019/0012/F and La11/2018/0929/F- An email and attached letter from Dickson and McNulty Solicitors, on behalf on Mr O'Kane had been received in objection to the application.

In response to a question from Councillor Jackson regarding application A/2014/0086/F, the Head of Planning clarified that only an Elected Member could request deferral of an application.

P58/19 Running Order of Applications

The Chair confirmed the running order for applications during the meeting. He advised that the applications which had indicated speakers would be presented first.

Following a request from Councillor McKnight, the Chair confirmed that application LA11/2018/0841/RM could be presented earlier in the meeting than originally planned.

P59/19 Point of Clarification

The Head of Planning referred to an issue surrounding Hydro schemes raised by Councillor Hastings at a meeting of the Planning Committee held on 6 March 2018.

She clarified that this item had been dealt with in Committee, had followed appropriate planning protocol and had not been delegated.

P60/19 Planning Application List with Recommendation for Decision:

RECONSIDERED APPLICATIONS FOLLOWING SITE VISIT

A/2014/0086/F-Redevelopment of vacant lands for an unattended 24 hour operating filling station (incorporating new canopy, 4 fuel dispensers, new underground fuel tanks, upgraded associated site works and site boundaries plus a "fuel cash and carry" sales building and car wash. (Transport assessment received). Lands adjacent to Rosstown Road and Crescent Link Junction.

The Head of Planning presented the above application, details of which had been previously circulated to Members. She provided a brief

update on the status of the application and advised that further consultation had taken place with DfI Roads on the 10 March 2019. She further advised that after material consideration and in line with planning policy, the Officer's recommendation remained to refuse planning permission for reasons as outlined within the report.

Mr T McIvor, MCI Development addressed the Committee. The main purpose of his address was to seek a deferral of the application from the Committee.

The Chair clarified that proposals of any deferral could only be received from Elected Members of the Planning Committee.

Councillor Jackson reminded Members that the Planning Committee had recognized issues of road safety within the application when it was first presented. He explained that Members' concerns were forwarded for consultation with DfI Roads and after consultation reports from Transport NI had justified these concerns. He stated that whilst he had no issue with a deferral being granted, he would have issue if road safety concerns were ignored.

Mr McIvor responded that whilst he appreciated that Council had safety concerns, he would like the opportunity to fully review all papers associated with the application as he had only recently taken over this application.

Ms McShane, Kevin McShane Ltd Transport Consultants, addressed the Committee in support of the application.

Alderman McClintock expressed she would not support a deferral at this stage. She stated that assumptions had been made that an approval may have been granted had there not been a site visit and highlighted that she felt any petrol station on the site would have significant footfall and would add to the traffic congestion on the road.

Councillor Jackson highlighted the impact the application could have on the likelihood of accidents occurring in the area given that there were already areas of safety concern on the Crescent Link.

In response, Ms McShane explained that only a very small proportion of the cars travelling on the Crescent Link would make the right hand turn into the petrol station. She advised the modelling example which she had carried out had indicated that the application would have little

impact on the risk of accidents in the area.

In response to a question from Councillor D Kelly, Ms McShane advised that there would be no retail unit on the site and that fuel sales for coal would be scaled back.

Councillor McGuire advised that no agents are allowed at site meetings.

In response to a question from Councillor D Kelly, Ms McWilliams (DfI Roads) advised that a closer look at the intensification of the movement on the turns from the Crescent Link had prompted DfI Roads to change their recommendation for this application. She further advised that the concerns of DfI had not been addressed by the applicant and no design solutions which would address the concerns had been submitted. The Head of Planning highlighted that the applicant had a number of years to submit appropriate design solutions and that none remain unconsidered by DfI Roads.

In response to further questioning from Councillor D Kelly, Ms McWilliams stated she could not comment if the very lengthy late information submission by Ms McShane was misleading. She clarified that the yellow box option outlined was not suitable.

Alderman McClintock voiced concerns that DfI had approved the application at first and highlighted the difficulties faced by Members to accept a changed recommendation.

Councillor Logue concurred with Alderman McClintock's comments and suggested that DfI Roads consider that improvements were needed in the Crescent Link area as a whole.

In response to a question from Councillor Logue, Ms McWilliams commented that development on the Crescent Link had been developer led. She indicated that the land on which the application stood was white land and that the zoned land adjacent to the 2 roundabouts on the Crescent Link would be a more suitable location for a development.

