



MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE RECONVENED PLANNING COMMITTEE HELD IN MOSSLEY MILL ON WEDNESDAY 23 OCTOBER 2024 AT 6.00 PM

In the Chair : Councillor J Archibald-Brown

Committee

Members Present (In Person) : Councillors – H Cushinan and R Lynch

Committee Members Present (Remotely) : Councillors – A Bennington, S Cosgrove, S Flanagan, R Foster, R Kinnear, AM Logue and B Webb

Non-Committee

Members Present (In Person) : Councillor S Wilson

Non-Committee Members Present (Remotely) : Councillor V McWilliam

| | | |
|------------------------|-------------------------|-----------------------------------|
| Public Speakers | : Dermot Monaghan | In Support (Agent, Item 4.10) |
| | Stephen McGilton | In Objection (Item 4.11) |
| | Glenn McCalmont | In Support (Applicant, Item 4.11) |
| | Jane McTaggart | In Support (Applicant, Item 4.12) |
| | Councillor Roisin Lynch | In Support (Item 4.12) |
| | Matt Kennedy | In Support (Agent, Item 4.14) |
| | Neil Orr | In Support (Applicant, Item 4.14) |
| | Robert Logan | In Support (Agent, Item 4.18) |

Officers Present : Director of Economic Development and Planning - M McAlister
Deputy Director of Planning & Building Control – S Mossman
Borough Lawyer & Head of Legal Services – P Casey
Head of Planning Development Management – B Diamond
Senior Planning Officer – J McKendry
Senior Planning Officer – A Wilson
ICT Change Officer – A Cole
PA to the Mayor and Deputy Mayor – S Fisher
Member Services Officer – L Irwin

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the Reconvened 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The Chairperson further advised Members that Item 4.13 had been withdrawn by the applicant.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 4.12 – Councillor Lynch

ITEM 4.10 APPLICATION NO: LA03/2023/0903/F

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|-----------------------|------------------------------------------------------------------------------------------------------|
| PROPOSAL: | Erection of storage shed to be used in association with business use approved under LA03/2022/1024/F |
| SITE/LOCATION: | 40m north east of 179 Moneynick Road, Toome. BT41 3QZ |
| APPLICANT: | McCorley Mechanical and Electrical Limited |

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

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

Dermot Monaghan

In Support/Agent

Proposed by Councillor Cushman

Seconded by Councillor Foster 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.

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

Councillor Cosgrove joined the meeting during Item 4.11 and was therefore unable to participate in the vote.

ITEM 4.11 APPLICATION NO: LA03/2024/0539/F

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|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSAL: | Change of use from A1 retail to a café (sui generis) for the sale of food and drink (including hot food) for consumption on and off the premises |
| SITE/LOCATION: | 347-349 Carnmoney Road, Newtownabbey, BT36 3JT |
| APPLICANT: | Glenn McCalmont |

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

Stephen McGilton
Glenn McCalmont

In Objection
In Support/Applicant

Proposed by Councillor Webb

Seconded by Councillor Lynch that planning permission be granted.

On the proposal being put to the meeting 5 Members voted in favour, 4 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: Sharon Mossman, Deputy Director of Planning & Building Control

Having declared an interest, Councillor Lynch stepped off the Planning Committee in order to speak on Item 4.12.

ITEM 4.12 APPLICATION NO: LA03/2024/0487/F

| | |
|-----------------------|------------------------------------------------------------------------------------|
| PROPOSAL: | Change of Use from garden room to hair salon (Retrospective, temporary permission) |
| SITE/LOCATION: | 14 Magheralane Road, Ballygrooby, Randalstown, BT41 2NT |
| APPLICANT: | Jane McTaggart |

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

The undernoted Elected Member and public speaker addressed the Committee

and responded to enquiries from Members as requested –

Jane McTaggart
Councillor Lynch

In Support/Applicant
In Support

Proposed by Councillor Webb

Seconded by Councillor Logue that the application be deferred for a period of four weeks to enable the applicant to demonstrate through sequential testing that suitable premises are not available in the town centre and to investigate the possibility of the church entering into a legal arrangement with the applicant in relation to parking.

