

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 22 September 2021 at 10.00am in the Mourne Room, Downshire Estate, Downpatrick and via Microsoft Teams.

Chairperson: Councillor D McAteer
Councillor R Burgess (10.15 -10.30)

In attendance: (Committee Members)

Councillor R Burgess
Councillor C Enright
Councillor L Devlin
Councillor G Hanna
Councillor V Harte
Councillor M Larkin
Councillor D Murphy
Councillor L McEvoy
Councillor H McKee
Councillor G O'Hare
Councillor J Trainor

(Officials)

Mr C Mallon	Director Enterprise Regeneration & Tourism
Mr A McKay	Chief Planning Officer
Mr P Rooney	Principal Planning Officer
Mr A Hay	Principal Planning Officer
Ms M McIlhone	Deputy Principal Planning
Ms L O'Connor	Senior Planning Officer
Ms A McAlarney	Senior Planning Officer (via Teams)
Mr M Keane	Senior Planning Officer (via Teams)
Mr A Davidson	Senior Planning Officer (via Teams)
Mr M McQuiston	Senior Planning Officer (via Teams)
Ms P Manley	Senior Planning Officer (via Teams)
Mr M McCreesh	Administrative Assistant
Mr G McShane	Planning Assistant
Ms N Largey	Legal Advisor
Mr F O Connor	Legal Advisor
Ms C McAteer	Democratic Services Officer
Ms L O'Hare	Democratic Services Officer
Ms P McKeever	Democratic Services Officer (via Teams)

P/080/2021: APOLOGIES AND CHAIRPERSON'S REMARKS

No apologies were received.

P/081/2021: DECLARATIONS OF INTEREST

No declarations of interest were received.

**P/082/2021: DECLARATIONS IN ACCORDANCE WITH PLANNING
COMMITTEE PROTOCOL PARA. 25
– MEMBER TO BE PRESENT FOR ENTIRE ITEM**

- **Item 6 – P/2013/0189/F** – Cllrs. Burgess, Harte, Larkin, Murphy, O’Hare and Trainor can take part in the discussion/decision.

MINUTES FOR CONFIRMATION

**P/083/2021: MINUTES OF PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 25 AUGUST 2021**

Read: Minutes of Planning Committee Meeting held on Wednesday 25 August 2021. **(Copy circulated)**

AGREED: On the proposal of Councillor Hanna seconded by Councillor O’Hare it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 25 August 2021 as a true and accurate record.

FOR DISCUSSION/DECISION

P/084/2021: ADDENDUM LIST

Read: Addendum List of Planning Applications with no representations received or requests for speaking rights – Wednesday 22 September 2021. **(Copy circulated).**

Councillor McAteer advised that Item 7 LA07/2020/0299/F was to be removed from the Addendum List to allow for legal advice from Ms Largey at the Planning Committee Meeting Wednesday 22 September 2021.

AGREED: It was agreed to remove the following Planning Application from the Addendum List to allow for legal advice at the Planning Committee Meeting Wednesday 22 September 2021.

LA07/2020/0299/F - Single storey dwelling - Adj. to 7 Annacloy Road North, Dunnanelly, Downpatrick – **REFUSAL**

AGREED: On the proposal of Councillor Hanna, seconded by Councillor O’Hare, it was agreed to approve the Officer recommendation in respect of the following applications listed on the addendum list for Wednesday 22 September 2021:

Item 12 - LA07/2020/0552/F Erection of a new dwelling (change of

house type from that approved under P/2014/0923/F) with new access arrangements through proposed shared access with No. 115 Greencastle Pier Road Lands adjacent and east of 115 Greencastle Pier Road Kilkeel **APPROVAL**

Item 13 - LA07/2021/0036/F Proposed 2 No. Subterranean Glamping units 240m North West of 35 Carrick Road Warrenpoint BT34 3QR **APPROVAL**

DEVELOPMENT MANAGEMENT - PLANNING APPLICATIONS FOR DETERMINATION

P/085/2021: PLANNING APPLICATIONS (WITH PREVIOUS SITE VISITS)

As Councillor McAteer and Councillor Enright were not present for previous discussions on Planning Application P/2013/0189/F, Councillor McAteer asked for a proposer and seconder to assume the Chair.

Councillor Larkin proposed Councillor Burgess assume the Chair, Councillor Trainor seconded the proposal.

