

**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 18 NOVEMBER 2024 AT 6.07 PM**

- In the Chair** : Councillor J Archibald-Brown
- Committee Members Present (In Person)** : Aldermen - T Campbell and M Magill
Councillors – A Bennington, S Cosgrove, S Flanagan, R Foster and B Webb
- Committee Members Present (Remotely)** : Councillors – R Kinnear, R Lynch and AM Logue
- Non-Committee Members Present (In Person)** : Alderman L Boyle
Councillor M Stewart
- Non-Committee Members Present (Remotely)** : Councillor V McWilliam
- Public Speakers** :
- | | |
|----------------------------|-----------------------------------|
| Tom Stokes | In Support (Agent, Item 3.1) |
| Philip Stinson | In Support (Agent, Item 3.2) |
| Philip Stinson | In Support (Agent, Item 3.3) |
| Raymond Irvine | In Support (Agent, Item 3.6) |
| Tom Stokes | In Support (Agent, Item 3.5) |
| Chris Jordan | In Support (Consultant, Item 3.5) |
| Alderman Lewis Boyle | In Support (Councillor, Item 3.7) |
| Councillor Michael Stewart | In Support (Councillor, Item 3.7) |
| Aaron Newell | In Support (Applicant, Item 3.7) |
| Gary McElvogue | In Support (Agent, Item 3.7) |
| Matthew Crothers | In Support (Agent, Item 3.8) |
| Aiden McAlindon | In Support (Applicant, Item 3.8) |
| Chris Cassidy | In Support (Agent, Item 3.10) |
| Lesa McGrady | In Support (Applicant, Item 3.10) |
- Officers Present** : Director of Economic Development & Planning - M McAlister
Deputy Director of Planning & Building Control – S Mossman
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
Member Services Officer – C McIntyre

CHAIRPERSON'S REMARKS

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

The Chairperson advised that Addendum reports relating to Items 3.10, 3.12 and 3.14, the Site Visit report, and a 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The Chairperson further advised Members that Items 3.9 and 3.11 had been withdrawn by the Applicants.

The Council Lawyer 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

Councillor Cushinan

2 DECLARATIONS OF INTEREST

Item 3.14 – Councillor Archibald-Brown

PART ONE PLANNING APPLICATIONS

Councillors Flanagan and Kinnear entered the meeting during Item 3.1 and were therefore unable to vote.

ITEM 3.1 APPLICATION NO: LA03/2024/0466/F

PROPOSAL:	Proposed hotel development comprising 81 no. bedrooms, food and beverage offer, associated car parking spaces, new site access, landscaping and all associated site and access works.
SITE/LOCATION:	Lands situated at the junction of Ballyrobin Road and Antrim Road and 120m east of Hillhead Farm, 6 Antrim Road, Crumlin, Co. Antrim.
APPLICANT:	JH Turkington & Sons.

Alicia Leathem, 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 –

Tom Stokes

In Support/Agent

Proposed by Alderman Campbell
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, 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 3.2 APPLICATION NO: LA03/2023/0728/F

PROPOSAL:	Demolition of existing outbuildings and erection of 15no. dwellings with associated car parking, private amenity space, landscaping, site works and works to existing Fountain Street access along with replacement garage.
SITE/LOCATION:	Lands to the rear of 60 Fountain Street, Antrim, BT41 4BB.
APPLICANT:	Madden Family.

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 –

Philip Stinson

In Support/Agent

Proposed by Councillor Flanagan
Seconded by Alderman Campbell 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

ITEM 3.3 APPLICATION NO: LA03/2023/0729/DCA

PROPOSAL:	Demolition of two outbuildings to the rear of 60 Fountain Street.
SITE/LOCATION:	Lands to the rear of 60 Fountain Street, Antrim, BT41 4BB.
APPLICANT:	Madden Family.

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

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

Philip Stinson

In Support/Agent

Proposed by Councillor Flanagan

Seconded by Alderman Campbell that demolition consent 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 demolition consent 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 3.4 APPLICATION NO: LA03/2024/0235/O

PROPOSAL: Residential Development.

