



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN THE CHAMBER, MOSSLEY MILL ON MONDAY 16 FEBRUARY AT 6.00 PM**

- In the Chair** : Councillor R Kinnear
- Committee Members Present (In Person)** : Aldermen – L Boyle, T Campbell and M Magill
Councillors – J Archibald-Brown, A Bennington, S Cosgrove, H Cushinan, S Flanagan, R Foster, and B Mallon
- Committee Members Present (Remotely)** : Councillor – AM Logue
- Public Speakers** :
- | | |
|------------------------|-----------------------------------|
| Lauren Coulter | In Support (Agent, Item 3.1) |
| Stephen Nicholl | In Objection (Objector, Item 3.2) |
| Sean Metrustry | In Objection (Objector, Item 3.2) |
| Karen Galloway | In Objection (Objector, Item 3.2) |
| Jim McConnell | In Objection (Objector, Item 3.2) |
| Donna Lyle | In Support (Agent, Item 3.2) |
| Christopher McAnearney | In Support (Applicant, Item 3.2) |
| Andrew Bunbury | In Support (Consultant, Item 3.2) |
| Brendan Starkey | In Support (Agent, Item 3.4) |
| Peter Bell | In Support (Applicant, Item 3.4) |
| Jason Martin | In Support (Agent, Item 3.6) |
| Timothy Wilson | In Support (Applicant, Item 3.6) |
| Gemma Jobbling | In Support (Agent, Item 3.7) |
| Mark McMaw | In Support (Applicant Rep, 3.7) |
| Stephen Nicholl | In Support (Supporter, Item 3.8) |
- Officers Present** : Director of Economic Development and Planning - M McAlister
Deputy Director of Planning & Building Control – S Mossman
Borough Lawyer – P Casey
Head of Planning Development Management – B Diamond
Senior Planning Officer – A Wilson
Senior Planning Officer – A Leathem
ICT Project Officer – C Bell
ICT Helpdesk Officer – D Mason
Member Services Officer – L McDonald

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the February Planning Committee Meeting. The Chairperson reminded all present of the protocol for speaking, timeframes accorded and of the audio recording procedures.

The Chairperson advised that Addendum reports relating to Items 3.1, 3.2, 3.4, 3.7, 3.8, the Site Visit report, and had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber, along with documentation containing personal sensitive information in relation to Item 3.6.

The Borough Lawyer and Head of Legal Services reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

1 APOLOGIES

There were no apologies.

2 DECLARATIONS OF INTEREST

Item 3.2 – Councillor Archibald-Brown

Item 3.6 – Councillor Bennington

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2025/0530/F

PROPOSAL: Proposed expansion and redevelopment of existing Balloo Hire business including extension of site to the east, the reconfiguration of existing external storage areas/yard to include the external storage of shipping containers, the demolition of existing buildings, erection of workshop building, wash bays, landscaping, parking, access and ancillary site works.

SITE/LOCATION: Lands incorporating the existing Balloo Hire Centre, including lands the east and to the rear of No. 72 - 76 Nutts Corner Road, Crumlin, BT29 4SJ

APPLICANT: Balloo Hire Ltd

Alicia Leathem, Senior Planning Officer introduced the Planning Report and associated Addendum Report to the Committee and made a recommendation to grant planning permission.

The public speaker addressed the Committee and responded to enquiries from Members as requested –

Lauren Coulter

In Support/Agent

Proposed by Alderman Campbell
Seconded by Councillor Logue that planning permission be granted.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstention, and it was unanimously agreed

that planning permission be granted for the application subject to the Conditions set out in the Planning Addendum Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Having declared an interest in Item 3.2 Councillor Archibald-Brown left the Chamber.

Councillor Cushinan left the Chamber during Item 3.2 and was therefore unable to vote.

ITEM 3.2 APPLICATION NO: LA03/2025/0496/F

PROPOSAL: Erection of Battery Energy Storage System (150MW) including battery enclosures, with 110kV substation with associated transformers, switch house and control room (with photovoltaics (PV) panels to roof), lighting and closed-circuit television (CCTV) columns, boundary fencing, landscaping, installation of water hydrants, and associated ancillary works including the construction of a new access from Lislunnan Road.

