



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 15 FEBRUARY 2021 AT 6.00 PM**

- In the Chair** : Alderman T Campbell
- Committee Members Present** : Alderman F Agnew, P Brett and J Smyth
Councillors – J Archibald- Brown, H Cushinan, S Flanagan, R Kinnear, R Lynch, M Magill, R Swann and B Webb
- Non-Committee Members Present** : Councillors – A Bennington, G Finlay, R Foster, J Gilmour, V McWilliam and S Ross
- Public Speakers** :
- | | |
|--------------------------|---|
| David Elvin QC | - In Objection (Item 3.1) |
| Martin Robeson | - In Objection (Item 3.1) |
| Andy Stephens | - In Objection (Item 3.1) |
| Stewart Beattie QC | - In Support (Consultant Item 3.1) |
| Tom Stokes | - In Support (Consultant Item 3.1) |
| Matt Sobic | - In Support (Consultant Item 3.1) |
| Joe McDonald | - In Support (Applicant Item 3.1) |
| Councillor Glenn Finlay | - In Objection (Item 3.2) |
| Donna Butler | - In Objection (Item 3.2) |
| Kieran McKillen | - In Objection (Item 3.2) |
| Ivan McClean | - In Support (Agent Item 3.2) |
| David Rea | - In Objection (Items 3.3 & 3.4) |
| George Rea | - In Objection (Items 3.3 & 3.4) |
| Nigel Coffey | - In Support (Agent Items 3.3 & 3.4) |
| Micheál O'Sullivan | - In Support (Consultant Items 3.3 & 3.4) |
| Richard Eustace | - In Objection (Item 3.6) |
| Lisa Boyce | - In Objection (Item 3.6) |
| Roisin Hanna | - In Support (Applicant Item 3.6) |
| Councillor Norrie Ramsay | - In Support (Item 3.7) |
| Michael Whittley | - In Support (Item 3.7) |
| Mark Boyd | - In Support (Applicant Item 3.8) |
- Officers Present** : Deputy Chief Executive - M McAlister
Head of Planning – J Linden
Borough Lawyer & Head of Legal Services – P Casey
Principal Planning Officer - B Diamond
Legal Services Officer (Solicitor) – E Keenan
ICT Change Officer – A Cole
System Support Officer – D Mason
Member Services Officer - S Boyd

CHAIRPERSON'S REMARKS

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

In order to protect public health during the current COVID-19 emergency it was not possible to allow the public or the press to physically attend the Planning Committee meeting. The public and the press could access those parts of the meeting which they are entitled to attend via live stream (a link to which is on the Council website). The meeting minutes and audio recording will be published on the Council's website.

The Chairperson advised Members that an Addendum report relating to Site Visits, and an updated Speakers List had been circulated to Members in advance of the meeting, that Item 3.5 had been withdrawn by Officers and that additional correspondence and information pertaining to a number of items had been uploaded on to the Northern Ireland Planning Portal.

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

Chief Executive – J Dixon

2 DECLARATIONS OF INTEREST

Item 3.1	Alderman T Campbell
Items 3.10 & 3.11	Alderman Smyth
Item 3.21	Alderman Brett

Having declared an Interest in the following Item Alderman Campbell left the Chamber and Councillor Flanagan took the Chair.

Due to technical issues Councillors Archibald-Brown and Swann were not present for the entire Item and therefore were unable to vote.

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2018/0842

PROPOSAL:	Demolition of existing building and replacement with Class A1 Foodstore and associated eight-bay Petrol Filling Station and associated works including car parking, access from Doagh Road, Click-and-Collect facility and landscaping. Access from Doagh Road facilitated by new roundabout to replace Doagh Road and Monkstown Road junction; and off-site road improvement works at Doagh Road/Station Road/O'Neill's Road junction
SITE/LOCATION:	229-233 Doagh Road, Monkstown Industrial Estate, Newtownabbey
APPLICANT:	ASDA Store Ltd

John Linden, Head of Planning, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

David Elvin QC	In Objection
Martin Robeson	In Objection
Andy Stephens	In Objection for questions
Stewart Beattie QC	In Support (Consultant)
Tom Stokes	In Support (Agent)
Joe McDonald	In Support (Applicant)
Matt Sobic	In Support (Consultant) for questions
Tim Cousins	In Support (Consultant) for questions
Jonathan Millar	In Support (Consultant) for questions
Rob Pearson	In Support (Consultant) for questions

Proposed by Alderman Brett

Seconded by Alderman Agnew that planning permission be granted

on the proposal being put to the meeting 7 Members voted in favour, 2 against and 0 abstentions, it was agreed

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

ACTION BY: John Linden, Head of Planning

Alderman Campbell returned to the Chamber and resumed the Chair.