Councillor Jackson moved seconded by Councillor Hastings to refuse planning permission for reasons as outlined within the report.

The outcome of the vote; For 9, Against 0, Abstentions 2. The proposal was carried.

The Committee

Resolved that Planning application A/2014/0086/F be refused planning permission for reasons as outlined within the report.

LA11/2018/0614/O-Site for single storey dwelling at lands adjoining 216 Tamnaherin Road, Derry.

The Head of Planning presented the above application, details of which had been previously circulated to Members. She advised that the application had been returned to the Committee following a vote to move against the Officer's recommendation and approve planning permission at the Committee meeting held on 6 March 2019. She provided an update on the status of the application and informed Members that a site visit had taken place. She further advised that following evaluation of the elements of the application against relevant planning policy the Officer's recommendation remained to refuse planning permission for reasons as outlined within the report.

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

On a point of accuracy, Alderman McClintock stated she had not been in attendance during the site visit.

Councillor McGuire noted no difference in the status of the application since it had been presented to the Committee on 6 March 2019.

Councillor Hastings stated after the site visit, he felt the proposed application fitted in well with the surrounding buildings.

In response to a question from Councillor D Kelly, the Lead Legal Services Officer reminded Members that the Planning Appeals Committee clearly stated that a pathway cannot form part of a linked road frontage. He advised that a further report would be brought to the Committee surrounding this policy.

Councillor McGuire moved, seconded by Councillor Hastings to move

against the Officer's recommendation and approve planning permission, subject to the conditions as outlined within the report.

Voting was as follows; For 10, Against 0, Abstentions 1. The proposal was carried.

The Committee

Resolved that planning application LA11/2018/0614/O be approved planning permission, subject to the conditions as outlined within the report.

NEW APPLICATIONS FOLLOWING SITE VISIT

A/2008/0236/O-Site for residential development at Elagh Road / Buncrana Road.

The Senior Planning Officer presented the above report, a copy of which had been previously circulated to Members. She provided a brief summary of the application and following consideration of the facts against relevant planning policy provided a recommendation to refuse planning permission for reasons as outlined within the report.

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

In response to a question from the Chair, Mr Burke commented that existing houses on Elagh Road would need to be provided access if Elagh Road was closed.

In response to a query from Councillor McKnight, Mr Burke stated that he had not been in contact with 3rd parties in relation to purchasing lands as he assumed these would be purchased under a Compulsory Purchase Order by DfI Roads.

In reply to concerns raised by Councillor Hastings, Ms McWilliams (DfI Roads) confirmed that a consultation event would be hosted by DfI Roads on Wednesday 26 March 2019 in relation to the A2 scheme.

Councillor Hastings re-iterated his concerns that developers were facing continued problems with developments in this area due to issues with

plans for the A2 scheme and questioned when clarity would be provided to them.

In response to questions from Councillor D Kelly, Ms McWilliams clarified that as shown in the May 2018 DfI Roads emerging design, it is intended that Elagh Road will be diverted via Elagh Business Park to be adopted as is Elagh Business Park. This will be subject to public consultation.

In response to a question from Alderman McClintock, the Principal Planning Officer clarified that the Planning Department would not recommend that access be redirected through Elagh Business Park.

The Head of Planning highlighted that the land on which the application was situated was white land which had not been zoned for housing in DAP 2011.

The Senior Planning Officer confirmed that although various meetings had taken place within the last 3 years with 3rd party land owners, no agreement of an alternative access had been reached. Council do not currently have an application for the H1A zoned housing land. She raised further concerns that the diversion through Elagh Business Park may not happen as this would be subject to a separate statutory consultative process through abandonment/stopping up order.

In response to a question from Councillor McLaughlin, Ms McWilliams DfI (Roads) confirmed that, in the absence of the Northern Ireland Assembly, a date for commencement of construction of the A2 cannot be confirmed until the vesting and direction orders are in place and funding is secured.

Councillor McLaughlin commented that she found it difficult to make a decision on this application when all information was not available.

In response to queries from Councillor D Kelly, the Lead Legal Services Officer explained that he was unsure if the applicant would be entitled to compensation from DfI (Roads) if the application was refused planning permission. He clarified that they would not be entitled to compensation from Council.