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

that the application be deferred for a period of four weeks to enable the applicant to demonstrate through sequential testing that suitable premises are not available in the town centre and to investigate the possibility of the church entering into a legal arrangement with the applicant in relation to parking.

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

Councillor Lynch resumed her seat on the Planning Committee following Item 4.12.

ITEM 4.13 APPLICATION NO: LA03/2024/0424/O

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| PROPOSAL: | Site for dwelling & detached garage |
| SITE/LOCATION: | Approx. 45m NW of 24 Cherryburn Road, Templepatrick, BT39 0DJ |
| APPLICANT: | Peter Burnett |

The Chairperson advised that this application had been withdrawn by the Applicant.

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

Councillor Cushman left and returned to the Chamber during item 4.14 and was therefore unable to vote.

ITEM 4.14 APPLICATION NO: LA03/2024/0506/O

| | |
|-----------------------|---------------------------------------------------------------------|
| PROPOSAL: | Proposed Dwelling |
| SITE/LOCATION: | Lands to the rear of 22 Cherryburn Road, Templepatrick, BT39 0JD |
| APPLICANT: | Neil & Kyra Orr |

Johanne McKendry, Senior Planning Officer, introduced the Planning Report and associated addendum 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 –

Matt Kennedy
Neil Orr

In Support/Agent
In Support/Applicant

Proposed by Councillor Webb

Seconded by Councillor Flanagan that outline planning permission be refused.

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

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for a new dwelling in an existing cluster in accordance with Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the cluster does not appear as a visual entity in the local landscape; is not associated with a focal point; does not provide a suitable degree of enclosure and would visually intrude into the open countryside.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal, if permitted, will result in a suburban style build- up of development that extends built form into the open countryside when viewed with existing buildings and does not respect the traditional pattern of settlement exhibited in the area.**
- 4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement in that, if permitted, the proposed access laneway would have an unacceptable adverse impact on the dwelling at No. 22 Cherryburn Road, Templepatrick, in terms of overlooking, noise and general disturbance.**

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

The Chairperson took Item 4.18 at this point of the meeting.

Councillor Webb left the meeting during item 4.18.

ITEM 4.18 APPLICATION NO: LA03/2024/0476/O

| | |
|-----------------------|------------------------------------------------|
| PROPOSAL: | Dwelling and garage on a farm |
| SITE/LOCATION: | 110m East of 34 Tardree Road, Kells, Ballymena |
| APPLICANT: | Thomas Boyd |

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

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

Robert Logan

In Support/Agent

Proposed by Councillor Flanagan

Seconded by Councillor Bennington that outline planning permission be refused.

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

that outline planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, adversely affect the visual amenity and character of the countryside by adding to a ribbon of development along the Doagh Road.**

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

Councillors Bennington and Flanagan left the meeting following Item 4.15.

The meeting adjourned at 8.00pm for a 10 minute comfort break and resumed at 8.10pm.

Councillor Kinnear left the meeting during item 4.15 and was therefore unable to vote.

ITEM 4.15 APPLICATION NO: LA03/2024/0520/O

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|-----------------------|---------------------------------------------------------------------------|
| PROPOSAL: | Site for 2 no. dwellings and garages |
| SITE/LOCATION: | Site approx. 25m west of 50 Carmavy Road, Nutts Corner, Crumlin, BT29 4YU |
| APPLICANT: | Christine Chambers |

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the

Committee and made a recommendation to refuse outline planning permission.

There were no public speakers to address this item.

Proposed by Councillor Cosgrove

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

On the proposal being put to the meeting 6 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not represent a gap within an otherwise substantial and continuously built up frontage.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal, if permitted, will result in ribbon of development, resulting in a suburban style build-up of development when viewed with the existing buildings along the Carmavy Road.**
- 4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for a new dwelling in an existing cluster in accordance with Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development fails to meet the provisions for a dwelling within a cluster and the cluster does not appear as a visual entity in the local landscape and the site is not bounded on at least two sides with other development in the cluster.**
- 5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that visibility splays of 2.4m x 60 m to the right hand side exiting and 2.4m x 70m to the left hand side exiting can be achieved, thereby prejudicing road safety.**
- 6. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 Planning Policy Statement 2, Natural**

Heritage in that insufficient information has been provided to demonstrate that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.