SITE/LOCATION: Lands at and including No.5 Ballydonaghy Road, Crumlin, BT29 4EP.

APPLICANT: Brian and Jim Price.

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

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Councillor Flanagan that outline 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 outline planning permission be granted for the application subject to the Conditions set out in the Planning Report.

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

Item 3.6 was considered at this point to afford an opportunity for a speaker at 3.5 to enter the meeting.

ITEM 3.6 APPLICATION NO: LA03/2024/0392/F

PROPOSAL:	Replacement dwelling and garage.
SITE/LOCATION:	66 Old Manse Road, Newtownabbey, BT37 0RX.
APPLICANT:	P. McKee.

Johanne McKendry, 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 –

Raymond Irvine	In Support/Agent
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Proposed by Alderman Campbell
Seconded by Councillor Bennington 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

ITEM 3.5 APPLICATION NO: LA03/2024/0386/F

PROPOSAL:	Retention of existing extraction unit and 6m high acoustic enclosure with proposed additional 6m high acoustic enclosure.
SITE/LOCATION:	Unit 3B, Norfill Business Park, Antrim, BT41 4LD.
APPLICANT:	Errigal Commercial Developments Ltd.

Ashleigh Wilson, 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 –

Tom Stokes	In Support/Agent
Chris Jordan	In Support/Consultant

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove 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 and further agreed to include the erection of an additional roofing structure, in keeping with the existing acoustic barrier, with works to be completed within a period of 8 weeks.

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

ITEM 3.7 APPLICATION NO: LA03/2024/0456/F

PROPOSAL:	Proposed change of use of former Royal British Legion social club to 3no. retail units. Works to include internal and external alterations.
SITE/LOCATION:	Former Royal British Legion Social Club, 2 Avondale Drive, Ballyclare, BT39 9EA.
APPLICANT:	Aaron and Karen Newell.

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

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

Alderman Lewis Boyle	In Support/Councillor
Councillor Michael Stewart	In Support/Councillor
Aaron Newell	In Support/Applicant
Gary McElvogue	In Support/Agent

Proposed by Councillor Foster

Seconded by Alderman Campbell that planning permission be refused.

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 2 abstentions it was agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that the proposed retail shops lie outside of Ballyclare Town Centre and it has not been demonstrated that a suitable site does not exist within the town centre or other retailing area.**

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

Alderman Magill left and returned to the Chamber during Item 3.8 and was therefore unable to vote.

ITEM 3.8 APPLICATION NO: LA03/2024/0545/F

PROPOSAL:	Proposed change of use from existing storage shed to kitchen, toilets and waiting area to the ground floor and restaurant to the first floor including external alterations. Partial change of use to public bar to off sales facility, retention of informal parking area with reconfiguration and extension to car park and all associated site works.
SITE/LOCATION:	Crown and Shamrock, 584 Antrim Road, Newtownabbey, BT36 4RF.
APPLICANT:	Aiden McAlindon.

Alicia Leathem, 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 –

Matthew Crothers
Aiden McAlindon

In Support/Agent
In Support/Applicant

Proposed by Councillor Flanagan

Seconded by Councillor Webb that planning permission be granted for the application on the grounds that restaurants are not restricted to town centres and are not contrary to the SPPS town centre policy and as such the principle of development of a restaurant outside a designated retail centre was deemed acceptable. Approval was subject to associated Conditions to address the issue of overlooking, perception of overlooking and loss of privacy, the wording of which was delegated to Officers.

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

In favour: Alderman Campbell

Councillors - Archibald-Brown, Bennington, Cosgrove, Flanagan,
Foster, Kinnear, Logue, Lynch and Webb

and it was agreed that planning permission be granted for the application, the associated Conditions of which being delegated to Officers.

The reasons for the decision contrary to the Officer's recommendation were that the application was deemed acceptable on the grounds that restaurants are not restricted to town centres and are not contrary to the SPPS town centre policy and as such the principle of development of a restaurant outside a designated retail centre was deemed acceptable. Approval was subject to associated Conditions to

address the issue of overlooking, perception of overlooking and loss of privacy, the wording of which was delegated to Officers.