(1) P/2013/0189/F

Location:

100m West of no 15 Drumsesk Road, Rostrevor BT34 3EG

Proposal:

Sports Complex to include 1 no full size pitch, club house, floodlighting and private entrance onto Warrenpoint Road, and all associated site works.

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr Pat Rooney, Principal Planning Officer gave a power point presentation via Teams on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:

In objection:

Gavyn Smyth, Clyde Shanks, presented in objection to the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

In support:

Barry Gray, agent; Malachy McCourt, Club Trustee and Charlie Daly, Club Committee presented in objection to the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Noted:

Councillors Devlin, Enright, Hanna, McAteer, McEvoy and McKee withdrew from discussion/ decision on this application.

Issues Raised:

- There were a number of businesses operating from the farm buildings to the north of the proposed site.
- The applicant advised the club was open to all age groups, clubs and schools in the community.
- The club was not restricted to GAA athletics and organised other events such as the Couch to 5K, sports days and family fun days. There were approximately 1000 members registered.
- There was a distance of approximately 100 – 120 metres between the existing garage on the site and the listed building Amos Vale.
- In response to a comment from a Member that GAA grounds were already in place within an AONB in the District, Mr Rooney replied that each application was different and being located within an AONB did not mean all development should be prevented, however he said care must be taken in the development process and how a development integrated into the surrounding landscape.

Councillor Larkin proposed to issue an approval in respect of Planning Application P/2013/0189/F contrary to officer recommendation on the basis that the development was essential for the survival /growth of the club and the entire community of Rostrevor and he considered the application was an exception to the policy. Councillor Murphy seconded the proposal.

AGREED: **On the proposal of Councillor Larkin, seconded by Councillor Murphy it was agreed to issue an approval in respect of Planning Application P/2013/0189/F contrary to Officer recommendation on the basis that the development was essential for the survival / growth of the club and the entire community of Rostrevor and was an exception to policy.**

Planning Officers to be delegated authority to impose any relevant conditions.

(Councillor Burgess withdrew from the Chair)
(Councillor McAteer assumed the Chair)

(2) LA07/2020/0299/F**Location:**

Adjacent to 7 Annacloy Road North, Dunnanelly, Downpatrick

Proposal:

Single storey dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Mr McKay advised Members Planning Application LA07/2020/0299/F had appeared on the Addendum List by default as there had not been any requests received for speaking rights and he said Ms Largey would provide them with an update from a legal perspective.

Ms Largey said the Officer's report before the Committee did not contain the necessary legal advice and she considered it was important that Members were appropriately updated.

Ms Largey continued, saying commencement was a primary area of concern and the general legal advice on this issue would be to determine what constituted commencement. She said in addition to carrying out a subjective test, an objective test was also required and any works carried out must be in accordance with approved plans.

Ms Largey said the works that had been carried out were significantly different to what had been approved and Planning Officers had visited the site recently and still had concerns.

Ms Largey advised that Officers had requested Members defer Planning Application LA07/2020/0299/F until the October 2021 Planning Committee Meeting where a full presentation could take place, Members would be fully apprised from a legal perspective and updated in relation to the Planning Officers recent site visit.

Councillor McAteer asked that Officers update the agent / applicant.

AGREED: On the proposal of Councillor Larkin, seconded by Councillor Hanna it was unanimously agreed to defer Planning Application LA07/2020/0299/F for full presentation at the October Planning Committee Meeting, Members will be fully apprised from a legal perspective and updated in relation to the Planning Officers' recent site visit.

Agent / Applicant to be appropriately updated.

(3) LA07/2020/0964/F

Location:

3 Cedar Heights Bryansford

Proposal:

Replacement dwelling and detached garage (Amended Plans)

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Ms Annette McAlarney, Senior Planning Officer gave a power point presentation via Teams on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:

Mr Barry Hillen, agent presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Issues Raised:

- The overlooking issue had been resolved by glazing and didn't form part of the refusal reason.

- The issue of steps at the front door would be dealt with by Building Control rather than Planning.
- Ms McAlarney said the ridge height was not the sole issue Planning had with the application, the proposed two storey house was totally out of character to the house types in the surrounding area which were split level 1970's type design.
- Mr Hillen said there was a variety of house types in the development, including three storey, one and a half storey and single storey.
- Ms McAlarney said it was important not to cast the net too wide when taking in the context of house design in the development.
- Mr Hillen said it would be possible to reduce the ridge height, however this had not been required by Planning, rather the requirement had been to widen the footprint of the house which he said was not viable as access to the rear was needed.

