

LISBURN CITY & CASTLEREAGH DISTRICT COUNCIL

Minutes of Meeting of the Planning Committee held in the Chestnut Room, Lisburn City Council offices, Island Civic Centre, The Island, Lisburn on Monday 13th April 2015 at 6.00 pm

PRESENT:

Alderman M Henderson (Chairman)

The Right Worshipful the Mayor, Councillor T Beckett

Aldermen : Drysdale, Rice

Councillors: Mackin, Poots, John Palmer, Beckett, Butler, Catney

OTHER MEMBERS:

IN ATTENDANCE:

Director of Development and Planning
Area Planning Manager
Principal Planning Officers (RH and LJ)
Senior Planning Officers (MCO'N; RT)
Committee Secretary
Attendance Clerk

Cleaver Fulton & Rankin

Kate McCusker (Legal Advisor)

Commencement of Meeting

The Chairman, Alderman M Henderson, welcomed everyone to this the inaugural meeting of Lisburn & Castlereagh Planning Committee.

Introductions were made by the Chairman and some Housekeeping and Evacuation announcements were made by the Director of Development and Planning.

1. Apologies

Apologies for non-attendance at the Meeting were accepted and recorded on behalf of Councillor M Tolerton.

2. Declarations of Interest

The Chairman sought Declarations of Interest from Members and reminded them to complete the supporting forms which had been left at each desk.

The following Declarations of Interest were made:

- Councillor L Poots declared an interest in Planning Application S/2014/0760/F due to the fact that he had worked with a neighbouring developer regarding the prison and had lobbied regarding the site entrance.

He advised that he would not be taking part in discussion on the application.

- Councillor Catney declared an interest as his brother was a member of the teaching staff at the prison.

3. Minutes of Meeting of Shadow Planning Committee held on 9 March 2014.

It was proposed by Councillor Butler seconded by Alderman Rice and agreed that the Minutes of the Meeting of the Shadow Planning Committee held on 9 March 2015 as adopted by the Shadow Council at the Meeting held on 25 March 2015 be signed.

4. Report of The Director of Development and Planning

It was agreed that the report and recommendations of the Director be adopted, subject to any decisions recorded below:-

4.1 Schedule of Applications:

Councillor Poots left the meeting (6.08 pm)

(Presented by the Senior Planning Officer (MCO'N))

The Chairman reminded Members that they needed to be present for the entire item. If absent for any part of the discussion they would render themselves unable to vote on the application.

4.1.1 Major Planning Application S/2014/0760/F – Maghaberry Prison, Lisburn

The NI Prison Service / NI Prison Service Estate Management have submitted an application for additional cellular accommodation (360 cells) including upgrading sports pitches. There have been two letters of objection received from the same individual as detailed within the Report circulated to Members.

The Committee, having considered the information provided within the Report of the Senior Planning Officer, unanimously agreed to grant the application subject to the following conditions for the reasons stated:

- As required by section 61 of the Planning Act (Northern Ireland) Order 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time limit

- The construction site must be completely screened from Maghaberry ASSI by way of a temporary fence or fabric screen at least 2m in height.

Reason: to ensure there are no adverse impacts on the selection feature of Maghaberry ASSI.

- Construction activities and workers must not enter Maghaberry ASSI beyond the extent of the access corridor during the bird breeding season which runs from the 1st March to 31st August

Reason: to ensure there are no adverse impacts on the selection feature of Maghaberry ASSI.

- There shall be no storage of fuel, spoil or machinery within Maghaberry ASSI or the construction corridor.

Reason: to ensure there are no adverse impacts on the selection feature of Maghaberry ASSI.

- The development hereby permitted shall not become occupied until the upgrade of Maghaberry WWTW has been completed or an acceptable method of sewage disposal has been agreed and approved in writing by the Lisburn & Castlereagh City Council's Planning Office.

Reason: to ensure adequate means of sewage disposal for the development.

Councillor Poots returned to the meeting (6.35 pm)

4.2 Development Management

(Presented by the Area Planning Manager)

Development Management Statistics

Members had been provided with a copy of the Baseline DM Statistics Report which seeks to provide Planning Committee Members with an overview of baseline development management statistics in respect of live planning applications at the point of transfer on 30 March 2015.

The above information was noted and it was further noted that updated figures based using the new categories of development will be provided once data is checked and validated.

In response to questions from Alderman Rice the Area Planning Manager provided an update on how these cases would be progressed and provided clarification on a matter raised by Councillor Poots.

It was proposed by Councillor Catney, seconded by Councillor Butler and agreed that the above information be noted.