In response to a query from Councillor Reilly, the Head of Planning commented that it would be inappropriate to recommend a deferral of decision to consider any further information from DfI Roads at the

upcoming consultation event. She explained that details of road scheme in question would take considerable time to address and she could foresee no great change in the planning position within a 3 month period.

Councillor Hastings said that he had difficulty making a decision given the situation.

In order to maintain the integrity of the Committee, Councillor R McHugh proposed to refuse planning permission for reasons as outlined within the report. Councillor McLaughlin seconded the proposal and stated that she felt Council had no other option.

The voting was as follows; For 6, Against 3, Abstention 2. The proposal was carried.

The Committee

Resolved that application A/2008/0236/O be refused planning permission for reasons as outlined within the report.

LA11/2018/0698/O-Proposed erection of dwelling and domestic garage. Adjacent to and SE of 61 Woodend Road, Strabane.

The Senior Planning Officer presented the above planning application, details of which had been previously circulated to Members. He provided an overview of the background to the application and, following material consideration of relevant planning policies including the Development Plan and consultation responses, it was considered that the application had not demonstrated to meet policy requirements and therefore refusal was recommended for reasons as outlined within the report.

The Members received speaking rights from Mr Les Ross, the agent acting on behalf of the applicant. He outlined reasons to approve the application.

Councillor D Kelly expressed the view that the application was not contrary to planning policy as he had visited the site and felt that the proposal would visually link with existing buildings on the farm. He also said that in terms of the farm business, the site was located on the poorest quality land and this made good business sense. He therefore

was not minded to support the Planning Officer's recommendation to refuse planning permission for those reasons.

The Head of Planning referred to Policy CTY10 (criterion c) and reminded Members that the term clustering is defined as a group of buildings associated with the farm and is not third party buildings.

Councillor D Kelly moved, seconded by Councillor Hastings not to accept the Planning Officers' recommendation to refuse planning permission.

The outcome of the vote; For 11, Against 0, Abstention 1. The proposal was carried.

The Committee

Resolved that the recommendation to refuse planning application LA11/2018/0698/O be overturned.

NEW APPLICATIONS

LA11/2019/0012/F-Retrospective change of use of domestic shed to provide Hippotherapy sessions to rear of 14 Cregg Road, Claudy.

The Senior Planning Officer presented the above application, details of which had been previously circulated to Members. She reported that having considered the proposal against the area plan, planning policy and concerns raised by local residents and responses received from consultees, it was considered that the use is unlikely to be detrimental to residential amenity and therefore approval was recommended subject to the conditions set out within the report.

Ms Claire McMonagle, the applicant, addressed the Committee at this stage.

Councillor D Kelly referred to Condition no. 2 listed within the report that referred to the following operational hours of the Hippotherapy sessions (10am – 3pm Wednesday to Friday and 10am to 1pm on Saturday); he stated that this was somewhat restrictive and suggested that consideration be given towards an extension of working hours.

Discussion ensued after which Alderman McClintock moved, seconded

by Councillor McGuire to accept the recommendation with amendment to Condition No. 2 in relation to the extension of working hours to be 10am – 5pm Monday to Friday and 10am – 3pm on Saturday.

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

The Committee

Resolved that planning application LA11/2019/0012/F be approved planning permission subject to the conditions as outlined within the report and amendment to Condition No. 2 in relation to operational hours as follows: 10am – 5pm Monday to Friday and 10am – 3pm on Saturday.

LA11/2018/0929/F-Retention of shed erected to provide a waiting room for parents and therapy equipment store for Hippotherapy service at land to the rear of 14 Cregg Road, Claudy.

The Senior Planning Officer presented the above application, details of which had been previously circulated to Members. She reported that having considered the proposal against the area plan, planning policy and concerns raised by local residents and responses received from consultees, it was considered that the building/use is unlikely to be detrimental to residential amenity and therefore approval was recommended subject to the conditions set out within the report.

Ms Claire McMonagle, the applicant, addressed the Committee at this stage.

Councillor D Kelly referred to Condition no. 2 listed within the report that referred to the following operational hours of the Hippotherapy sessions (10am – 3pm Wednesday to Friday and 10am to 1pm on Saturday); he stated that this was somewhat restrictive and suggested that consideration be given towards an extension of working hours.

Discussion ensued after which Councillor Hastings moved, seconded by Councillor McGuire to accept the recommendation with amendment to Condition No. 2 in relation to the extension of working hours to be 10am – 5pm Monday to Friday and 10am – 3pm on Saturday.