Councillor Larkin proposed to issue an approval in respect of Planning Application LA07/2020/0964/F contrary to Officer recommendation on the basis that he considered the context should not be limited to the houses on either side but should encompass the entire development. Councillor Hanna seconded the proposal saying there were different types of house design in the area and he did not think the ridge height needed to be altered.

The proposal was put to a vote by way of a show of hands and voting was as follows:

FOR:	8
AGAINST:	1
ABSTENTIONS:	0

The proposal was declared carried.

AGREED: **On the proposal of Councillor Larkin seconded by Councillor Hanna it was agreed to issue an approval in respect of Planning Application LA07/2020/0964/F contrary to Officer recommendation on the basis that it was considered the proposed house design was not out of character with the surrounding area.**

Planning Officers be delegated authority to impose any relevant conditions.

(4) LA07/2020/1881/F

Location:

11 Mountnorris Newcastle

Proposal:

Side extension and first floor extension to dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Ms Annette McAlarney, Senior Planning Officer gave a power point presentation via Teams on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Speaking rights:
(via Teams)**

In support:

Mr Barry Hillen, agent, presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Issues raised:

- The proposed application was a restricted sloping site on a corner plot.
- The existing two car parking spaces were located on the site of the proposed extension; the agent advised it was proposed to provide parking by extending the driveway and siting parking spaces at the far side of the house at a raised level.
- The agent advised the bottom ledge of the velux windows was at 1.7m and all views were upwards resulting in no overlooking towards No. 9 Mountnorris at the rear; he said the rear eaves had only increased by approximately 400mm thereby resulting in minimal impact on the neighbouring property.
- Ms McAlarney acknowledged that whilst the proposed application did not fail any test in terms of overlooking, the issue of concern was the perception of overlooking with seven velux windows and the dominant effect this would have on the amenity space of No. 9 Mountnorris.

AGREED: **On the proposal of Councillor Devlin, seconded by Councillor Larkin it was unanimously agreed to issue a refusal in respect of Planning Application LA07/2020/1881/F as per the information and recommendation contained in the Case Officer Report presented to Committee.**

(5) LA07/2021/0712/O

Location:

Immediately South East of 137 Tullybrannigan Road Newcastle

Proposal:

Infill Site for 2 Dwellings and Garages

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Ms Annette McAlarney, Senior Planning Officer gave a power point presentation via Teams on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Speaking rights:
(via Teams)**

In objection:

Michael and Heather McClelland, presented in objection to the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

In support:

Mr Martin Bailie, agent, and Mr Sean Murray, applicant presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Issues Raised:

- Unauthorised development at No. 133a Tullybrannigan was the subject of an ongoing enforcement investigation and therefore did not form part of Planning considerations.
- Ms McAlarney said the only buildings that had frontage on to the Tullybrannigan Road were Nos. 135, 137 and 139.
- The separation distance between No. 135 and No. 137 Tullybrannigan Road was 96 metres.
- Mr McClelland said he had photographic evidence to support his claim there was no direct access from the shed to the Tullybrannigan Road.
- Ms Largey advised that any development in the countryside should be sustainable and an unauthorised building may end up having to be removed as a consequence of an enforcement action thereby impacting on any assessment undertaken previously.

Councillor McKee proposed to issue a refusal in respect of Planning Application LA07/2021/0712/0 as per the information and recommendation contained in the Case Officer Report presented to Committee. Councillor Devlin seconded the proposal.

The proposal was put to a vote by way of a show of hands and voting was as follows:

FOR:	10
AGAINST:	0
ABSTENTIONS:	1

The proposal was declared carried.

AGREED: **On the proposal of Councillor McKee seconded by Councillor Devlin it was agreed to issue a refusal in respect of Planning Application LA07/2021/0712/0 as per the information and recommendation contained in the Case Officer Report presented to Committee.**

(6) LA07/2020/1854/0

Location:

40m NW of 169 Bryansford Road, Kilcoo

Proposal:

Infill dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Ms Annette McAlarney, Senior Planning Officer gave a power point presentation via Teams on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Speaking rights:
(via Teams)**In support:

Mr Declan Rooney, agent and Mr John McClean, applicant presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Issues raised:

- Ms McAlarney advised the building currently being utilised as a shed to the west of the proposed site was an unauthorised building and therefore had not been considered by Planning.
- Ms McAlarney said the ancillary building located at No. 169 Byransford Road did not count as a separate building and formed part of the frontage of No. 169.
- Members requested clarity on the buildings contained within the maps on the presentation.