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

Councillor Kinnear returned to the meeting during item 4.16 and was therefore unable to vote on this item.

ITEM 4.16 APPLICATION NO: LA03/2024/0287/O

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|-----------------------|---------------------------------------------------------|
| PROPOSAL: | Dwelling and garage on a farm |
| SITE/LOCATION: | Lands approx. 50m W of 3 Lismacloskey Road, Toomebridge |
| APPLICANT: | D McKeever |

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

There were no public speakers to address this item.

Proposed by Councillor Cosgrove

Seconded by Councillor Foster that outline planning permission be refused.

On the proposal being put to the meeting 6 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

that outline 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 CTY 1 and Policy CTY 10 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that it has not been demonstrated that the farm business is active and established and that the proposal does not visually link or cluster with an existing group of buildings on a farm.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal does not visually link or cluster with an existing group of buildings on a farm.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement in that it has not been demonstrated that there will be no unacceptable adverse effects on the amenity of the proposed property in terms of noise from the neighbouring joinery business.**
- 4. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH 5 of Planning Policy Statement 2, Natural Heritage, in that the proposal will result in the loss of a priority habitat.**

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

ITEM 4.17 APPLICATION NO: LA03/2024/0468/O

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|-----------------------|-------------------------------------------------------------------------------|
| PROPOSAL: | Dwelling and garage |
| SITE/LOCATION: | Approx 20m NW of 79 Rickamore Road Upper, Templepatrick, Ballyclare, BT39 0JF |
| APPLICANT: | Albert Oliver |

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

There were no public speakers to address this item.

Proposed by Councillor Lynch

Seconded by Councillor Foster that outline planning permission be refused.

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

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside and the proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 as the proposal, if permitted, would result in the creation of a ribbon of development.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal, if permitted, will result in the creation of a ribbon of development and a suburban style build- up of development when viewed with existing buildings.**

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

ITEM 4.19 APPLICATION NO: LA03/2024/0419/F

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| PROPOSAL: | Erection of 8 No. 16m high GAA ballstop netting systems to existing grass pitches and erection of 4 No. 1.2m high spectator |
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|-----------------------|------------------------------------------------------------------|
| | fencing systems to existing grass pitches |
| SITE/LOCATION: | City of Belfast (Mallusk) Playing Fields, Newtownabbey, BT36 4RH |
| APPLICANT: | Belfast City Council |

Ashleigh Wilson, Senior 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 Cushinan

Seconded by Councillor Lynch that planning permission be granted.

On the proposal being put to the meeting 4 Members voted in favour, 3 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: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 4.20 APPLICATION NO: LA03/2024/0662/A

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|-----------------------|-------------------------------------------------------------------------------------------------------------|
| PROPOSAL: | 3no. signs to front of building (1no. illuminated projecting sign, 1 no. fascia sign, 1no. sign above door) |
| SITE/LOCATION: | 55-59 High Street, Antrim, BT41 4AY |
| APPLICANT: | Antrim and Newtownabbey Borough Council |

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

There were no public speakers to address this item.

Proposed by Councillor Lynch

Seconded by Councillor Cushinan that advertisement consent be granted.

On the proposal being put to the meeting 7 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

PART TWO OTHER PLANNING MATTERS

ITEM 4.21

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

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) in September 2024.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during September 2024 under delegated powers together with information relating to planning appeals were circulated for Members' information.

3. Planning Appeal Commission Decisions

Two appeals (2) were dismissed during August and September 2024 by the PAC.