SITE/LOCATION: Lands c.40m south and c.130m east of No. 64 Lislunnan Road, c.130m southwest of No. 89A Carncome Road, and c. 60m northeast of No. 56 Lislunnan Road, Kells, Ballymena

APPLICANT: Valor Power

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report and associated Addendum Report to the Committee and made a recommendation to grant planning permission.

The public speakers addressed the Committee and responded to enquiries from Members as requested –

Stephen Nicholl	In Objection
Sean Metrustry	In Objection
Karen Galloway	In Objection
Jim McConnell	In Objection
Donna Lyle	In Support/Agent
Christopher McAnearney	In Support/Applicant
Andrew Bunbury	In Support/Consultant (for questions)

Proposed by Councillor Bennington
Seconded by Councillor Cosgrove that planning permission be granted.

On the proposal being put to the meeting 5 Members voted in favour, 5 against and

0 abstention, as the Chair exercised their casting vote, it was agreed

that planning permission be granted for the application subject to the Conditions set out in the Planning Addendum Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Councillors Archibald-Brown and Cushinan returned to the Chamber.

ITEM 3.3 APPLICATION NO: LA03/2025/0633/F

PROPOSAL: Retention of hairdressing Salon in cabin to the rear of dwelling (Part time use)

SITE/LOCATION: 41 Groggan Road, Randalstown, Antrim, BT41 3JH

APPLICANT: Sonya Mills

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

There were no public speakers to address this item.

Proposed by Councillor Cosgrove

Seconded by Alderman Boyle that planning permission be refused.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstention, it was unanimously agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to Polices SP 1.11 and DM 2 'Economic Development – Countryside' of the Antrim and Newtownabbey Plan Strategy and Paragraph 6.87 of the Strategic Planning Policy Statement in that there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.**
- 2. The proposal is contrary to the policy provisions as set out in Policies SP 2.12, DM 7.1 and DM 7.2 of the Antrim and Newtownabbey Plan Strategy and paragraphs 6.273 and 6.288 of the Strategic Planning Policy Statement in that the retailing element of the development lies outside any designated town centre and it has not been demonstrated that a suitable site does not exist within the town centre of other retailing area.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Magill left the Chamber during Item 3.4.

ITEM 3.4 APPLICATION NO: LA03/2025/0540/F

PROPOSAL: Part-retrospective application for the retention of a workshop building (including ancillary office, storage, and toilet facilities)

and the retention of an extension to existing yard (including a concrete ramp); together with proposed landscaping works comprising an earth bund and new planting, improvements to the existing site access, and all associated works

SITE/LOCATION: Approximately 100m north of No.15 Gallagh Road, Toomebridge, BT41 3QS

APPLICANT: Bell Transport

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report and the associated Addendum Report to the Committee and made a recommendation to refuse planning permission.

The public speaker addressed the Committee and responded to enquiries from Members as requested –

Brendan Starkey

In Support/Agent

Proposed by Councillor Foster

Seconded by Councillor Cushinan that planning permission be deferred for a period of two months to enable the applicant the opportunity to apply to the Council for a Certificate of Lawful Development within five weeks to show that the business did exist and operate at scale on these premises for the required period.

On the proposal being put to the meeting 10 Members voted in favour, 1 against and 0 abstention, it was agreed

that planning permission be deferred for a period of two months to enable the applicant to apply to the Council for a Certificate of Lawful Development to show that the business did exist and operate at scale on these premises.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.5 APPLICATION NO: LA03/2025/0728/O

PROPOSAL: Dwelling and garage

SITE/LOCATION: Site 50m north-east of No. 3 Carmorn Road, Antrim, BT41 3NX

APPLICANT: Gabriel Bateson

Alicia Leahtem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant outline planning permission.