Provision of Weekly Lists

(Presented by the Area Planning Manager)

Members had been provided with a copy of the Weekly Lists Report and a copy of the Protocol for the Operation of the Planning Committee both of which seek to outline arrangements for the provision of Weekly Lists going forward.

Issues with the Planning Portal were raised by Alderman Rice and the Area Planning Manager assured that these were being addressed and that in the interim information would be circulated by e-mail.

It was proposed by Councillor Butler, seconded by Alderman Rice and agreed that the above information be noted.

4.3 Enforcement – Baseline Enforcement Statistics

(Presented by the Area Planning Manager)

Members had been provided with a copy of the Baseline Enforcement Statistics Report which seeks to provide Committee Members with an overview of baseline enforcement statistics in respect of live cases as at 1 April 2015.

It was proposed by Alderman Drysdale, seconded by Councillor Mackin and agreed that the above information be noted.

4.4 Development Plan

(Presented by the Principal Planning Manager – Lois Jackson)

With the aid of a visual presentation, Lois Jackson provided an update and outlined the next steps in relation to the production of a Development Plan.

This was followed by a brief question and answer session after which it was proposed by Councillor Butler, seconded by Alderman Rice and agreed that the above information be noted.

4.5 Advertisement Arrangements

(Presented by the Area Planning Manager)

Members were reminded that at the meeting of the Shadow Planning Committee on 9 February 2015 Members were invited to consider advertisement arrangements to be applied after 1 April 2015.

At that meeting the agreed option, in terms of the way forward for advertising, was to reduce existing advertising arrangements to meet the minimum statutory requirements set out in legislation which require the Council to publish a notice of

an application in at least one newspaper circulating in the locality in which the land to which the application relates.

It was outlined that an 'Invitation to Quote' tender process was initiated in line with the Council's procurement procedures and that the Belfast Telegraph was the successful tenderer.

Councillor Mackin and Councillor Palmer requested further information on the tenders which had been received and it was agreed that this matter would best be discussed 'In Committee' at the end of the meeting.

Item (4.9 refers)

4.6 Planning Legislation

(Presented by the Area Planning Manager)

Members had been provided with copies of correspondence which had been received from the Department of the Environment advising that various Commencement Orders, Statutory Rules and Departmental Directions had been made.

It was proposed by Councillor Catney, seconded by Councillor Butler and agreed that the above information be noted.

4.7 Development Management Practice Notes

(Presented by the Area Planning Manager)

Members were advised that a number of Development Management Practice Notes had been produced by the Department of the Environment to guide Planning Officers and relevant users' key elements of the new regime.

Members had also been provided with a link to the Planning Portal Website where the information could be viewed.

It was proposed by Councillor Mackin, seconded by Councillor Catney and agreed that the above information be noted.

4.8 Guidance on Costs Awards in Planning and Related Appeals

(Presented by the Area Planning Manager)

Members were advised that the Planning Act (Northern Ireland) 2011 empowered the Planning Appeals Commission to make orders as to the costs of the parties in planning and related appeals.

Members were provided with a copy of the relevant document which provided guidance as to how the Commission proposes to exercise that power.

Members were reminded that the Guidance had no legal force but was intended to assist those taking part in the appeals process.

In response to a question from The Right Worshipful the Mayor, Councillor R T Beckett, the Legal Advisor, Ms Kate McCusker, advised that the Council could be held liable for costs awarded and outlined possible scenarios.

It was proposed by Councillor Butler, seconded by Councillor Catney and agreed that the above information be noted.

4.9 Item 'In Committee'

Item (4.5 refers).

It was proposed by Councillor Mackin, seconded by Councillor Butler and agreed to go "in committee" to discuss the following item in the absence of the press or public being present:-

Advertisement Arrangements

The Director of Development and Planning outlined the background to the decision taken and the quotation process.

The Area Planning Manager gave some additional information in respect of the quotations received and responded to questions raised by Members on the subject.

Resumption of Normal Business

It was proposed by Councillor Catney, seconded by Alderman Rice and agreed to come out of committee and, on the resumption of normal business, it was noted that the following decision had been taken:-

It was proposed by Councillor Mackin, seconded by Alderman Drysdale and agreed that the information provided within the Officers' Report be noted.

5. Any Other Business

Alderman Rice, Alderman Drysdale and The Right Worshipful the Mayor, Councillor R T Beckett drew attention to some telephony issues which Council Officers undertook to address.

There being no further business, the meeting concluded at 7.20 pm.

CHAIRMAN / MAYOR