ITEM 3.2 APPLICATION NO: LA03/2020/0656/F

PROPOSAL: 2 no. new infill dwellings and garages
SITE/LOCATION: Between 63 and 67 Craigstown Road, Randalstown
APPLICANT: Kevin & Dominica Byrne

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

Councillor Glenn Finlay	In Objection
Donna Butler	In Objection
Kieran McKillen	In Objection
Ivan McClean	In Support (Agent)

Proposed by Councillor Flanagan
Seconded by Alderman Agnew and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

Alderman Brett left and returned to the Chamber during the presentation and was therefore unable to vote on Items 3.3 and 3.4.

ITEM 3.3 APPLICATION NO: LA03/2019/0968/O

PROPOSAL: Site for a dwelling, garage and associated siteworks
SITE/LOCATION: Land between 125 and 129 (30m south of 129) Ballymena Road Doagh Ballyclare
APPLICANT: Mr and Mrs Rainey

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant outline planning permission.

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

David Rea	In Objection
George Rea	In Objection
Nigel Coffey	In Support (Agent)
Micheál O'Sullivan	In Support (Consultant)

Proposed by Councillor Archibald-Brown
Seconded by Councillor Flanagan and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

ITEM 3.4 APPLICATION NO: LA03/2019/0969/O

PROPOSAL:	Site for a dwelling, garage and associated siteworks
SITE/LOCATION:	Lands between 125 and 129 (30m north of 125) Ballymena Road Doagh Ballyclare
APPLICANT:	Mr and Mrs Rainey

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant outline planning permission.

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

David Rea	In Objection
George Rea	In Objection
Nigel Coffey	In Support (Agent)
Micheál O'Sullivan	In Support (Applicant)

Proposed by Councillor Flanagan
Seconded by Councillor Magill and unanimously agreed

that outline planning permission be granted for the application subject to the conditions set out in the Planning Report with the inclusion of an additional condition, the detail of which was delegated to Officers, that a 5 metre riparian strip be left along the watercourse to the south eastern boundary of the site and that this would not be culverted without the consent of the Council.

ACTION BY: John Linden, Head of Planning

ITEM 3.5 APPLICATION NO: LA03/2020/0030/F

PROPOSAL:	Two detached dwellings
SITE/LOCATION:	Adjacent to 740 Antrim Road, Templepatrick
APPLICANT:	The Reid Family c/o Reid Black Solicitors

The Chairperson advised Members that this application had been withdrawn by Officers.

ACTION BY: John Linden, Head of Planning

ITEM 3.6 APPLICATION NO: LA03/2020/0602/F

PROPOSAL:	Two storey side extension, second floor study and conversion of garage to lounge
SITE/LOCATION:	14 Greenvale Park, Antrim
APPLICANT:	Roisin Hanna, 14 Greenvale Park, Antrim

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

Richard Eustace	In Objection
Lisa Boyce	In Objection
Roisin Hanna	In Support (Applicant)

Proposed by Alderman Brett
Seconded by Councillor Flanagan and unanimously agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT1 of Addendum to PPS7: Residential Extensions and Alterations, in that the proposal is not sympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area, will unduly impact neighbours and will have inadequate parking.**
- 2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP 7; Planning Policy Statement 3, Access, Movement and Parking, in that it would, if permitted, not provide sufficient parking clear of the highway.**

ACTION BY: John Linden, Head of Planning

ITEM 3.7 APPLICATION NO: LA03/2020/0380/F

PROPOSAL:	Retrospective permission sought for change of use from retail to coffee shop
SITE/LOCATION:	1 – 3a Main Street, Straid
APPLICANT:	The Hub Coffee Shop

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

Councillor Norrie Ramsay In Support
Michael Whittleby In Support

Proposed by Councillor Webb

Seconded by Councillor Archibald-Brown and unanimously agreed

that the application be deferred for a period of three months to provide the applicant with an opportunity to submit the necessary noise and odour assessments for consideration. In doing so however, the Committee also agreed that should this information not be submitted within six weeks that authority be delegated to Officers to issue a refusal decision.