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Councillor Cosgrove that outline planning permission be granted.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstention, it was agreed

that outline planning permission be granted for the application subject to the conditions set out in the Planning Report

ACTION BY: Sharon Mossman, Deputy Director of Planning

Having declared an interest in Item 3.6 Councillor Bennington left the Chamber.

Alderman Boyle left and returned during Item 3.6 and therefore was unable to vote.

Alderman Magill returned to the Chamber during Item 3.6 and therefore could not vote.

ITEM 3.6 APPLICATION NO: LA03/2025/0637/O

PROPOSAL:	Site of proposed dwelling
SITE/LOCATION:	Approx 70m south east of 12 Drumkeeran Road, Antrim
APPLICANT:	Timothy Wilson

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

The undernoted public speakers addressed the Committee and responded to enquiries from Members as requested –

Jason Martin
Timothy Wilson

In Support/Agent
In Support/Applicant

It was proposed by Councillor Flanagan
Seconded by Councillor Foster that planning permission be granted as the policy tests had been demonstrated, genuine hardship would be caused if permission was refused and it had been sufficiently demonstrated that there were no alternatives available to the applicant. This was due to the significant and unique medical conditions outlined by the information made available to Members and by the applicant. Approval was delegated to officers subject to the applicant providing acceptable information within three months to overcome the issue of privacy on the neighbouring dwelling and a suitable risk assessment to demonstrate no significant pollution on the environment.

On the proposal being put to the meeting 6 Members voted in favour, 1 against and 2 abstention,

In favour: Councillors – Archibald-Brown, Cosgrove, Foster, Logue, Mallon and Flanagan

Against: Alderman Campbell

Abstention: Councillors – Cushinan and Kinnear

it was agreed that planning permission be granted as the policy tests had been demonstrated, genuine hardship would be caused if permission was refused and it

had been sufficiently demonstrated that there were no alternatives available to the applicant. This was due to the significant and unique medical conditions outlined by the information made available to Members and by the applicant. Approval was delegated to officers subject to the applicant providing acceptable information within three months to overcome the issue of privacy on the neighbouring dwelling and a suitable risk assessment to demonstrate no significant pollution on the environment.

The reason for the decision contrary to the Officer's recommendation was that the policy tests had been demonstrated, genuine hardship would be caused if permission was refused and it has been sufficiently demonstrated that there are no alternatives available to the applicant. This was due to the significant and unique medical conditions outlined by the information made available to Members and by the applicant. Approval was delegated to officers subject to the applicant providing acceptable information within three months to overcome the issue of privacy on the neighbouring dwelling and a suitable risk assessment to demonstrate no significant pollution on the environment.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Bennington returned to the Chamber.

Councillor Logue left the meeting at Item 3.7.

ITEM 3.7 APPLICATION NO: LA03/2025/0574/F

PROPOSAL:	Retention of extension of servicing yard area (to accommodate storage of shipping containers, concrete aggregate bays and raised concrete hardstanding), retention of lean-to building extension and boundary mesh security fencing
SITE/LOCATION:	37 Mallusk Road, Newtownabbey, BT36 4PP
APPLICANT:	CFM Ltd

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report and the associated Addendum Report to the Committee and made a recommendation to grant planning permission subject to DFI Rivers response.

The undernoted public speaker addressed the Committee and responded to enquiries from Members as requested –

Gemma Jobbling

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Flanagan that planning permission be granted subject to the DFI Rivers response and Conditions be delegated to Officers.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstention, it was unanimously agreed

that planning permission be granted, subject to a satisfactory DFI Rivers response

and conditions delegated to Officers.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.8 APPLICATION NO: LA03/2025/0729/F

PROPOSAL: Retention of timber fence (replacing hedge and fence)

SITE/LOCATION: 114 Ballyrobin Road, Muckamore, Antrim, BT41 4TF

APPLICANT: Maureen & Robin Herbison

Alicia Leathem, Senior Planning Officer, introduced the Planning Report and the associated Addendum Report to the Committee and made a recommendation to refuse planning permission.