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

ITEM 3.9 APPLICATION NO: LA03/2024/0593/F

PROPOSAL:	Dwellings and garage.
SITE/LOCATION:	Approximately 40m east of 1 Tildarg Brae, Ballyclare, BT39 9ZA.
APPLICANT:	Lynda and James Greer.

The Chairperson advised that the application had been withdrawn by the applicant.

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

Councillor Flanagan left and returned to the Chamber during Item 3.10 and was therefore unable to vote.

Councillor Kinnear left the meeting during Item 3.10 and was therefore unable to vote.

ITEM 3.10 APPLICATION NO: LA03/2024/0084/F

PROPOSAL:	Partial change of use from domestic garage to dog grooming parlour (retrospective).
SITE/LOCATION:	151 The Beeches, Crumlin, BT29 4FF.
APPLICANT:	Lesa McGrady.

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

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

Chris Cassidy
Lesa McGrady

In Support/Agent
In Support/Applicant

Proposed by Councillor Logue

Seconded by Councillor Lynch that retrospective planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 1 against and 0 abstentions it was agreed

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

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

ITEM 3.11 APPLICATION NO: LA03/2024/0460/F

PROPOSAL:	2 No. semi-detached houses.
SITE/LOCATION:	Approximately 10m east of 62 Rogan Manor, Newtownabbey, BT36 4BB.
APPLICANT:	M A Consultancy & Property.

The Chairperson advised that the application had been withdrawn by the applicant.

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

ITEM 3.12 APPLICATION NO: LA03/2024/0637/O

PROPOSAL:	Dwelling and garage on a farm.
SITE/LOCATION:	80m south-west of 55 Church Road, Randalstown, BT41 3JW.
APPLICANT:	Jim McLaughlin.

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.

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Alderman Magill that outline 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 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 no dwellings or development opportunities out-with the settlement limits have been sold within ten years of the date of the application and in 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 provisions contained within the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, in that it has not been demonstrated that access to the site would not prejudice road safety.**
- 4. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH5 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 3.13 APPLICATION NO: LA03/2024/0627/F

PROPOSAL: Replacement Dwelling.

SITE/LOCATION: 21 Ballykenedy Road, Nutts Corner, Crumlin, BT29 4SU.

APPLICANT: Finlay McBride.

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

There were no public speakers to address this item.

Proposed by Councillor Flanagan

Seconded by Alderman Campbell that planning permission be refused.

On the proposal being put to the meeting 9 Members voted in favour, 0 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 replacement dwelling in accordance with Policy CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be replaced is of temporary construction and therefore not eligible for replacement.**

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

Having declared an interest in Item 3.14, the Chairperson, Councillor Archibald-Brown left the Chamber and the Vice Chair, Councillor Cosgrove, assumed the role of Chairperson at this point.

ITEM 3.14 APPLICATION NO: LA03/2024/0585/F

PROPOSAL:	Retrospective extension to residential curtilage and erection of boundary fence.
SITE/LOCATION:	29 Anderson Park, Doagh, Ballyclare, BT39 0PA.
APPLICANT:	Robert and Lynsey Carmichael.

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

There were no public speakers to address this item.

Proposed by Councillor Foster

Seconded by Councillor Bennington that planning permission be deferred to allow a further opportunity for the Applicant to address the Planning Committee in December as they were unable to attend this meeting due to unforeseen circumstances.

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 to allow a further opportunity for the Applicant to address the Planning Committee in December as they were unable to attend this meeting due to unforeseen circumstances.

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

Councillor Archibald-Brown returned to the Chamber at this point.

PART TWO OTHER PLANNING MATTERS

ITEM 3.15

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 October 2024.

2. Delegated Decisions of Council

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

3. Planning Appeal Commission Decisions

Three appeals (3) had been dismissed during October 2024 by the PAC.