AGREED: On the proposal of Councillor Murphy, seconded by Councillor Hanna, it was agreed to defer Planning Application LA07/2020/1854/0 for a site visit to allow Members to assess the site in more detail.

(12.45 – the meeting adjourned)

(12.50 the meeting resumed)

(7) LA07/2020/0730/F**Location:**

Between 32 and 38 Mountain Road, Kilkeel

Proposal:

Proposed Erection of 4 No Terraced Houses

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr Mark Keane, Senior Planning Officer gave a power point presentation via Teams on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Mr Keane advised there was a typing error in the report before the Committee in that the Parking Standards requirement was for 8 spaces and not 9 as outlined in the report.

**Speaking rights:
(via Teams)**In support:

Mr Brendan Starkey, agent presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Issues raised:

- Mr Starkey said there had not been an opportunity to conduct a parking survey, and he considered the one car parking space that was under-provided for in the proposal could be accommodated by on-street parking near-by.
- Mr Keane said there was an issue with on-street parking, the PPS parking provision had not been met and visitor parking had not been considered.
- Councillor Hanna said there was street parking close by and the street was wider at the proposed location.
- Mr Keane said there would be foot paths and visibility splays in place and there was a potential for street parking to block the visibility splays and therefore he considered all car parking provision should be contained within the site.
- Mr Starkey said he considered a parking survey would have clearly demonstrated the surrounding area could accommodate the one parking space shortfall and on street parking was prevalent in the immediate area.
- Mr Starkey said the calculation for car parking spaces for terraced units was 1.75 spaces per unit which amounted to 7 spaces and therefore he considered the application conformed to policy.
- Mr Keane said the lack of car parking was just one issue of concern, there was also the issue of the extent of hardstanding which, he considered would dominate the site and have a negative impact on the character of the street scene.
- Mr Keane said the site was located outside the town centre but within the development limits and although he acknowledged there were historical terraces on one side, this transitioned to lower density detached properties on the other side and he said Planning considered semi-detached properties with front gardens and parking to the side would have been a more appropriate option.
- Mr Starkey said semi-detached houses with gardens to the front and the houses to the rear would not be achievable on the site as there was a flood plain to the back of the site. He said the scheme that had been developed replicated that which had previously been granted planning approval and he said he considered the proposal respected the challenges of the site in terms of the sloping nature of the site and the flood plain to the rear, in addition, he said he considered the proposed application respected the prevailing character of the surrounding area.

Councillor Hanna proposed to overturn Planning Application LA07/2020/0730/F contrary to Officer recommendation citing the following reasons:

- The site had previously been approved for 7 apartments which would have required more car parking spaces than the current proposal.
- The development was sustainable in that the flood plain would be kept contained.
- The visual impact would not be affected and the proposed development would be close to the town centre and was much needed in Kilkeel.

Councillor Hanna proposed the design be amended to include the one car parking space shortfall.

Councillor McKee seconded the proposal.

The proposal was put to a vote by way of a show of hands and voting was as follows:

FOR:	10
AGAINST:	0

ABSTENTIONS: 0

The proposal was declared carried.

- AGREED:** On the proposal of Councillor Hanna seconded by Councillor McKee it was agreed to issue an approval contrary to Officer recommendation on the basis that:
- The site had previously been approved for 7 apartments which would have required more car parking spaces than the current proposal.
 - The development was sustainable in that the flood plain would be kept contained.
 - The visual impact would not be affected and the proposed development would be close to the town centre and was much needed in Kilkeel.
 - The current design be amended to include one extra car parking space
 - Planning Officers be delegated authority to impose any relevant conditions.

(13.20 – the meeting adjourned)

(13.50 – the meeting resumed)

Councillor McAteer advised that Planning Applications LA07/2018/1650/F and LA07/2018/1672/DCA would be heard together.

(8) LA07/2018/1650/F

Location:

29-31 Canal Street Newry BT35 6JB

Proposal:

apartments and attendant site works.