The public speaker addressed the Committee and responded to enquiries from Members as requested –

Stephen Nicholl

In Support

Proposed by Councillor Cosgrove

Seconded by Councillor Cushman that planning permission be granted subject to the planting of a native species hedge.

On the proposal being put to the meeting 4 Members voted in favour, 7 against and 0 abstention, the proposal to grant planning permission subject to the planting of a native species hedge was not carried.

Proposed by Councillor Mallon

Seconded by Councillor Archibald-Brown that planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 4 against and 0 abstention, it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the scale, massing, design and external materials of the proposal are not sympathetic to the existing property and detract from the appearance and character of the surrounding area.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.9 APPLICATION NO: LA03/2025/0423/F

PROPOSAL: Retention of front boundary wall

SITE/LOCATION: 110 Doagh Road, Ballyclare, BT39 9ES

APPLICANT: Robert Cochrane

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

There were no public speakers to address this item.

Proposed by Councillor Cosgrove

Seconded by Alderman Campbell that planning permission be refused.

On the proposal being put to the meeting 10 Members voted in favour, 1 against and 0 abstention, it was agreed

that planning permission be refused for the following reasons:

- 1. The subject development is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the scale, massing, design and external materials of the subject development is not sympathetic to the existing property and detract from the appearance and character of the surrounding area.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.10 APPLICATION NO: LA03/2025/0804/LBC

PROPOSAL:	Retention of 2 no. meeting pods (temporary)
SITE/LOCATION:	Mossley Mill, Carnmoney Road North, Newtownabbey, BT36 5QA, immediately adjacent to the east of the lower ground floor access doors to the Council offices, close to the existing museum building.
APPLICANT:	Antrim and Newtownabbey Borough Council

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant listed building consent.

There were no public speakers to address this item.

Proposed by Councillor Cosgrove

Seconded by Councillor Bennington that listed building consent be granted.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstention, it was agreed

that listed building consent be granted.

ACTION BY: Sharon Mossman, Deputy Director of Planning

PART TWO OTHER PLANNING MATTERS

ITEM 3.11

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS JANUARY 2026

1. Purpose

The purpose of this report was to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) during the month of January 2026

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during the month of January 2026 under delegated powers together with information relating to planning appeals were circulated for Members' information.

3. Planning Appeal Commission Decisions

Two (2) appeals were dismissed during the month of January by the PAC.

Planning application: LA03/2025/0084/F
PAC reference: 2025/A0061
Proposed Development: Retention of existing ground floor apartment and proposed storage unit (Amended plans).
Location: 4A and 4B Hightown Road, Newtownabbey, BT36 7UA.
Date of Appeal Submission: 16/09/2025
Date of Appeal Decision: 28/11/2025
Decision: **Appeal Dismissed – Council Decision Upheld**

Planning application: LA03/2025/0238/F
PAC reference: 2025/A0060
Proposed Development: Extensions and alterations to dwelling.
Location: 89 Temple Hall, Templepatrick, BT39 0FE.
Date of Appeal Submission: 16/09/2025
Date of Appeal Decision: 30/01/2026
Decision: **Appeal Dismissed – Council Decision Upheld**

Copies of the decisions were circulated.

One (1) appeal was allowed during the month of January by the PAC.

Planning application: LA03/2023/0835/F
PAC reference: 2024/A0126
Proposed Development: Amalgamation of hot food unit with filling station shop and associated reconfiguration of internal floorspace, including new lobby, elevational changes and relocation of approved NIE substation
Location: Maxol Filling Station, 45 Mallusk Road, Newtownabbey
Date of Appeal Submission: 24/02/2025
Date of Appeal Decision: 06/01/2026
Decision: **Appeal Allowed – Council Decision Not Upheld**

A copy of the decision was circulated.

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove and agreed that

the report be noted.

NO ACTION

ITEM 3.12

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT DECEMBER 2025 AND JANUARY 2026

1. Purpose

The purpose of this report was to update Members on the Proposal of Application Notices received during December 2025 and January 2026.