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

The Committee

Resolved that planning application LA11/2018/0929/F be approved planning permission subject to the conditions as outlined within the report and amendment to Condition No. 2 in relation to operational hours as follows: 10am – 5pm Monday to Friday and 10am – 3pm on Saturday.

LA11/2018/1100/F-Alterations and extension (300m²) to the 4th floor to provide an additional 39 bedrooms. The application also includes the retention to live planning approval granted under LA11/2016/0527/F to include the following:

- 1. Retention of change of material to 3rd floor elevations from aluminium cladding to red facing brick and stone.**
- 2. Retention of increase in height of lift shafts to 4th floor.**
- 3. Retention of placement of external plant on 4th floor roof.**
- 4. Material change to fenestration and door positions on ground floor elevations.**

The application also includes for the change of use granted under LA11/2016/0527/F from ground floor & basement retail units (550m²) to bar/restaurant facilities ancillary to the hotel use at 29-35 Strand Road and lands between 61 and 8 Great James Street, Derry.

The Principal 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 having considered the Derry Area Plan 2011, planning policy and SPPS and comments received from consultees, it was recommended to approve the application, subject to the conditions as outlined within the report.

The Members received speaking rights from the applicant Mr Brendan Duddy, who outlined reasons to support the recommendation to approve planning permission.

Councillor D Kelly moved, seconded by Alderman McClintock to support the recommendation.

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

The Committee

Resolved that planning application LA11/2018/1100/F be granted planning approval subject to the conditions as outlined in the report.

LA11/2018/0841/RM-Proposed residential development comprising of 146 no. dwellings; consisting of 10 x 6 Person/4Bed houses, 53 x 5 Person/3 Bed houses, 41 x 3 Person/2Bed houses, 5 x 5Person/3Bed complex needs houses, 18 x 3Person/2Bed duplex apartments, 13 x 2Person/1Bed apartments, 4x 3Person/2Bed complex needs apartments & 2x 2Person/1Bed complex needs apartments at Vacant lands at Galliagh, south of Skeoge Link, north of Lower Galliagh Road and Woodbrook west of no.14 Lower Galliagh Road, Derry.

The Senior Planning Officer presented the above application, details of which had been previously circulated to Members. She provided an overview 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.

Councillor McKnight expressed support of the major application and acknowledged the need for housing throughout the City. She moved, seconded by Councillor Reilly to support the recommendation to approve the application.

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

The Committee

Resolved that planning application LA11/2018/0841/RM be granted

approval subject to the conditions as outlined within the report.

Councillor Reilly declared an interest in the following item and left the meeting at this stage.

LA11/2016/0422/O- New residential neighbourhood, with small convenience retail and professional services, provision of formal and informal open/play spaces, new signalised junction (at Gransha) and associated landscaping and access works at Site Bounded by Clooney Road (to the West) Crescent Link (to the South West) and Rosstown Road (to the East).

Councillors Logue and McKnight left the meeting at this stage.

The Principal Planning Officer presented the above application details of which had been previously been circulated to Members. She gave an overview of the background to the application and, based on material consideration and in line with planning policy, recommended that the application be approved, subject to the conditions as outlined within the report. She also advised Members that a decision on the application would not be issued until the Section 76 Legal Agreement had been finalised and signed.

Mr Mallon representing the applicant South Bank Square, Mr Brian Kelly, agent and Mr Sean Foy, Aitkens Representative addressed the Committee in support of the application.

Councillor Jackson welcomed the application and commended the work of the Planning Officers for reaching this stage of the planning process. He welcomed the provision of open space and play facilities and the new signalised junction (at Gransha) and associated landscaping and access works.

Alderman McClintock reiterated the previous speaker's comments. She added that it was pleasing to note that the proposed development included cycle/pedestrian routes. She referred to the Gransha roundabout and hoped that consideration would also be given towards associated infrastructure to alleviate the traffic congestion.

Councillor McLaughlin welcomed the major housing application. She said it was a significant investment for the Waterside area and an exciting development opportunity.

Discussion ensued after which Councillor Hastings moved, seconded by Councillor Jackson to support the recommendation to approve planning permission. The Lead Legal Services Officer asked that members delegate to officers the authority to finalise the section 76 Agreement and the precise wording of the conditions

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

The Committee

Resolved that planning application LA11/2016/0422/O be approved subject to the conditions as outlined in the report and that the finalisation of the section 76 agreement and wording of conditions be delegated to officers

Councillor Reilly returned to the meeting.