Conclusion and Recommendation from Planning Official

Refusal

Power-point presentation:

Mr Andrew Davidson, Senior Planning Officer gave a power point presentation via Teams on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Speaking rights:
(via Teams)**

In support:

Mr Peter Byrne, agent and Mr Damien Rafferty, applicant presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

(9) LA07/2018/1672/DCA

Location:

29-31 Canal Street Newry BT35 6JB

Proposal:

Demolition of existing public house (closed) and construction of new residential development

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr Andrew Davidson, Senior Planning Officer gave a power point presentation via Teams on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Speaking rights:
(via Teams)**In support:

Mr Peter Byrne, agent and Mr Damien Rafferty, applicant presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Issues raised:

- Councillor Murphy said the building in its current state was very dilapidated, and it was difficult to determine the character of the street as there was a variety of building types e.g. commercial, houses, flats and shops. He asked Mr Davidson what he had meant when he referred to the application site as being a very important site.
- Mr Davidson said Planning considered the application site was a very important one as it was visual, it was within the city centre and within the conservation area.
- Mr Davidson said when he spoke about the character, he was referring to the character of the conservation area and he said one of the guiding principles of the SPPS was if there was an opportunity to enhance the character of an area, that must be utilised. Mr Davidson said there was a clear opportunity to enhance the character of the area
- Mr Davidson said the 3 storey element of the proposed application would result in over development of the site.
- Mr Byrne said everything had been done to keep the proposed application in character with the surrounding area and he said higher buildings were characteristic at junctions.
- Mr Byrne said the building opposite the proposed site was a 3 storey one and the proposed application was 2 ½ storey rather than 3 storey.
- Mr Byrne said the proposal originally included four car parking spaces but after consultation with DfI Roads and Planning, the four car parking spaces had been removed.
- Mr Byrne advised the application had been designed to meet Category 1 Elderly Scheme and HED and DFI Roads had no objections.

Councillor McAteer proposed to defer Planning Applications LA07/2018/1650/F and LA07/2018/1672/DCA for a site visit so Members could assess the site in more detail. Councillor Devlin seconded the proposal.

The proposal was put to a vote by way of a show of hands and voting was as follows:

FOR: 2
AGAINST: 10

ABSTENTIONS: 0

The proposal was declared lost.

Councillor Murphy proposed to issue an approval in respect of Planning Applications LA07/2018/1650/F and LA07/2018/1672/DCA contrary to Officer recommendation on the basis that he considered the proposed application would enhance the character of the area, it would help address the need for housing in the city and there was car parking provision in the vicinity.

Councillor O'Hare seconded the proposal.

Ms Largey advised Members that under 104.11 of the Planning Act there was a statutory requirement upon the Council to have special regard to preserving the character / appearance of conservation areas or where there was an opportunity to enhance its appearance to do so and Members should take this into account when determining the application.

The proposal was put to a vote by way of a show of hands and voting was as follows:

FOR: 10
AGAINST: 0
ABSTENSTONS: 2

The proposal was declared carried.

Mr Davidson advised Members that Planning Application LA07/2018/DCA would be referred to Planning Department, Belfast before it was issued.

AGREED: On the proposal of Councillor Murphy seconded by Councillor O'Hare it was agreed to issue an approval in respect of Planning Applications LA07/2018/1650/F and LA07/2018/1672/DCA contrary to Officer recommendation on the basis the proposed application would enhance the character of the area, it would help address the need for housing in the city and there was car parking provision in the vicinity.

Planning Application LA07/2018/1672/DCA be referred to Planning Department, Belfast before issue.

(10) LA07/2020/1845/F

Location:

36 Newtown Road Camlough Newry Co. Down

Proposal:

Proposed replacement dwelling

Conclusion and Recommendation from Planning

Official:

Refusal

Power-point presentation:

Mr Andrew Davidson, Senior Planning Officer gave a power point presentation via Teams on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Speaking rights:
(via Teams)**

In support:

Mr John Feehan, agent presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Issues raised:

- Mr Davidson said although he accepted the proposed dwelling would be set back from the road, Planning Department considered the proposal would have a visual impact significantly greater than the existing building.
- Councillor Murphy referred to the industrial units that surrounded the proposed site and Mr Davidson’s statement the proposal would be unsympathetic to the special character of the AONB and he asked Mr Davidson to clarify what the character of this particular area was.
- In response, Mr Davidson said the policy was very clear in that it did not refer to other buildings, just the application building and its suitability as a replacement dwelling. He said the issue was the proposal would be significantly greater and would be clearly seen.
- In response to a point raised by Mr Feehan regarding a replacement dwelling located opposite to the proposed application site that had been approved and was significantly greater than the existing building, Mr Davidson said that particular proposal had been approved in 2008 before PPS21 had been introduced and he said that application would not be approved if it was before the Committee now.
- Mr Davidson said the example of a house within one mile of the application site that had been granted approval with a hip roof had not been a replacement dwelling application and it had come before the Planning Committee with a recommendation for refusal.