2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fall into the Major development category were required to;

- give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted.
- consult the community in advance of submitting a Major development planning application.

Where, following the 12-week period set down in statute, an application was submitted, this must have been accompanied by a Pre-Application Community consultation report outlining the consultation that had been undertaken regarding the application and detailing how this has influenced the proposal submitted.

3. Proposal of Application Notice

PAN Reference:	LA03/2025/0950/PAN
Proposal:	Proposed erection of storage and distribution warehouse building with ancillary facilities, office space, internal chiller unit and external yard, including HGV and car parking, landscaping and infrastructure works. Access from established entrance onto Doagh Road at Houstons Corner.
Location:	Lands 185m south of 34 Ballynure Road, to the south-east of Ballyearl Business Park, Houstons Corner, Doagh Road/ Ballynure Road, Newtownabbey
Applicant:	JH Turkington Limited
Date Received:	22 December 2025
12 week expiry:	16 March 2026

PAN Reference:	LA03/2026/0028/PAN
Proposal:	Proposed retail unit with associated landscaping, car parking, access and site works
Location:	1 Ballymena Road, Antrim, BT41 4NT
Applicant:	TJ Morris Limited
Date Received:	21 January 2026
12 week expiry:	15 April 2026

Proposed by Councillor Flanagan
 Seconded by Councillor Cosgrove and agreed that

the report be noted.

NO ACTION

ITEM 3.13

P/FP/LDP/01 UPDATE ON THE LOCAL DEVELOPMENT PLAN

1. Purpose

The purpose of this report was to provide Planning Committee Members with an update on the Council’s Local Development Plan, specifically progress on the Council’s response to the Department for Infrastructure’s Section 14 Plan Strategy Amendment, and the emerging Draft Local Policies Plan.

2. Introduction/Background

A – Draft Local Policies Plan, Members Workshops and Emerging Evidence

Members’ Workshops

To date, several Draft Local Policies Plan (DLPP) topic-based Members workshops had taken place to brief and engage Members on emerging studies. Two further workshops took place on 19 January 2026 (emerging Strategic Landscape Policy Areas) and 16 February 2026 (emerging Sites of Local Nature Conservation Importance). Members were advised two further workshops were planned, and diary invites have been issued to Members, including:

- 16 March 2026, 4:00pm to 5:00pm – Emerging Areas of Townscape Character (ATCs), &
- 20 April 2026, 4:00pm to 5:00pm – Emerging Strategic Employment evidence (summary of the CFS process).

Emerging Evidence

Members were reminded that a DLPP work programme was presented to, and agreed at, the January 2026 Planning Committee. Given the quantum of topics and supporting evidence to be drafted by officers, and considered and agreed by Members, it was prudent to consider an appropriate mechanism which supported the delivery of the DLPP work programme, consistent with the published, revised LDP

Timetable. To date, monthly LDP Members workshops provided the platform for officers to present emerging studies to Members. Officers proposed the following mechanism to ensure Members were briefed accordingly (overleaf):

Monthly Members topic-based DLPP workshop	To informally discuss emerging evidence/studies. Briefing papers, supporting maps and studies to be uploaded to Members iPad in advance of the meeting, and (if required) updated following the meeting.
	Any follow-up Members queries to be provided to Officers for consideration; to revert to Members.
Following-on from the above, topic-based DLPP evidence papers to be presented to, and agreed at, Planning Committee.	Briefing papers, supporting maps and studies to be uploaded to Members iPads in advance of the meeting. If required, Officers to present to Members at Planning Committee
	Any follow-up Members queries to be provided to Officers for consideration; to revert to Members.
Final versions of agreed topic-based evidence papers to be presented to, and agreed at, Planning Committee as a chapter of the emerging DLPP.	Briefing papers, supporting maps and studies to be uploaded to Members iPads in advance of the meeting. If required, Officers to present to Members at Planning Committee

Members were reminded of the confidential nature of the DLPP, the Council's Code of Conduct and the responsibilities of both officers and Members to this process.

