



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 21 OCTOBER 2024 AT 6.00 PM**

- In the Chair** : Councillor J Archibald-Brown
- Committee Members Present (In Person)** : Alderman M Magill
Councillors – S Cosgrove, S Flanagan,
R Foster, R Kinnear, R Lynch, and B Webb
- Committee Members Present (Remotely)** : Councillors – A Bennington, H Cushinan and AM Logue
- Non-Committee Members Present (In Person)** : Councillors – M Goodman and M Stewart
- Non-Committee Members Present (Remotely)** : Councillor J Gilmour
- Public Speakers** : Seamus Fay In Support (Consultant, Item 4.3)
David Donaldson In Support (Agent, Item 4.4)
Councillor M Stewart In Support (Item 4.5)
William Adams In Support (Applicant, Items 4.5 & 4.7)
David Mounstephen In Support (Consultant, Items 4.5 & 4.7)
Eamonn Loughery In Support (Consultant, Item 4.6)
Jim Maneely In Support (Agent, Item 4.6)
Carol Gourley In Support (Agent, Item 4.8)
Philip Brett MLA In Support (Items 4.8 & 4.9)
Councillor M Goodman In Support (Item 4.8)
Tony Quinn In Support (Consultant, Item 4.8)
Gavin McGill In Support (Agent, item 4.9)
- Officers Present** : Chief Executive - R Baker
Director of Economic Development and Planning - M McAlister
Deputy Director of Planning & Building Control – S Mossman
Borough Lawyer & Head of Legal Services – P Casey
Council Lawyer – A McDowell
Head of Planning Development Management – B Diamond
Senior Planning Officer – J McKendry
Senior Planning Officer – A Wilson
Senior Planning Officer – A Leathem
ICT Helpdesk Officer – C Bell

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the October 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 4.11, 4.12 and 4.14 the Site Visit report, and an updated speakers' list had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

The Chairperson further advised Members that Item 4.13 had been withdrawn by the applicant.

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

Alderman Campbell

2 DECLARATIONS OF INTEREST

Item 4.5 – Councillor Archibald-Brown

Item 4.9 – Councillor Webb

3 INTRODUCTION OF NEW STAFF

Emma Aldridge	Senior Planning Officer, Local Development Plan
Michael Glynn	Planning Assistant, Development Management
Wendy Cush	Planning & ED Business Support Admin Officer (Temp)

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Flanagan

Seconded by Councillor Foster 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 4.1

P/PLAN/1, P/FP/LDP/96 UPDATE ON LOCAL DEVELOPMENT PLAN 2030, DRAFT PLAN STRATEGY ADOPTION – IN CONFIDENCE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

Proposed by Councillor Webb
Seconded by Councillor Flanagan and unanimously agreed

[REDACTED]

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

ITEM 4.2

G-LEG-3-254 SOIL INVESTIGATION SAMPLE UPDATE - IN CONFIDENCE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Foster
Seconded by Councillor Flanagan and agreed that

that the report be noted.

NO ACTION



PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Flanagan
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.

PART ONE PLANNING APPLICATIONS

ITEM 4.3 APPLICATION NO: LA03/2024/0269/F

PROPOSAL:	Proposed redevelopment of the CAFRE Greenmount Campus comprising demolition of Fulton Hall, Boyd Hall, the Technology Building and modular storage & student accommodation, teaching facilities, conference building staff offices & facilities; installation of ground source heat pump, installation of an 877kWp roof-mounted solar PV development & installation of a 500kVA battery energy storage system; and access, parking and landscaping. (Amended Description)
SITE/LOCATION:	Greenmount Campus, 45 Tirgracy Road, Antrim, BT41 4PS.
APPLICANT:	CAFRE

Alicia Leathem, Senior Planning Officer, 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 –

Seamus Fay
Catriona Morgan

In Support/Consultant
In Support (questions)

Proposed by Councillor Kinnear
Seconded by Councillor Flanagan that planning permission be granted.

On the proposal being put to the meeting 11 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 Report.

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

ITEM 4.4 APPLICATION NO: LA03/2024/0409/F

PROPOSAL:	Proposed residential development of 56 dwellings and garages with associated infrastructure and landscaping, vehicular access onto Ballyclare Relief Road.
SITE/LOCATION:	Lands to the west of No's. 16 -38 Huntingdale Green, west of No's. 61-67 Huntingdale Court and south east of Ballyclare Cemetery, Ballyclare, BT39 9FL
APPLICANT:	Simpson Developments Ltd

Alicia Leathem, Senior Planning Officer, 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 Donaldson
Nigel Simpson

In Support/Agent
In Support/Applicant (questions)

Proposed by Councillor Kinnear

Seconded by Councillor Lynch that planning permission be granted.

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

that 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 & Building Control

Having declared an interest in Item 4.5, Councillor Archibald-Brown left the Chamber, and was therefore unable to vote. The Vice Chairperson, Councillor Cosgrove, assumed the role of Chairperson.

ITEM 4.5 APPLICATION NO: LA03/2023/0959/F

PROPOSAL:	Demolition of No. 6 Station Road and extension of retail unit and associated car parking, EV charging and landscaping, relocation of Bulk Fuel.
SITE/LOCATION:	6-10 Station Road, Doagh, Ballyclare, BT39 0QT
APPLICANT:	Henderson Group Property

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

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

Councillor Stewart	In Support
William Adams	In Support/Applicant
David Mounstephen	In Support/Consultant
Tony Quinn	In Support/ Consultant (questions)

Proposed by Councillor Foster

Seconded by Councillor Webb that planning permission be refused.

