

**Minutes of Planning Committee Meeting of Mid Ulster District Council held on Wednesday 9 July 2014 at 7pm, in the Council Offices, Burn Road, Cookstown**

**Present:** Councillor Kearney, Chair  
Councillor Clarke, Vice Chair

**Councillors:** Bateson, Bell, Cuthbertson, Gildernew, Glasgow, McEldowney, McKinney, McPeake, Mallaghan, Mullen, Tony Quinn, Reid, Robinson, J Shiels

**Officers:** Chief Executive  
Clerical Officer

**In Attendance:** Ms Hilda Clements, Principal Planning Officer  
Ms Deirdre McSorley, Area Planning Manager

**P1/14 Apologies**

There were no apologies.

**P2/14 Declarations of Interest**

There were no declarations of interest.

**P3/14 Planning Committee Terms Of Reference For Transitional Period**

The Chief Executive introduced the Terms of Reference and advised members that the Mid Ulster District Council at its meeting on 26 June 2014 established four committees to take forward the work of the Council during the transitional period and that the Terms of Reference for these committees had been set by the Council.

**P4/14 Development Plan Regulations**

The Chairman welcomed Ms Hilda Clements, Principal Planning Officer Western Area Planning Office to the meeting.

Ms Clements gave a presentation to members on The Planning (Local Development Plan) Regulations (NI) 2015.

The regulations are required to implement Part 2 of the Planning Act (Northern Ireland) 2011 to enable the preparation of new local development plans (LDPs) by the new 11 councils. The regulations will ensure that LDPs are delivered in an effective and consistent manner across

Northern Ireland, while minimising the complexity of the preparation process and the regulatory burden on councils. The regulations have been drafted to meet the expectations of the Department and other stakeholders as expressed during the passage of the Planning Act (Northern Ireland) 2011, particularly as regards improved community engagement with the planning system, and greater transparency in the decision making process. The aim is to bring regulations into force by April 2015. The intention is then for councils to prepare their own up-to-date LDPs.

These regulations set out the detail of the new local development plan process and include; The sequence of LDP preparation from creation of a timetable through to adoption by the council; The roles of the council, the Department and independent examiner; Functions post adoption including annual monitoring, review and revision; and Departmental intervention powers and transitional arrangements.

The Chairman thanked Ms Clements for her presentation.

#### **P5/14 Planning Reform Consultation**

The Chairman welcomed Ms Deirdre McSorley, Area Planning Officer Western Area Planning Office to the meeting.

Ms McSorley gave a presentation to members on The Planning Reform and Transfer to Local Government: Proposals for Subordinate Legislation.

The Department of the Environment issued a consultation paper which sets out proposals for subordinate legislation to introduce reforms to the planning system and transfer responsibility for the majority of planning functions to the new district councils in April 2015.

The proposed legislation relates to the following elements of the planning process; local development plans; statements of community involvement; the new three-tier hierarchy of development applications i.e. local, major and regionally significant; revised procedures for managing applications through the system; listed buildings; and the management of council owned land.

Ms McSorley highlighted; proposals for subordinate legislation; statement of community involvement; publicity, consultation and agreement on SCI, new approach to development management, hierarchy of development, pre-application community consultation, pre-determination hearings, schemes of delegation, new development management procedures, publicity arrangements.

The Chairman thanked Ms McSorley for her presentation.

Members expressed concern that a major piece of legislation had to be responded to by the 20 August and stated that although the consultation had been issued in April that the new Shadow Council had not come into effect till the end of May. Members AGREED that a letter should be sent to the Minister asking for a four week extension to the consultation period.

Members AGREED that a further meeting regarding this matter would need to be arranged to allow for proper consideration by Members in advance of sending a response on the consultation. Members also AGREED that if expert help was required that this should be obtained.

The meeting ended at 8.10 p.m.

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Chair

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Date