C – Call for Sites, Strategic Employment, Homes

Members were reminded a Call for Sites (CFS) exercise was launched on 19 November 2025 for a period of twelve (12) weeks whereby landowners and other stakeholders were invited to submit land for consideration for economic and residential uses in suitable locations across the Borough. The CFS remained live with a summary of responses and any emerging LDP issues to be presented to Members in due course following completion of the consultation period on 19 February 2026.

D – Strategic Housing Study, Emerging Evidence, Landowner Engagement

Members were reminded that officers and appointed consultants (Hyas Associates, Nexus Planning) were developing an evidence base to inform the emerging DLPP on the approach to strategic housing. Whilst initial evidence was presented at the Members' LDP workshop on 20 October 2025, officers advised that as part of the assessment of supply from uncommitted lands (i.e. sites identified by the Council's Forward Planning Section as having development potential) an assessment of land availability is required. Landowners had been contacted regarding the potential availability of their lands for housing development and their willingness to see their lands considered further within the DLPP process.

Members were advised that one hundred and one (101) notification letters had been issued to specific landowners with a response date of 19 February 2026. Any responses received would be considered by officers as part of the wider emerging evidence of this study to be presented to Members in due course.

E – Local Development Plan, Working Groups

Coastal Forum, Local Development Plan Working Group

Officers from the Forward Planning Team attended a remote meeting of the DAERA/DfI Coastal Forum, Local Development Plan Working Group, which took place on 17 December 2025, to discuss the Forum's emerging work programme (as presented to and agreed at January 2025 Planning Committee). Copies of agreed previous meeting minutes from 13 October 2025 were circulated for Members' information.

Metropolitan Area Spatial Working Group

A meeting of the Metropolitan Area Spatial Working Group (MASWG) took place on 08 January 2026, hosted by Mid and East Antrim Borough Council. A copy of draft meeting minutes, and a copy of the agreed previous meeting minutes (held on 08 October 2025, hosted by Lisburn and Castlereagh City Council) were circulated for Members' information.

At the recent meeting, the Department for Infrastructure, Strategic Planning presented to the group a summary of recent policy revisions to the Strategic Planning Policy Statement (SPPS) on Renewable and Low Carbon Energy. A copy of the presentation was circulated for Members information.

The next meeting of the MASWG was due to take place on 16 April 2025, to be hosted by Antrim and Newtownabbey Borough Council. Diary invites to this meeting to be issued in due course.

3. Previous Decision of Council

November, December 2025, and January 2026 – DfI s14 update, agreed.

4. Financial Position/Implication

Not applicable.

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove and agreed that

the report be noted.

NO ACTION

ITEM 3.14

P/PLAN/1 CORRESPONDENCE FROM DEPARTMENT FOR INFRASTRUCTURE - LOUGH NEAGH

1. Purpose

The purpose of this report was to advise Members of correspondence received from the Department for Infrastructure (DfI) Regional Planning Policy Directorate (circulated) regarding further enforcement action in relation to sand dredging operations at Lough Neagh.

2. Background

Members were aware that sand dredging operations at Lough Neagh have been the subject of ongoing planning enforcement action by the Department for Infrastructure. An enforcement notice was originally issued by the Department on 8 February 2021 in respect of the unauthorised development. The matter was recorded under references T/2014/0012/CA and EN/2021/0035.

An appeals process in relation to the enforcement action remained ongoing.

3. Correspondence

Correspondence dated 2 February 2026 had been received from the DfI Regional Planning Policy Directorate, advising Council of the Department's intention to take further enforcement action in respect of the same site and development.

The correspondence stated that, due to the ongoing appeals process and pursuant to the provisions of Section 132(4)(b) of the Planning Act (Northern Ireland) 2011, the Department was proceeding with enforcement action by issuing a further enforcement notice in respect of the sand dredging operations at Lough Neagh.

Enforcement action in this matter remained the responsibility of the Department for Infrastructure and it was considered no action/response was necessary by Council, and, that the Department's intention to issue the new Enforcement Notice should have been noted.