ACTION BY: John Linden, Head of Planning

ITEM 3.8 APPLICATION NO: LA03/2020/0464/RM

PROPOSAL:	Two storey farm dwelling and detached garage
SITE/LOCATION:	Lands to the rear of 15 Templepatrick Road, Ballynure, BT39 9TX
APPLICANT:	Mr Mark Boyd

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse reserved matters.

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

Mark Boyd In Support (Applicant)

Proposed by Councillor Flanagan

Seconded by Alderman Brett that reserved matters be refused

on the proposal being put to the meeting 8 Members voted in favour, 1 against and 3 abstentions, it was agreed

that reserved matters be refused for the following reason:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the dwelling would not be appropriate for the site or the locality.**

ACTION BY: John Linden, Head of Planning

Councillor Webb left and returned to the Chamber during the presentation on the following Item and was therefore unable to vote.

ITEM 3.9 APPLICATION NO: LA03/2020/0740/O

PROPOSAL: 2 no. Detached 2 Storey dwellings and double garages

SITE/LOCATION: 43 Castle Road, Kilbegs, Randalstown, BT41 4NA

APPLICANT: Antrim & Newtownabbey Borough Council

Barry Diamond, Principal 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 Councillor Flanagan
Seconded by Alderman Brett and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

Alderman Smyth left the meeting.

ITEM 3.10 APPLICATION NO: LA03/2020/0769/F

PROPOSAL: Ground-mounted uplighters to illuminate existing sculpture

SITE/LOCATION: 30m east of the mouth of the Six Mile Water River Loughshore Park Antrim

APPLICANT: Antrim and Newtownabbey Borough Council

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Flanagan
Seconded by Alderman Brett and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

ITEM 3.11 APPLICATION NO: LA03/2020/0610/F

PROPOSAL: Change of use of part of premises from Class D2 (Assembly and leisure) to place of worship (Church). East portion of building to be retained by Royal British Legion as Class D2 premises, with minor alterations and new DDA compliant front and entrance lobby. New party wall to separate west portion of building with minor alterations to form DDA compliant access and new window to south elevation, to suit new use as church premises

SITE/LOCATION: 2 Lough Road, Antrim, BT41 4DG

APPLICANT: Trustees Royal British Legion, 2 Lough Road, Antrim, BT41 4DG

Barry Diamond, Principal Planning Officer introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Flanagan
Seconded by Alderman Brett and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

PART TWO OTHER PLANNING MATTERS

ITEM 3.12

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during January 2021 under delegated powers together with information relating to planning appeals was circulated for Members information.

Proposed by Alderman Brett
Seconded by Councillor Flanagan and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.13

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT

Prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). Two PANs were registered during January 2021 the details of which are set out below.

PAN Reference:	LA03/2021/0029/PAN
Proposal:	Proposed residential development comprising circa 50-60 dwellings, open space, landscaping, internal road network and all associated site and access works
Location:	Lands zoned for housing (MNY 04/32) located to the west of Hydepark Lane SW of 23 Hydepark Road and circa 195m SE of 12A Grange Lane, Mallusk Newtownabbey, BT36 4QB
Applicant:	Hydepark Developments Ltd
Date Received:	21 January 2021
12 week expiry:	15 April 2021

PAN Reference:	LA03/2021/0039/PAN
Proposal:	Housing development (approx. 45 dwellings) of part of Housing Land Use Policy Area to provide a range of house types with access from Mill Road, landscaping, amenity space and associated operational development
Location:	Land fronting Mill Road to the NE of the Mill Green housing development and SE of 1-7 Carson Terrace, Mil Road, Doagh
Applicant:	Kenny Homes
Date Received:	15 January 2021
12 week expiry:	09 April 2021

Under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12 week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

As part of its response to Coronavirus, the Department for Infrastructure (DfI) introduced an amendment to subordinate legislation earlier this year to temporarily remove the requirement for a public event as part of the pre application community consultation (PACC). Whilst the initial Departmental Regulations applied for five months, the Infrastructure Minister, Nichola Mallon, announced on 1 October 2020 that the temporary suspension of the PACC requirement was being extended in light

of the current uncertainty surrounding current and future incidences and spread of coronavirus.