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

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the policy provisions contained in the draft Belfast Metropolitan Area Plan and the Strategic Planning Policy Statement relating to Town Centres in that; the scale of the development if permitted would exceed day-to-day local shopping and it has not been demonstrated that a development of this scale will not have a detrimental impact on the established town centre of Ballyclare.**

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

Councillor Archibald-Brown returned to the Chamber and assumed the role of Chairperson.

ITEM 4.6 APPLICATION NO: LA03/2023/0474/F

PROPOSAL:	Partial demolition and extension to existing supermarket to include additional retail space, deli and internal seating, including works to existing forecourt to reduce forecourt canopy from 3 to 2 islands and relocation of existing car wash and provision of electrical vehicle charging
SITE/LOCATION:	Maxol Service Station, 124 Monkstown Road, Newtownabbey, BT37 0LE
APPLICANT:	Maxol Oil Ltd

Ashleigh Wilson, Senior 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 –

Eamonn Loughery
Jim Maneely

In Support/Consultant
In Support/Agent

Proposed by Councillor Flanagan

Seconded by Alderman Magill that planning permission be deferred to allow the applicant to submit additional information and for the application to be brought back to December Planning Committee.

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

that the planning application be deferred to allow the applicant to submit additional information and for the application to be brought back to December Planning Committee.

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

Councillor Logue left the meeting at this point.

ITEM 4.7 APPLICATION NO: LA03/2023/0835/F

PROPOSAL:	Amalgamation of hot food unit with filling station shop & associated reconfiguration of internal floorspace, including new lobby, elevational changes and relocation of approved NIE substation
SITE/LOCATION:	Maxol Filling Station, 45 Mallusk Road, Grange Of Mallusk, Newtownabbey, BT36 4PP
APPLICANT:	Mr Paul Toal

Ashleigh Wilson, Senior 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 –

William Adams
David Mounstephen
Tony Quinn

In Support/Applicant
In Support/Consultant
In Support/Consultant (questions)

Proposed by Councillor Foster

Seconded by Councillor Webb that planning permission be refused.

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

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the policy provisions contained in Policy S7 of the Belfast Urban Area Plan, the draft Belfast Metropolitan Area Plan and the provisions of the Strategic Planning Policy Statement relating to retailing in that**

the scale of the development if permitted would exceed day-to-day local shopping and it has not been demonstrated that a development of the scale proposed will not have a detrimental impact on the existing local, district and town centres within Metropolitan Newtownabbey.

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

ITEM 4.8 APPLICATION NO: LA03/2024/0071/S54

PROPOSAL:	Mixed use development comprising petrol filling station and local neighbourhood supermarket, care home and consequential modifications to the housing layout approved under planning reference U/2008/0155/RM and realignment to access road serving St Enda's Gaelic Athletic Club and the Gaelscoil Eanna (Removal of duplicate Condition 6 and variation of Conditions 5 and 8 from approval LA03/2022/0042/O regarding maximum floorspace and subdivision of retail unit)
SITE/LOCATION:	Land to the south of Hightown Road and 30m east of Holly Manor and 20-30 (evens) Hollybrook Manor, Glengormley
APPLICANT:	Conway Estates Ltd

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission for the Section 54 application.

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

Councillor Goodman	In Support
Philip Brett MLA	In Support
Carol Gourley	In Support/Agent
Tony Quinn	In Support/Consultant

Proposed by Councillor Foster

Seconded by Councillor Webb that planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 3 against and 0 abstentions, it was agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the policy provisions contained in Policy S7 of the Belfast Urban Area Plan, the draft Belfast Metropolitan Area Plan and the provisions of the Strategic Planning Policy Statement relating to retailing in that the scale of the development if permitted would exceed day-to-day local shopping and it has not been demonstrated that a development of the scale proposed will not have a detrimental impact on the existing local, district and town centres within Metropolitan Newtownabbey.**

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

Having declared an interest, Councillor Webb left the meeting at item 4.9.

ITEM 4.9 APPLICATION NO: LA03/2023/0840/F

PROPOSAL:	Residential development comprising 10no. semi-detached dwellings (social housing), landscaping, parking and ancillary site works.
SITE/LOCATION:	40m east of Nos 2-20 Fernagh Parade and north of 35 Ypres Park, Newtownabbey, BT37 0BN
APPLICANT:	Kenny Homes

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

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

Philip Brett MLA
Gavin McGill

In Support
In Support

Proposed by Councillor Flanagan

Seconded by Councillor Kinnear that planning permission be granted.

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

that planning permission be granted for the application subject to the Conditions set out in the Planning Report and approval granted for a Section 76 agreement, the detail of which was delegated to Officers.

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

The Chair advised that due to time constraints, the meeting would be adjourned and would reconvene on 23 October 2024 at 6pm.

Proposed by Councillor Webb

Seconded by Councillor Foster and unanimously agreed that

the meeting be adjourned until 23 October 2024.

The Chairperson thanked public speakers, Members, Officers and IT staff for their attendance and the meeting concluded at 9.56pm.

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.