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove and agreed that

the report be noted.

NO ACTION

ITEM 3.15

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (RTPI) (NI) ANNUAL DINNER 2026

1. Purpose

The purpose of this report was to inform Members of the forthcoming RTPI Northern Ireland Dinner taking place from 7.00pm - 11.30pm on 5 March 2026 at the Titanic Hotel, Belfast, and to advise arrangements for attendance.

2. Background

The Royal Town Planning Institute (RTPI) Northern Ireland hosted professional events that bring together planning professionals, Elected Members, and local government officials involved in the planning system.

The annual RTPI Northern Ireland Dinner provided an opportunity for engagement, networking, and discussion on current and emerging planning policy matters and best practice.

Attendance at such events supported Officers' and Members' understanding of planning issues, strengthened relationships with professional bodies, and helped ensure the Council remained informed of developments affecting the planning system in Northern Ireland.

Tickets for the event cost £60 plus VAT per person, and a table of 10 £600 plus VAT.

Proposed by Councillor Foster
Seconded by Councillor Cosgrove and agreed that

a table of 10 be booked at a cost of £600 + VAT and that the Chairperson and Vice Chairperson along with Planning Committee Members and relevant Officers attend the event.

ACTION BY: Stephanie Boyd, Planning Economic Development and Building Control Business Support Supervisor

3.16 ANY OTHER RELEVANT BUSINESS

There were no items of any other relevant business raised.

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove and agreed that

the following Committee business be taken In Confidence.

The Chairperson advised that the livestream and audio recording would now cease.

PART TWO OTHER PLANNING MATTERS – IN CONFIDENCE

ITEM 3.17

P/PLAN/1, G-LEG/84 REVISED PLANNING PROTOCOL - IN CONFIDENCE

1. Purpose

The purpose of this report was to recommend to Members an update of the Council's Protocol for the Operation of the Antrim and Newtownabbey Planning Committee including Scheme of Delegation.

2. Introduction/Background

Officers had reviewed the Council's Planning Protocol/Scheme of Delegation and made a number of proposed amendments for Members's consideration.

Following the update of the SPPS and further anticipated amendments to the Council's Plan Strategy , as required by DfI, it was proposed to add text in relation to circumstances where a planning application had been determined by the Planning Committee and a new policy was subsequently published, the matter would only be referred back to the Committee where the new policy was assessed by Officers as having a substantial material impact on the Committee's original decision. A number of other minor amendments had also been made, and all proposed changes were highlighted in green.

The amended Scheme of Delegation would require submission to the Department for Infrastructure before publication. The amended Protocol was not required to be agreed by the Department.

Proposed by Councillor Bennington

Seconded by Alderman Boyle and agreed that

- a) **the revised Protocol be approved; and**
- b) **the revised Scheme of Delegation be approved and formally submitted to the Department for Infrastructure for agreement, and, if agreed, Officers will bring back the final version to the Planning Committee for noting and proceed to advertise.**

ACTION BY: Sharon Mossman, Deputy Director of Planning and Building Control

PART ONE DECISION ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.18 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

The recommendation was that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Alderman Magill

Seconded by Alderman Boyle and unanimously agreed that

enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

ACTION BY: Simon Thompson, Local Development Plan and Enforcement Officer

ITEM 3.19 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

The recommendation was that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Councillor Bennington

Seconded by Alderman Magill and unanimously agreed that

enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

ACTION BY: *Simon Thompson, Local Development Plan and Enforcement Officer*

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Bennington
Seconded by Councillor Foster and agreed that

any remaining Committee business be conducted in Open Session.

The Chairperson advised that the audio recording would recommence.

There being no further Committee business the Chairperson thanked Members, Officers and IT staff for their attendance and the meeting concluded at 8.34pm.

MAYOR

Council Minutes have been redacted in accordance with the Freedom of Information Act 2000, the Data Protection Act 2018, the General Data Protection Regulation, and legal advice.