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|----------------------------|-------------------------------------------------------------------------------------|
| Planning application: | LA03/2023/0577/F |
| PAC reference: | 2023/A0097 |
| Proposed Development: | Extension of residential curtilage and erection of a domestic shed (retrospective). |
| Location: | 190m south-east of 28A Lislunna Road, Kells. |
| Date of Appeal Submission: | 19/01/2024 |
| Date of Appeal Decision: | 17/09/2024 |

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|----------------------------|-------------------------------------------------------|
| Planning application: | LA03/2021/0872/O |
| PAC reference: | 2022/A0180 |
| Proposed Development: | Site for dwelling and garage. |
| Location: | 20m east of 49 Loughview Road, Ballyginniff, Crumlin. |
| Date of Appeal Submission: | 06/02/2024 |
| Date of Appeal Decision: | 05/08/2024 |

One appeal (1) was upheld during September 2024.

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|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Enforcement reference: | LA03/2020/0264/CA |
| PAC reference: | 2023/E0039 |
| Alleged Breach of Planning: | Unauthorised use of the units edged in red on the map for the purposes of storage (Class B4 of The Planning (Use Classes) Order (NI) 2015) being development carried out without the benefit of planning permission required. |
| Location: | Premises at 252s and 252b 252 Seven Mile Straight, Crumlin. |
| Date of Appeal Submission: | 26/02/2024 |
| Date of Appeal Decision: | 24/09/2024 |

One (1) appeal (which has only been notified) was allowed in part during December 2023 by the PAC.

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|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning application: | LA03/2020/0104/F |
| PAC reference: | 2022/A0110 |
| Proposed Development: | Appeal against conditions 3, 4, 5, 6, 7, 8 and 9 of Application LA03/2020/0104/F - retrospective material change of use for existing warehouse unit with mezzanine area at first floor level, to be used as a gym & ancillary storage & integral ground floor beauty salon. |
| Location: | 6 Glenwell Road, Newtownabbey. |
| Date of Appeal Submission: | 15/12/2022 |
| Date of Appeal Decision: | 13/12/2023 |

A copy of the decisions was circulated.

Proposed by Councillor Foster
 Seconded by Councillor Cushinan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 4.22

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

1. Purpose

The purpose of this report was to update Members on the Proposal of Application Notices received during September 2024.

2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fall into the Major development category are 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 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.

3. Proposal of Application Notices

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|-----------------------|---------------------------------------------------------------------------------|
| PAN Reference: | LA03/2024/0690/PAN |
| Proposal: | Erection of discount food store, access, landscaping and associated site works. |

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|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Location: | Land north of Monkstown Avenue, east of Doagh Road, south of 229-333 Doagh Road, and 205metres south-west of No.2a Cloughfern Avenue, Newtownabbey. |
| Applicant: | Lidl Northern Ireland |
| Date Received: | 17 September 2024 |
| 12 week expiry: | 10 December 2024 |

Proposed by Councillor Foster

Seconded by Councillor Cushinan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 4.23

P/FP/LDP/56 WATER QUALITY MONITORING ON BEHALF OF NORTHERN IRELAND WATER (NIW)

1. Purpose

The purpose of this report was to inform Members of NI Water's intention to undertake water quality monitoring at two locations in the Borough; Antrim and Ballyclare.

2. Background

Members were advised that McAdam Design, Consultant Engineers had been contracted by NI Water to undertake sampling, gauging and instrumentation installation at multiple river locations across the province with the aim of understanding and improving water quality at key locations across the province.

In order to achieve this goal, specific areas had been identified along a river course as necessary areas to understand the water quality as it progresses through the catchment. Two study areas are within the Borough, on river frontages belonging to the Council: (1) Lands to the rear of 24-26 Meadow Drive (Ballycorr Road), Six Mile Water, Ballyclare, and (2) Deer Park Bridge, Six Mile Water, Antrim Castle Gardens, Antrim – locations circulated for Members information.

Whilst no start date was confirmed, the data collection exercise would run for approximately 12 months and will require access onto Council-owned land.

Members were advised that Class H of Part 14 'Development by Statutory and Other Undertakers' of The Planning (General Permitted Development) Order (Northern Ireland) 2015 states that development was permitted for the (d) [the] provision of a building, plant, machinery or apparatus in, on, over or under land for the purpose of survey or investigation.