Planning application:	LA03/2022/0050/O
PAC reference:	2022/A0079
Proposed Development:	Site for dwelling and domestic garage.
Location:	50m south west of 56 Roguery Road, Toomebridge.
Date of Appeal Submission:	11/10/2022
Date of Appeal Decision:	11/10/2024

Planning application:	LA03/2023/0602/O
PAC reference:	2023/A0098
Proposed Development:	2 No. Dwellings and Garages
Location:	30m north east of 98 Craigstown Road, Randalstown (between No. 98 and No. 102 Craigstown Road, Randalstown)
Date of Appeal Submission:	23/01/2024
Date of Appeal Decision:	10/10/2024

Planning application:	LA03/2024/0004/F
PAC reference:	2023/A0028
Proposed Development:	Retrospective application for farm storage shed
Location:	Approx. 190m south west of 50 Maghereagh Road, Randalstown
Date of Appeal Submission:	12/06/2024
Date of Appeal Decision:	28/10/2024

Three (3) appeals had been allowed subject to conditions during October 2024 by the PAC.

Planning application:	LA03/2021/1103/F
PAC reference:	2022/A0089
Proposed Development:	Proposed new free range poultry house 32k birds, new meal bins, litter store, swale and improved access onto Ahoghill Road.
Location:	Approx. 76m North West of 196 Ahoghill Road, Randalstown.
Date of Appeal Submission:	30/11/2022
Date of Appeal Decision:	11/10/2024

Planning application:	LA03/2022/0605/F
PAC reference:	2022/A0187

Proposed Development:	Change of use from engineering workshop to Tachograph Centre and alteration of existing vehicle access to create one way vehicle access system for both the engineering works and the Tachograph Centre
Location:	29 Cargin Road, Toomebridge, County Antrim, BT41 3NU
Date of Appeal Submission:	14/03/2023
Date of Appeal Decision:	23/10/2024
Planning application:	LA03/2022/0813/F
PAC reference:	2023/A0103
Proposed Development:	Residential development consisting of 39no dwellings, parking, open space, landscaping and associated and ancillary site works
Location:	Lands within the southwest portion of the former Craighill Quarry, east of Ballyeaston Road and south of Craighill Park, Ballyclare
Date of Appeal Submission:	26/01/2024
Date of Appeal Decision:	30/10/2024

A copy of the decisions were circulated.

Proposed by Alderman Campbell
Seconded by Councillor Webb and agreed that

the report be noted.

NO ACTION

ITEM 3.16

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

1. Purpose

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

2. Background

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

- give at least 12 weeks' notice to the Council that an application for planning permission was 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 had been submitted, this must be accompanied by a Pre-Application Community

consultation report outlining the consultation that had been undertaken regarding the application and detailing how this had influenced the proposal submitted.

3. Proposal of Application Notices

PAN Reference:	LA03/2024/0776/PAN
Proposal:	Proposed well pad to support temporary drilling and testing of exploratory boreholes to investigate sub-surface geothermal energy potential including compound areas and associated infrastructure, site access, parking, ancillary development, general site works and site restoration.
Location:	Lands associated with the College of Agriculture, Food and Rural Enterprise (CAFRE), Greenmount campus, east of Oldstone Road and west of Seven Mile Straight, Antrim, BT41 4PS.
Applicant:	Department for the Economy
Date Received:	25 October 2024
12 week expiry:	17 January 2025

PAN Reference:	LA03/2024/0761/PAN
Proposal:	Installation and operation of a Solar PV Energy development (not exceeding 24MW) to include a 33kv substation and associated inverters, solar PV arrays mounted on steel/aluminium frames, internal access tracks, security fencing, electrical cabling and ducting, CCTV, landscaping and habitat enhancement, site access from and other associated ancillary works.
Location:	Lands located approximately 1.1km west of Belfast International Airport main terminal building and immediately west of no. 6 Seacash Road and south of no. 26 British Road, Crumlin.
Applicant:	Department for the Economy
Date Received:	23 October 2024
12 week expiry:	15 January 2025

Proposed by Alderman Campbell
Seconded by Councillor Webb and agreed that

the report be noted.