J/2013/0183/F-The proposed development consists of a single wind turbine extension to the operational Church Hill Wind Farm (J/2005/0358/F). The proposal includes for the erection of 1 no wind turbine with a base to blade-tip height of 99.5m, a wind turbine transformer located internally or underground, a turbine hardstand, the upgrade of an existing access track and construction of a section of new access track, drainage management measures, underground communication and electrical cables linking the proposed turbine with the operational Church Hill Wind Farm, and all associated works and ancillary developments at Meenamullan Townland, Church Hill, Killeter, Strabane.

The Principal Planning Officer presented the above application details of which had been previously circulated to Members. She outlined to Members 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 McGuire referred to the statement from the Northern Ireland Tourist Board (NITB) wherein it clarified that the NITB had begun to monitor the attitudes of visitors to wind farms in NI but as yet the visual impact on visitor perception, enjoyment and visitor number is, as yet

undetermined. He said that he was of the opinion that such a statement was open to interpretation and was subjective.

He also referred to the consultee response from Arqiva which stated that the development would not have an adverse effect on operations of BBC and ITV's transmission network or the integrity of Broadband links. He stated however that residents were experiencing technical issues with the Republic of Ireland TV broadcastings (RTE). He requested that a condition be included to mitigate the issue. The PPO clarified that any condition would only be applicable to the operation of the single turbine, subject of this application.

The Senior Planning Officer clarified for Members that no information had been submitted by the applicant in terms of signing of community benefits.

Discussion ensued after which Councillor McGuire moved, seconded by Alderman Bresland that the application be approved subject to the conditions as outlined within the report and that an additional condition be included in relation to mitigating measures regarding TV interference.

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

The Committee

Resolved that planning application J/2013/0183/F be approved planning permission subject to the conditions as outlined within the report and the inclusion of an additional condition in relation to mitigating measures regarding TV broadcasting interference.

LA11/2018/0558/O-Proposed site for a dwelling. Approximately 60m NW of 58 Carnareagh Road, Claudy.

The Senior Planning Officer presented the above application details of which had been previously circulated to Members. He provided a brief overview of the background to the application and, based on material

consideration and in line with planning policy, recommended a refusal for reasons as outlined within the report.

Councillor D Kelly expressed the view that he would not be minded to agree with the recommendation to refuse planning permission on this occasion. He referred to the fact that this was a family business and that a family member was returning to the farm holding and this had to be welcomed.

Councillor McGuire moved, seconded by Councillor D Kelly not to accept the recommendation to refuse planning permission.

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

The Committee

Resolved that recommendation to refuse planning application LA11/2018/0558/O be overturned and presented at the next Committee Meeting for further consideration.

LA11/2018/0702/F- Street environmental improvement works including footpath widening and upgrade comprising natural stone paving and kerbing. Street tree planting, bespoke designed bollards and street lighting upgrade. The redevelopment of Society Street car parking to create a new urban park, with tree and shrub planting seating, a grassed area and associated feature lighting. The establishment of new pedestrian access connecting Palace Street and Bishop Street car parking, through lands adjoining St. Augustine's Church Hall, Palace Street, Society Street, Magazine Street, Magazine Street Upper, Union Hall Place, Bank Place, Linenhall Street, Society Street Car Park and land adjoining St Augustine's Church Hall, Derry/Londonderry.

The Principal Planning Officer presented the above report, 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, recommended an approval subject to the conditions as outlined within the report.

Councillor Hastings moved, seconded by Alderman McClintock to support the recommendation as outlined.

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

The Committee

Resolved that planning application LA11/2018/0702/F be approved planning permission subject to the conditions as outlined in the report.

Councillor Reilly left the meeting at this stage.

LA11/2018/0187/RM- Proposed new fresh fruit and vegetable processing and distribution facility/premises, together with associated ancillary accommodation, parking and site works. Lands opposite 613 Baranailt Road, Claudy, Co. Derry.

The Senior Planning Officer presented the above report, details of which had been previously circulated to Members. She gave an 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 in the report.

Councillor Hastings moved, seconded by Alderman McClintock 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 LA11/2018/0187/RM be approved planning permission subject to the conditions as outlined in the report.