It was anticipated NI Water will share the outworking's of this survey investigation with the Council in due course.

Proposed by Councillor Foster
Seconded by Councillor Cushinan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 4.24

P/PLAN/1 NISRA PLANNING STATISTICS 2024/2025 – FIRST QUARTERLY BULLETIN FOR THE PERIOD APRIL TO JUNE 2024

1. Purpose

The purpose of this report was to update Members on the NISRA Planning Statistics 2024/2025 - First Quarterly bulletin for the period April to June 2024.

2. Key Issues

The first quarterly provisional planning statistics for 2024/25 produced by the Analysis, Statistics and Research Branch of Department for Infrastructure (DfI), a copy of which was circulated, were released on 3 October 2024.

The figures show that during the period from April to June 2024, the total number of planning applications received in Northern Ireland was 2,538, a decrease of 4% on the same period a year earlier. The total number of decisions issued during this period was 2,325, a 12% decrease from the same period a year earlier.

Over the quarter, five Councils reported an increase in the number of applications received, with the highest percentage increase in Causeway Coast and Glens (9.6%). Six Councils reported a decrease in the number of applications received, with the greatest decrease in Newry, Mourne and Down (-19.6%). Over the quarter, eight Councils reported a decrease in the number of applications decided, with the highest percentage decrease in Ards and North Down (-33.7%).

In relation to performance against statutory targets, DfI figures show that the Council was within the 30 week target time in the first quarter of 2024/25 for **Major** planning applications, with an average processing time of **19 weeks**. This performance **ranks third** amongst the 11 Councils and also reflects well against the average processing time of 38.6 weeks across all Councils.

Over the quarter the number of local applications received in NI was 2,500; an increase of 0.7% on the previous quarter (2,483) and down by 3.6% on the same period a year earlier (2,594). Five of the 11 councils were within the 15 week target after the first quarter of 2024/25: with **Antrim and Newtownabbey (11.2 weeks) ranked third**. This reflects well against the average processing time of 19 weeks across all Councils.

The number of enforcement cases opened in NI during the first quarter of 2024/25 was 688; down by 21.8% compared to the same period a year earlier. The number of enforcement cases concluded over the quarter was 720, down by 7.8% from the

same quarter a year earlier. **Antrim and Newtownabbey recorded the highest percentage of cases processed with 97.7%** of all cases processed within 39 weeks during the first quarter of 2024/25.

Proposed by Councillor Foster

Seconded by Councillor Cushinan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 4.25

P/PLAN/90 PLANNING APPLICATION VALIDATION CHECKLISTS

1. Purpose

The purpose of this report was to provide Members with an update on the new Planning Application Validation Checklists.

2. Background

Members were previously advised of the Department for Infrastructure's (DfI) intention to bring forward a legislative change to allow Councils to develop their own Validation Checklists which would be applied when a planning application is submitted for a determination

Key issues

DfI had written and provided a copy of the Order (circulated) to all Councils to advise that the Department has made a Statutory Rule entitled "The Planning (General Development Procedure) (Amendment) Order (NI) 2024 which would come into operation on 1 April 2025. This will amend the Planning (General Development Procedure) Order (NI) 2015 (GDPO 2015) to:-

- By Direction specify the information requirements for an application on its website;
- Give powers to the Council to issue a notice to the applicant if it considers that the application has not been accompanied by the correct information and setting out what is required;
- The notice given is deemed as a refusal; and
- Gives the right of appeal by the applicant to the Planning Appeals Commission.
- The Department has also taken the opportunity to make three technical amendments to the 2015 Order as detailed in the circulated letter.

DfI advise that the interim period is to give Councils time to prepare and consult upon their proposed statutory validation checklists (including engaging with agents in the local area) and to allow the PAC time to develop, consult upon and put in place its approach to the associated dispute mechanism including drafting potential advice and guidance.

Officers had been drafting and internally testing a new validation checklist for the Council. It was Officers intention to discuss the new validation checklist at the next training event for Planning Committee Members on 23 October 2024. Officers would then engage with agents in the area in relation to the validation list and will revert to Planning Committee with the final version for approval.