Councillor Murphy proposed to issue an approval in respect of Planning Application LA07/2020/1845/F contrary to Officer recommendation on the basis that he considered the proposal would be sited in the middle of industrial units and it would enhance the character of the area.

Councillor Hanna seconded the proposal.

The proposal was put to a vote by way of a show of hands and voting was as follows:

FOR:	10
AGAINST:	2
ABSTENTIONS:	0

The proposal was declared carried.

(3.00pm – Councillors Devlin and Councillor McEvoy left the meeting)

FOR NOTING

P/086/2021: HISTORIC ACTION SHEET

Read: Planning historic action sheet. **(Copy circulated)**

In response to queries from Members regarding when it was likely for several Planning Applications that had been on the Action Sheet for some considerable time to come before Committee, Mr McKay said some of the long standing applications were out of their control and that volume of work and priorities also played a part, however he said the applications would be tabled at the Planning Committee Meeting as soon as it was feasible to do so.

Specific reference was made to Planning Application LA07/2017/1261/0 that was noted on the Action Sheet as 'awaiting legal advice', Ms Largey advised Members new information had recently been received from the applicant and this would be picked up on and reported back to Committee.

AGREED: It was unanimously agreed to note the Planning Historic Action Sheet.

P/087/2021: PLANNING COMMITTEE PERFORMANCE REPORT- AUGUST 2021

Read: Planning Committee Performance Report for August 2021.
(Copy circulated)

AGREED: It was unanimously agreed to note the Planning Committee Performance Report August 2021.

P/088/2021: CURRENT APPEALS AND DECISIONS -AUGUST 2021

Read: Planning Appeals and Decisions Report for August 2021.
(Copy circulated)

AGREED: It was unanimously agreed to note the Report on Planning Appeals and Decisions for August 2021.

LOCAL DEVELOPMENT PLAN (CLOSED SESSION)

On the proposal of Councillor Trainor, seconded by Councillor McKee it was agreed to exclude the public and press from the meeting during discussion on the following items:

P/089/2021: LDP: PLANNING POLICY REVIEW - MINERALS

Read: Report dated 22 September 2021 from Mr A McKay, Chief Planning Officer regarding the Local Development Plan – Planning Policy Review – Minerals. **(Copy circulated)**

P/090/2021: LDP: PLANNING POLICY REVIEW - RENEWABLE ENERGY

Read: Report dated 22 September 2021 from Mr A McKay, Chief Planning Officer regarding Local Development Plan – Planning Policy Review – Renewal Energy. **(Copy circulated)**

On the proposal of Councillor McKee seconded by Councillor Trainor it was agreed to come out of closed session.

When the Committee came out of closed session, the Chairman advised the following decisions had been agreed:

P/089/2021: LDP: PLANNING POLICY REVIEW - MINERALS

Agreed: On the proposal of Councillor Enright seconded by Councillor Larkin it was agreed:

- a) To note LDP: Planning Policy Review – Minerals**
- b) Agree the proposed draft planning policies for inclusion within the draft Plan Strategy, and**
- c) Authorise the Development Plan Team to amend the proposed draft planning policies as necessary (ie, subject of further consultation engagement, sustainability appraisal, and any change to overarching regional policy) and report back to Members any substantive changes to proposed policy wording or direction.**

P/090/2021: LDP: PLANNING POLICY REVIEW - RENEWABLE ENERGY

Agreed: On the proposal of Councillor Enright seconded by Councillor Trainor it was agreed:

- a) To note LDP: Planning Policy Review – Renewable Energy**
- b) Agree the proposed draft planning policies for inclusion within the draft Plan Strategy, and**
- c) Authorise the Development Plan Team to amend the proposed draft planning policies as necessary (i.e. subject of further consultation engagement, sustainability appraisal, and any change to overarching regional policy) and report back to Members any substantive changes to proposed policy wording or direction.**

(3.50pm - Councillor Burgess left the meeting)

(4.30pm - Councillors Hanna, Harte and O'Hare left the meeting)

The meeting concluded at 4.50pm

For confirmation at the Planning Committee Meeting to be held on Wednesday 20 October 2021.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**