LA11/2018/1150/A- 1 no. free standing advertising sign at 45 degree angle to the road and 1 no. wall mounted advertising sign on the buildings front elevation. Diamond Centre Baranailt Rd, Claudy.

The Senior Planning Officer presented the above application, details of which had been previously circulated to Members. He gave 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.

Alderman McClintock moved, seconded by Councillor Hastings 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 LA11/2018/1150/A be approved planning permission subject to the conditions as outlined in the report.

LA11/2018/0828/F- Change of use from a house of multiple occupation to five self-contained one bedroom apartments. 88 Beechwood Avenue, Derry

The Senior Planning Officer presented the above application, details of which had been previously circulated to Members. He provided an overview of 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 in the report.

Councillor Jackson moved, seconded by Alderman McClintock to support the recommendation as outlined.

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

The Committee

Resolved that planning application LA11/2018/0828/F be approved planning permission subject to the conditions as outlined within the report.

LA11/2018/0667/F-Change of use from dwelling to provide 4 no self-contained one bed flats, and erection of 3 storey extension to same to provide 3 no self-contained one bed flats (7 units in total). 60 Northland Road, Derry.

The Senior Planning Officer presented the above application, details of which had been previously circulated to Members. He provided an overview of 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 in the report.

Councillor Jackson moved, seconded by Alderman McClintock to support the recommendation as outlined.

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

The Committee

Resolved that planning application LA11/2018/0667/F be approved planning permission subject to the conditions as outlined within the report.

LA11/2018/0646/LBC- Change of use from dwelling to provide 4 no self-contained one bed flats, and erection of 3 storey extension to same to provide 3 no self-contained one bed flats (7 units in total). 60 Northland Road, Derry.

The Senior Planning Officer presented the above application, details of which had been previously circulated to Members. He provided an overview of 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 in the report.

Councillor Jackson moved, seconded by Alderman McClintock to support the recommendation as outlined.

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

The Committee

Resolved that planning application LA11/2018/0646/LBC be approved planning permission subject to the conditions as outlined within the report.

LA11/2018/0711/F- Renovation of existing 9 no. self-contained 1 bed flats and demolition of existing rear returns. 3 storey rear extensions to provide an additional 6 no. self-contained 1 bedroom flats (14 units in total). 56 and 58 Northland Road, Derry.

The Senior Planning Officer presented the above application, details of which had been previously circulated to Members. He provided an overview of 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 in the report.

Councillor Jackson moved, seconded by Alderman McClintock to support the recommendation as outlined.

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

The Committee

Resolved that planning application LA11/2018/0711/F be approved planning permission subject to the conditions as outlined within the report.

LA11/2018/0712/LBC - Renovation of existing 9 no. self-contained 1 bed flats and demolition of existing rear returns. 3 storey rear extensions to provide an additional 6 no. self-contained 1 bedroom flats (14 units in total). 56 and 58 Northland Road, Derry.

The Senior Planning Officer presented the above application, details of which had been previously circulated to Members. He provided an overview of 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 in the report.

Councillor Jackson moved, seconded by Alderman McClintock to support the recommendation as outlined.

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

The Committee

Resolved that planning application LA11/2018/0712/LBC be approved planning permission subject to the conditions as outlined within the report.

LA11/2017/0870/F-Retention of 16 no semi-detached dwellings and one detached dwelling at 4, 5, 6, 7, 8, 9, 28, 29, 30, 31, 32, 33, 34, 45, 36, 37 & 38 Glenview Manor, Strabane.

The Senior 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 that approval be granted subject to the conditions as outlined in the report.

Discussion ensued after which Councillor D Kelly moved, seconded by Councillor McGuire to accept the recommendation to approve the above application.

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

The Committee

Resolved that planning application LA11/2017/0870/F be approved planning permission subject to the conditions as outlined in the report.

LA11/2018/0969/F -St Columb's Road Pedestrian Access and Public Realm. The re-development of existing open space to form a public realm pedestrian entrance to Ebrington site, off St Columb's Road. The development will involve construction of a high quality hard and soft landscaped space at Site immediately west of Building 104, Former Ebrington Barracks site, Limavady Road, Derry~Londonderry.

The Senior Planning Officer presented the above application, details of which had been previously presented 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 in the report.

Councillor McLaughlin moved, seconded by Alderman McClintock to support the recommendation as outlined.