The Planning (Development Management) (Temporary Modifications) (Coronavirus) (Amendment) Regulations (Northern Ireland) 2020 temporarily amend the Planning (Development Management) Regulations (Northern Ireland) 2015 and will now apply until 31 March 2021. As with the previous Regulations applicants will still need to comply with other requirements to ensure communities are aware of and can input to major development proposals for their areas. However, this temporary change will allow major planning applications to continue to be submitted during the COVID-19 outbreak.

Guidance issued by the Department indicates that specific detail should be included in the PAN application indicating what consultation methods the prospective applicant is proposing to ensure that the local community is able to access, and comment on, information about a proposed development, despite the absence of a PACC public event.

Proposed by Alderman Brett

Seconded by Councillor Flanagan and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.14

TPO/2020/0021/LA03 - SERVICE OF PROVISIONAL TPO ON LANDS BETWEEN SHORE ROAD AND ABBEYDALE CLOSE, NEWTOWNABBEY

Section 122 of the Planning Act (Northern Ireland) 2011 empowers the Council to make provision for the preservation of trees or woodlands where it appears that it is expedient in the interests of amenity through a Tree Preservation Order (TPO). The purpose of such an Order is to preserve the trees on a particular site and to prohibit the cutting down, lopping, uprooting, wilful damage or wilful destruction of the trees.

Members recalled that at the October 2020 Planning Committee meeting Officers reported the service of a Provisional TPO on lands between Shore Road and Abbeydale Close, Newtownabbey on 2 October 2020 in accordance with Section 123 of the Planning Act (Northern Ireland) 2011.

In accordance with Section 123 of the Planning Act (Northern Ireland) 2011 the TPO must be confirmed on or before 2 April 2020, being 6 months from the date of service of the Provisional TPO, should the Council wish to do so.

In making a TPO, The Planning (Trees) Regulations (Northern Ireland) 2015 requires the Council to identify the trees, group of trees or woodland which are subject to the Order. In this instance the Council sought to protect the trees by a 'woodland' TPO designation, which protects all trees including natural regeneration saplings.

The Council invited representations from those with an interest in the land and impacted properties adjoining the land, which were to be received within 28 days of the date of the Order. No representations were received.

Officers considered all the trees encompassed within the provisional TPO had significant local amenity value and Members were therefore requested to confirm the TPO as a woodland designation.

Proposed by Councillor Webb
Seconded by Alderman Brett and unanimously agreed

that the Tree Preservation Order be confirmed.

ACTION BY: John Linden, Head of Planning

ITEM 3.15

TPO/2020/0020/LA03 – TREE PRESERVATION ORDER ON LANDS AT GLEN PARK, NORTH OF GLENVILLE PARK, WHITEABBEY, NEWTOWNABBEY

Section 122 of the Planning Act (Northern Ireland) 2011 empowers the Council to make provision for the preservation of trees or woodlands where it appears that it is expedient in the interests of amenity through a Tree Preservation Order (TPO). The purpose of such an Order is to preserve the trees on a particular site and to prohibit the cutting down, lopping, uprooting, wilful damage or wilful destruction of the trees.

Members recalled that at the October 2020 Planning Committee meeting Officers reported the service of a Provisional TPO on lands at Glen Park, North of Glenville Park, Whiteabbey, Newtownabbey on 2 October 2020 in accordance with Section 123 of the Planning Act (Northern Ireland) 2011.

In accordance with Section 123 of the Planning Act (Northern Ireland) 2011 the TPO must be confirmed on or before 2 April 2020, being 6 months from the date of service of the Provisional TPO, should the Council wish to do so.

In making a TPO, The Planning (Trees) Regulations (Northern Ireland) 2015 requires the Council to identify the trees, group of trees or woodland which are subject to the Order. In this instance the Council will seek to protect the trees by a 'woodland' TPO designation, which protects all trees including natural regeneration saplings.

The Council invited representations from those with an interest in the land and impacted properties adjoining the land, which were to be received within 28 days of the date of the Order. Seven representations in support and two representations in objection were received.