NO ACTION

ITEM 3.17

F/FP/LDP/1 LOCAL DEVELOPMENT PLAN STEERING GROUP MINUTES

1. Purpose

The purpose of this report was to provide a bi-monthly update to Members on the progress of the Council's Local Development Plan Steering Group.

2. Background

Members were advised that the most recent meeting of the Local Development Plan Steering Group had taken place on 11 October 2024; a copy of the minutes were circulated for Members' information.

Proposed by Alderman Campbell
Seconded by Councillor Webb and agreed that

the report be noted.

NO ACTION

ITEM 3.18

P/PLAN/1 DEPARTMENT FOR INFRASTRUCTURE (DfI) STATUTORY CONSULTATIONS ANNUAL PERFORMANCE REPORT 2023/2024

1. Purpose

Following the publication by DfI of the fourth annual Statutory Consultations Performance Report 2023/24, this report was to provide Members with details of the volume of statutory consultation which had taken place during 2023/24 with comparative information for earlier years.

2. Background

Whilst this was the fourth annual report to be produced by DfI for statutory consultation, it was the first report produced using data from the two new Planning Portals. The new Planning Portals had been introduced in June (Mid Ulster) and December 2022 (all other planning authorities) and would have had some impact on the quality of the data for level of consultation and the management of consultation responses.

The figures contained within the circulated report had been extracted from the Planning Portals, were management information, and should not be treated as official statistics. A link to this and previous reports could also be found below: <https://www.infrastructure-ni.gov.uk/articles/statutory-planning-consultations-quarterly-annual-reports>

Proposed by Alderman Campbell
Seconded by Councillor Webb and agreed that

the report be noted.

NO ACTION

ITEM 3.19

FI/FIN/4 BUDGET REPORT – QUARTER 2 APRIL 2024 TO SEPTEMBER 2024

1. Purpose

The purpose of this report was to provide financial performance information at period 6 (April 2024 – September 2024) for Planning and Building Control.

2. Introduction/Background

As agreed, quarterly budget reports would be presented to the relevant Committee or Working Group; all financial reports would be available to all Members.

3. Summary

Budget reports for Planning and Building Control for Quarter 2 April 2024 to September 2024 were circulated for Members' information.

The overall financial position of the Council would be presented to the Policy and Governance Committee.

Proposed by Alderman Campbell
Seconded by Councillor Webb and agreed that

the report be noted.

NO ACTION

ITEM 3.20

P/PLAN/1 DEPARTMENT FOR INFRASTRUCTURE REVIEW OF TRANSPORT ASSESSMENT AND PARKING STANDARDS GUIDELINES

1. Purpose

The purpose of this report was to advise Members of a review of the current Transport Assessment and Parking Standards Guidelines being undertaken by Department for Infrastructure, Transport Planning Modelling Unit.

2. Background

The Department for Infrastructure (DfI), Transport Planning Modelling Unit (TPMU) was currently undertaking a review of the current Transport Assessment and Parking Standards Guidelines. Practitioners including planners and transport planners had been invited by DfI to participate in stage one of this process, which involved submissions in response to a number of survey questions. The closing date for submissions was 15 November 2024.

3. Key issues

Planning and Transport practitioners had been invited to take part in the survey

which would help to shape and inform the development of a future document. Insights into utilising the current guidance would be important to shape and inform the development of this document. As the consultation at this stage was for practitioners only, Officers had responded from a planning officer practitioner perspective. It was anticipated that following analysis of the survey results, stage two of the process would involve a workshop to discuss the findings of the survey. Officers would highlight to DfI the importance of Elected Member engagement on this matter as it progressed.

Proposed by Alderman Campbell
Seconded by Councillor Webb and agreed that

the report be noted.

NO ACTION

ITEM 3.21

P/PLAN/1 DEPARTMENT FOR INFRASTRUCTURE PLANNING APPLICATION SPD/2024/0054/F LAND ADJACENT TO THE NORTH WEST OF BALLYCLARE

1. Purpose

The purpose of this report was to advise Members, for information purposes, that Planning Reference SPD/2024/0054/F – land adjacent to the north-west of Ballyclare was under consideration by the Department for Infrastructure.