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

The Committee

Resolved that planning application LA11/2018/0969/F be granted planning permission subject to the conditions as outlined in the report.

Councillor McLaughlin left the meeting at this stage.

P61/19 LDP (Local Development Plan) Project Workplan Update

The Principal Planning Officer presented the above report, a copy of which had been previously circulated to Members. He advised that the purpose of the report was to update Members on the current situation with the preparation of the Council's Local Development Plan (LDP 2032) and to get Members' agreement to the proposed Workplan for the remainder of Stage 2a, including conclusion of the series of Local Development Plan Discussion Meetings.

The Head of Planning Performance and Improvement clarified for Members that the intention was to present the LDP draft Plan Strategy at Council meeting in September 2019 and for publication in October 2019.

Councillor Hastings moved, seconded by Councillor D Kelly to agree on the recommendation as outlined within the report.

The Committee

Recommended that Council agree to the proposed revised Stage 2a workplan, particularly to commit to completing the schedule of LDP Discussion Meetings after the PURDAH period, plus Special Meetings of the Planning (LDP) Committee – if deemed necessary , up to finalisation of the draft LDP Plan Strategy (dPS).

P62/19 Confirmation of Tree Preservation Order at 66 Culmore Road, Derry.

The Principal Planning Officer presented the above report, a copy of which had been previously circulated to Members. He advised that the purpose of the report was to seek Members' agreement to confirm a Provisional Tree Preservation Order with Modifications on lands at 66 Culmore Road, Derry.

Councillor D Kelly asked if this matter needed to come before Committee and perhaps could be dealt with under the delegated scheme. The Head of Planning Performance and Improvement undertook to review this and bring an amendment to the scheme to a future meeting for consideration if necessary.

Councillor Hastings moved, seconded by Councillor Jackson to agree the recommendation as outlined in the report.

The Committee

Recommended that Council agree to the confirming of the TPO with the stated modifications.

Open for Information

P63/19 Planning 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.

The Committee

Recommended that Council note the update on the appeals.

P64/19 Invitation from Planning Appeals Commission (PAC) to Provide a Public Information Session on the Procedures for Independent Examination for the LDP (Local Development Plan)

The Head of Planning presented the above report, a copy of which had been previously circulated to Members. She advised that the purpose of the report was to update Members on an invitation from the Planning Appeals Commission (PAC) to Council to provide a public

information session within our Council area on the procedures for Independent Examination for the LDP.

The Committee

Recommended that Council notes the PAC's offer of holding a public information session has been accepted in principle and agree to it being held at date close to the publication of the draft Plan Strategy and at a location within our Council Area.

Alderman Bresland left the meeting at this stage.

P65/19 List of Decisions Issued- March 2019

Members noted the list of decisions issues during the month of March 2019.

P66/19 Messages of Appreciation

The Chair referred to it being the final Committee meeting before the pre-election purdah period would begin for the Local Government Elections in May 2019. He thanked the Head of Planning and her Team for their input into the smooth operation of the Committee meetings thus far. He also thanked the Members for their support and wished them well in the Elections.

Councillor Jackson on behalf of his party thanked the Chair for conducting his role in a fair manner. He also thanked the Planning Officer team for their assistance.

Alderman McClintock on behalf of her party echoed the sentiments expressed by the previous speaker. She said that there was a good working relationship between the Members and the Planning Officer team since the transfer of Planning to Council despite the steep learning curve experienced by Members.

Councillor Hastings on behalf of his party also thanked the Chair for the way in which he conducted the meetings. He referred to the high number of planning applications that were processed over the previous four years and said that everyone involved deserved to be congratulated for their achievements.

Councillor D Kelly also added his words of congratulations to the Chair and said that his role as Deputy Chair was made very easy. He said that the Chair was most knowledgeable on planning issues. He agreed with the previous comments that it was a steep learning curve for everyone involved in the process, however it had been an incredible period in terms of the planning business that was progressed. He expressed his appreciation to the Planning Team for the huge amount of work that had been achieved since the transfer of powers to Council in 2015.

The Head of Planning Performance and Improvement thanked the Members for their words of appreciation to the Planning Team. He also expressed appreciation to the Members for their dedication and commitment despite the lengthy meetings that took place. He wished them well in the forthcoming Elections in May 2019.

The Meeting ended at 9.00pm.

Signed: _____

(Chairperson)

Date: _____