Proposed by Councillor Foster

Seconded by Councillor Cushinan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 4.26

P/PLAN/34 ENFORCEMENT: PERFORMANCE QUARTERLY REPORTING, Q4 2023/2024 & Q1 2024/2025

1. Purpose

The purpose of this report was to update Members on the performance of the Planning Enforcement Section for the following periods in Q4 2023/2024 & Q1 2024/2025

2. Introduction/Background

The performance reporting and statistics for the Councils Planning Enforcement Section for the periods Q4 2023/2024 & Q1 2024/2025 were circulated for Members information.

Proposed by Councillor Foster

Seconded by Councillor Cushinan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 4.27

P/FP/LDP/1 LOCAL DEVELOPMENT PLAN, QUARTERLY UPDATE (Q2 2024/2025) JULY TO SEPTEMBER 2024

1. Purpose

The purpose of this report was to provide a progress report on a quarterly basis to the Planning Committee on the progress of the Council's Local Development Plan (LDP). This report covers the second quarter (Q2) of the 2024-25 business year (July to September 2024).

2. Introduction/Background

Local Development Plan, Draft Plan Strategy, Independent Examination

Members would be aware that officers have been engaging with the Department for Infrastructure regarding the Planning Appeal Commission report and forthcoming Direction.

Draft Local Policies Plan

During this period work continued on various work streams relating to the preparation of the Draft Local Policies Plan (DLPP), including:

- Strategic Landscape, consideration of draft Local Landscape Policy Areas (LLPAs), and consultant-led, identification of Sites of Local Nature Conservation Importance (SLNCIs);
- Heritage – draft Townscape Assessments, to include draft Areas of Townscape Character (ATC) and Areas of Archaeological Potential (AAP); and
- Open Space – the identification, categorisation and digitisation of open space areas to provide an evidence base to inform the DLPP.

A procurement exercise was launched on 13 June 2024 in relation to the evidence base for 'Homes', with a closing date of 5 July 2024. A preferred consultant has now been identified (Nexus Planning) and it is hoped that they will be formally appointed and project work will commence imminently.

Working Groups

During this period, Officers from the Forward Planning Team engaged with the following statutory partners and groups:

- Belfast Metropolitan Area Working Group (MASWG), 10 September 2024, in person and online, hosted by Belfast City Council (BCC). Representatives (officers and elected members) of the five Councils and those from statutory consultees discussed a number of matters, including the draft Eastern Transport Plan (2035) and emerging Local Development Plan (LDP) environmental designations within the area. Discussion ensued regarding the groups existing Terms of Reference (ToR), and whilst it was agreed these remains fit for purpose, a minor amendment was proposed regarding the deliverability of affordable housing. The draft minutes of the meeting and updated TOR were circulated for Members' consideration, and the next meeting of the group will be held in December 2024, to be hosted by Antrim and Newtownabbey;
- Conservation Area Forum, 12 September 2024 – An online meeting took place between officers of the various Councils involved in providing advice on general built heritage matters. Discussion ensued regarding current issues in relation to Conservation Areas and best practice, as well as the processes around gathering evidence to inform the designation of Areas of Townscape Character (ATC) within LDPs. The next meeting of the Forum is expected to take place in January 2025 (tbc).

Proposed by Councillor Lynch

Seconded by Councillor Cushinan and unanimously agreed that

the report be noted and that Elected Members approve the updated Terms of Reference for the Belfast Metropolitan Area Working Group.

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

ITEM 4.28

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (NI) PLANNING LAW AND PROCESS EVENT

1. Purpose

The purpose of this report was to advise Members of the arrangements for the upcoming Royal Town Planning Institute Northern Ireland (RTPI NI) Planning Law and Process event being held from 9.30-12 noon on Tuesday 19 November 2024, at W5, 2 Queens Quay, Belfast.

2. Introduction/Background

The RTPI is the professional body representing planners in the United Kingdom and Ireland, promoting and developing policy affecting planning and the built environment, and offering a comprehensive programme of events and accredited training for members as well as an awards programme.