The representations in support highlighted the importance of the Glen for leisure activities and the vital natural amenity/greenspace it provides to the community, which aids in combating some of the negative impacts on their mental health. There was an objection to the further building of houses which will impact on the beauty and tranquillity of the Glen. A reference was made to an online petition which (at the time of submission) had 1943 signatures to preserving greenspace for

the community of Whiteabbey and a Facebook page for 'Save Our Glen' with comments of support on this Facebook page included. The health benefits of trees were also noted and their benefit to wildlife, citing the area as an 'oasis' in an urban area.

The representations in objection referred to an existing TPO on the lands that protect trees and considered that the Council's decision to extend this without consultation was unreasonable.

Officers have considered these representations and would comment that a TPO does not, in itself, prevent development, however it will be a material consideration in the determination of any future planning application. Whilst it was acknowledged there is an existing TPO on some trees along the river bank at this location, the provisional TPO encompasses a wider area of existing trees.

Officers considered all the trees encompassed within the provisional TPO have significant local amenity value and Members were therefore requested to confirm the TPO as a woodland designation.

Proposed by Councillor Webb
Seconded by Councillor Flanagan and unanimously agreed

that the Tree Preservation Order be confirmed

ACTION BY: John Linden, Head of Planning

ITEM 3.16

P/FP/LDP/114 – COASTAL FORUM WORKING GROUP

Members were advised that the most recent meeting of the Coastal Forum Working Group took place virtually on 26 January 2021 hosted by the Department for Infrastructure. Items for discussion included updates on the draft Coastal Forum Programme, the Coastal Management Baseline (LIDAR Project & Coastal Observatory), the Peace Plus Programme Application and a draft educational training package for educational awareness of coastal management issues.

Meeting minutes from the previous working group meeting on 6 October 2020 were approved at this meeting (copy circulated).

It was agreed that the next meeting of the Group would take place in late April/early May 2021 with the date and venue to be confirmed.

Proposed by Alderman Agnew
Seconded by Councillor Magill and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.17

CROSS BOUNDARY ENGAGEMENT: LOCAL DEVELOPMENT PLAN UPDATE

P/FP/LD/53 - LISBURN AND CASTLEREAGH CITY COUNCIL (LCCC): LOCAL DEVELOPMENT PLAN 2032 DRAFT PLAN STRATEGY - CONSULTATION ON FOCUSED CHANGES ADDENDUM (INCLUDING MINOR CHANGES)

P/FP/LD/54 – MID & EAST ANTRIM BOROUGH COUNCIL: LOCAL DEVELOPMENT PLAN 2030 – CONSULTATION ON PROPOSED MODIFICATIONS TO THE DRAFT PLAN STRATEGY

Lisburn and Castlereagh City Council

Correspondence was recently received from Lisburn and Castlereagh City Council (LCCC) notifying the Council that having regard to Section 4 of the Department's Development Plan Practice Note 10 'Submitting Development Plan Documents for Independent Examination' December 2019, and having considered the issues raised through the public consultation on its Draft Plan Strategy (DPS) LCCC has identified and proposed a number of focussed and minor changes to the previously published DPS which it has now published for the purposes of public consultation.

In doing so, LCCC has acknowledged that the minor changes proposed do not require public consultation, and indicated that these are being published for information. In support of these changes a number of addendum documents have also been published relating to the DPS. These include: (1) Sustainability Appraisal Report, (2) Draft Habitats Regulations Assessment Report, (3) Draft Equality (Section 75) Screening Report, and (4) Rural Needs Impact Assessment.

In summary, Appendix A of the consultation sets out details of the proposed focussed changes which range from a reduction in the total affordable housing requirement over the plan period (2017-2032) from 6,240 to 4,320 units, to policy wording changes for example relating to policy on town centres and retailing, renewable development and waste management.

The LCCC documents can be viewed online at:

<https://www.lisburncastlereagh.gov.uk/resident/planning/local-development-plan/focussed-changes-consultation-to-draft-plan-strategy>

The 8-week consultation period runs from 14 January 2021 to 12 March 2021.

Mid and East Antrim Borough Council

Similarly, correspondence had also been received from Mid and East Antrim Borough Council (MEABC) notifying the Council that MEABC is undertaking a consultation on proposed modifications to its Draft Plan Strategy document. Referred to as a 'Schedule of Proposed Modifications', it is accompanied by a series of reports (similar to those issued by LCCC).

In summary, examples of changes include, clarity on the Plan's response to the Department's published revised Housing Growth Indicators, the management/phasing of housing supply, development of high structures in areas of constraint, Retail Impact Assessments in centres, and reference to a range of

updated statutory partner guidance documents; for example, 'Encroachment – Odour Assessment' NI Water.

The MEABC documents can be viewed online at:

<https://www.midandeastantrim.gov.uk/business/planning/local-development-plan>

The 8-week consultation period runs from 8 January 2021 to 5 March 2021.

Summary

The Planning Section had responded to both of these focussed changes /modification publications advising that the proposed changes have been noted, and to indicate that the Council had no comment to make at this time (copy of responses circulated). Members were advised that all comments received to these further consultations by LCCC and MEABC will form part of each of these Councils submissions to the Department for Infrastructure when seeking an independent Examination into their respective Plan documents.

Proposed by Alderman Agnew
Seconded by Councillor Magill and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.18

P/FP/LDP 1 LOCAL DEVELOPMENT PLAN: QUARTERLY UPDATE OCTOBER TO DECEMBER 2020

The Council's Local Development Plan LDP Timetable advises that progress reports will be submitted on a quarterly basis to the Planning Committee. This report covers the third quarter of the 2020-21 business year (October to December 2020).

During the ongoing COVID-19 period, the Council's Forward Planning team continued to work on the preparation of the Council's Local Development Plan.

Preparation for Independent Examination

Following the public consultation of the Draft Plan Strategy (DPS), the next stage of the Local Development Plan process is the formal submission of the DPS and relevant documentation by the Council to the DfI seeking it to cause an Independent Examination (IE) of the Plan before the Planning Appeals Commission (PAC). The Council is required to submit a number of documents including all documentation already published in relation to the Preferred Options Paper and the DPS.

In preparation of this, the working-draft documentation was presented to Members at a LDP Engagement Event which took place on 28 October 2020 (in person) and 29 October (virtual conference). Following this engagement all Draft Plan Submission documentation was presented to Elected Members at the Council meeting held on 30 November 2020 where it was agreed that the approach to representations be approved and that all Draft Plan documentation be approved for submission

(subject to legal advice) to the Department for Infrastructure with a request to initiate an Independent Examination.

Following receipt of legal opinion, Officers have continued to refine and enhance all documentation (and the more detailed associated spreadsheets accompanying it) with a view to submission to DfI in the near future.

Proposed by Alderman Agnew
Seconded by Councillor Magill and unanimously agreed

that the report be noted.

ACTION BY: Sharon Mossman, Principal Planning Officer

4. ANY OTHER BUSINESS

A Member requested that going forward Site Visits commence at 9am, that the Planning Committee Meeting commence at 6.30pm and that the quarterly enforcement report brought to Committee provides additional detail regarding the current number of Enforcement cases and their status.

Following discussion, it was agreed that Site Visits would commence at 9am, and that the Planning Committee Meeting would continue to commence at 6pm.

The Principal Planning Officer, Barry Diamond updated Members on the Enforcement Report which is brought to the Committee Quarterly, and agreed to include additional information going forward.

Following a further query the Head of Planning provided clarity on the Council's role in relation to a recent DfI Public Notice regarding the submission of Further Environmental Information for the regionally significant application at Hightown Quarry.

ACTION BY: Barry Diamond, Principal Planning Officer/Member Services

Alderman Brett left the meeting.

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Flanagan
Seconded by Councillor Archibald-Brown 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

ITEM 3.19 - IN CONFIDENCE

P/FP/LDP 112 LOCAL DEVELOPMENT PLAN: METROPOLITAN AREA SPATIAL WORKING GROUP – QUARTERLY UPDATE MEETINGS

Meetings of the Local Development Plan Metropolitan Area Spatial Working Group, attended by representatives (Officers and Members) of Councils within the Belfast Metropolitan Area and statutory partners, have continued during the COVID-19 pandemic to consider issues of common interest

Following the last report to Members in February 2020 three further meetings of the MASWG had since taken place on 11 March, 8 July and 3 November 2020 as detailed below.