3. Programme Summary

This year's event on Planning Law and Process will enable Planners in Northern Ireland to remain up to date with the latest developments in planning legislation, hear about latest case law and recent appeals.

Speakers:

Proposed speakers at the event are:

- Conor Fegan, Barrister, Bar Library Belfast
- Andrew Ryan, Planning and Environment Partner, TLT
- Pamela O'Donnell, Deputy Chief Commissioner, Planning Appeals Commission
- Mark Watson, Principal Commissioner, Planning Appeals Commission

Ticket Prices

| | |
|-----------------|------------------|
| RTPI Member | £36.00 (inc VAT) |
| Non RTPI Member | £60.00 (inc VAT) |

Proposed by Councillor Lynch

Seconded by Councillor Cushman and unanimously agreed that

all Planning Committee Members be invited to attend the event.

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

ITEM 4.29

P/FP/LDP/5 LOCAL ECONOMIC DEVELOPMENT LANDSCAPE UPDATE

1. Purpose

The purpose of this report was to inform Members that Officers in the Forward Planning Section are currently progressing work streams in relation to Strategic Employment Lands in the Borough to be used as an evidence paper, and to obtain approval seek a qualified and experienced Landscape Architect to assist Officers in their consideration of Strategic Landscape studies, to be used as an evidence paper in support of the next stage of the Council's Local Development Plan (LDP).

2. Introduction/Background

Strategic Employment Lands

Members were reminded that at the December 2023 Planning Committee, an update was provided on the various strategic studies to be undertaken at the Draft Local Policies Plan (DLPP) stage of the Council's Local Development Plan (LDP) process. One such topic is the availability of Employment Land at the five proposed Strategic Employment Locations (SELs) across the Borough (Metropolitan Newtownabbey, Antrim, Ballyclare, Belfast International Airport, and Nutts Corner). In anticipation of moving towards the DLPP stage, Members were advised that a procurement exercise would soon issue.

Officers have considered this matter further and propose to take this forward 'in house'; to be used as an evidence base in support of the next stage of the Council's LDP. This may include a targeted 'Call for Sites' exercise in due course.

A further update of this work stream will be provided to Members as it develops.

Natural Heritage, Strategic Landscape

Members were reminded that at the January 2024 Planning Committee, an update was provided on preliminary work that had commenced in relation to the DLPP, to include strategic landscape studies. Whilst Officers have engaged with Soltys Brewster Landscape Architects as a critical friend in the development of a draft Local Landscape Policy Areas assessment, approval is sought from Members to seek a suitably qualified and experienced Landscape Architect to assist Officers in the Forward Planning Section in relation to the completion of draft Strategic Landscape studies to be used as an evidence report in support of the next stage of the Council's LDP.

3. Previous Decision of Council

- Local Development Plan Update December 2023, and January 2024.

Proposed by Councillor Lynch

Seconded by Councillor Cushinan and unanimously agreed that

(a) the report be noted; and (b) that approval be given to Officers from the Forward Planning Section to engage in a procurement exercise to seek a suitably qualified and experienced Landscape Architect to assist in the consideration of Strategic Landscape studies to be used as an evidence base to inform the preparation of the LDP.

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

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Foster
Seconded by Councillor Lynch and agreed that

the following Committee business be taken In Confidence.

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

PART ONE DECISIONS ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 4.30 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, introduced the Enforcement Report to the Committee and made a recommendation 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 Archibald-Brown
Seconded by Councillor Foster and unanimously agreed

that enforcement action to regularise the current breach of planning control and any future breach at the site in question or by the same owner/operator on lands adjacent to or in the vicinity of the site, be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

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

ITEM 4.31 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, introduced the Enforcement Report to the Committee and made a recommendation 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 Foster
Seconded by Councillor Cosgrove and unanimously agreed

that enforcement action to regularise the current breach of planning control and any future breach at the site in question or by the same owner/operator on lands adjacent to or in the vicinity of the site, be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

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

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Lynch
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 8.40pm.

MAYOR