11 March 2020 (12th Meeting), at Adelaide Street, Belfast, hosted by Belfast City Council (BCC). Items discussed included an update on progress from consultees and councils, in particular Local Development Plan timescales. A revised Working Group Terms of Reference was circulated for consideration (copy circulated). Updates were also provided by the Department for Infrastructure (DfI) (Planning, and Transport), and The Northern Ireland Housing Executive (NIHE). A copy of the minutes of this meeting were circulated.

8 July 2020 (13th Meeting), hosted by Ards and North Down Borough Council (ANDBC) via virtual conference call due to COVID-19. The meeting was attended by Ms. Liz Loughran, DfI Director and 'Walking and Cycling Champion'. A copy of the minutes of this meeting were circulated.

3 November 2020 (14th Meeting), hosted by Antrim and Newtownabbey Borough Council via virtual conference call. The theme of the meeting was 'Resilience and Growth'. BCC advised that the Planning Appeals Commission (PAC) have now published the Examination Agenda and Remote Hearings Protocol for the initial public hearing sessions of the BCC draft Plan Strategy IE. Members are advised that the first PAC IE sessions took place from 16 – 25 November 2020 (inclusive), and recommenced on 18 January 2021 for a further estimated seven-week period.

Three presentations were undertaken at this meeting, to include (1) Ms. Grania Long, Commissioner for Resilience, Resilient Belfast, (2) Mr. Damien Martin, Programme Director, Belfast Region City Deal, and (3) Ms. Laura O'Boyle, Antrim and Newtownabbey Borough Council, regarding the Council's recently formed Climate Change Officers Group, tasked with the provision of a draft Climate Adaptation Plan.

Updates were provided by DfI Planning, to include an update on the Minister's green recovery priorities, options around BMAP, and the implications of the ongoing COVID-19 pandemic on delivery of Local Development Plans. A copy of the draft minutes of this meeting were circulated. These minutes are to be agreed at the next MASWG meeting, due to be hosted by Lisburn and Castlereagh City Council and scheduled for Spring 2021.

Proposed by Councillor Magill
Seconded by Councillor Flanagan and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.20 – IN CONFIDENCE

CORRESPONDENCE FROM DFI – ADDITIONAL ENFORCEMENT NOTICE LOUGH NEAGH

The Department for Infrastructure has written to the Council (copy circulated) to advise that it intends to issue a further Enforcement Notice using its reserve powers under the Planning (NI) Act 2011 in respect of sand dredging operations undertaken at Lough Neagh to address the period between the previous Enforcement Notice issued by the Department in May 2015 and the more recent grant of planning permission in January 2021.

In serving this additional Enforcement Notice the Department is required to consult with this Council and those other Local Planning Authorities with jurisdiction over the Lough (Mid Ulster DC, Armagh, Banbridge and Craigavon BC and Lisburn and Castlereagh CC). Officers understand this new Enforcement Notice is being issued by the Department due to technical reasons following the receipt of legal advice to preclude the operations undertaken during this period, i.e. prior to the recent grant of permission, being deemed lawful. The Department has confirmed that the new Notice will not affect the operations now granted under the permission issued in January. In these circumstances, it was considered no action/response was necessary by the Council and that the Department's intention to issue the new Enforcement Notice should be noted.

Proposed by Councillor Magill
Seconded by Councillor Flanagan and unanimously agreed

that the report be noted.

NO ACTION

PART ONE - DECISIONS ON ENFORCEMENT CASES

ITEM 3.21 - IN CONFIDENCE ENFORCEMENT CASE: LA03/2020/0158/CA

Barry Diamond, Principal Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action, the detail of which is delegated to appointed Officers.

Proposed by Councillor Flanagan
Seconded by Councillor Archibald Brown that enforcement action be progressed

on the proposal being put to the meeting 9 Members voted in favour, 0 against and 1 abstention, it was agreed

that enforcement action be progressed in this case as outlined in the report through service of an Enforcement Notice and the detail of this be delegated to appointed Officers.

ACTION BY: John Linden, Head of Planning

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Flanagan

Seconded by Councillor Archibald Brown and unanimously agreed

that any remaining Committee business be conducted in Open Session.

The Chairperson advised that audio recording would recommence.

There being no further Committee business the Chairperson thanked Members, Officers and IT staff for their support and attendance and the meeting concluded at 9.38 pm.

MAYOR