2. Introduction/Background

The Department for Infrastructure (DfI) was considering Planning Application SPD/2024/0052/F relating to lands adjacent to the north-west of Ballyclare including lands bounded by Cogry Road/Rashee Road north of Ross' Avenue/Clare Heights and north-east and west of Ballyclare Rugby Club. The application was currently open for public representations and would be decided by the Infrastructure Minister in due course.

The application was made under Section 54 of the Planning Act (NI) 2011 to vary the wording of conditions 10 and 32.

In relation to condition 10 the application sought to amend the threshold for the number of dwellings allowed to be occupied (from 750 dwellings to 1318 dwellings) in the overall Ballyclare west development until planning approval had been obtained and implemented for the appropriate road works/signalisation of Longshot Road/Ballyclare Road /Ballyrobert Road /Mossley Road junction.

In relation to condition 32, the application sought to remove the requirement for the Area of Strategic Open Space, defined as the Town Park in the Landscape Concept Masterplan/Landscape Design and Management Strategy to be fully completed, functioning and managed in accordance with the approved design before the occupation of the 750th dwelling.

Details of the planning application could be found at
<https://planningregister.planningsystemni.gov.uk/application/691271>.

Proposed by Alderman Campbell
Seconded by Councillor Webb and agreed that

the report be noted.

NO ACTION

ITEM 3.22

P/PLAN/1 DEPARTMENT OF JUSTICE CONSULTATION ON THE DRAFT PLANNING FEES (DEEMED PLANNING APPLICATIONS AND APPEALS) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) 2024

1. Purpose

The purpose of this report was to advise Members that the Department of Justice (DoJ) had launched a consultation on fees charged for planning appeals and deemed planning applications and sought feedback on the proposals contained within the circulated document.

2. Introduction/Background

The Planning Fees (Deemed Planning Applications and Appeals) Regulations (Northern Ireland) 2015 ("the Regulations") prescribe the fees to be charged for planning appeals and deemed planning applications from 1 April 2015. The Regulations only affect the work of the Planning Appeals Commission (PAC) and the fees had not been uplifted since 2015.

The Regulations set out the fees for a standard appeal (£126) and for deemed applications (i.e. where an appeal had been made in relation to an enforcement notice, the appellant should be deemed to have made an application for planning permission in respect of the matters stated in the enforcement notice and the PAC may grant planning permission).

In October 2022, the DoJ consulted on a proposed fee increase of 1.99% that would have replicated an increase to the planning fees charged by Councils and the Department for Infrastructure (DfI). In March 2023, however, before the DoJ had made any increase to the PAC fees, DfI made a further inflationary increase of approximately 12.3% to planning fees in Northern Ireland. DfI then made another inflationary increase of approximately 4% in May 2024.

As fees charged for planning appeals and deemed planning applications had remained unchanged and had not kept pace with the planning fees set by the DfI, the DoJ now proposed to increase the PAC fees from 1 April 2025 so that they matched the current planning fees set by DfI – the cumulative effect of the increases represented a total increase to the PAC fees of around 19%; the fee for a standard appeal would rise from £126 to £159.

3. Summary

This consultation, which opened on 28 October 2024 and would close on 3 January 2025, had sought feedback on suggested uplifts to fees for planning appeals and deemed planning applications.

Members' direction was sought as to whether a response should be made on a corporate, individual or party political basis.

Proposed by Councillor Webb
Seconded by Councillor Foster and agreed that

Members respond on an individual or party political basis.

NO ACTION

ITEM 3.23

P/PLAN/1 NORTHERN IRELAND AUDIT OFFICE (NIAO) PLANNING FRAUD RISKS

1. Purpose

The purpose of this report was to provide Members with proposed arrangements to conduct a Planning Fraud Risk Self-Assessment.

2. Background

On 1 March 2023 the Northern Ireland Audit Office had published a short Guide on Planning Fraud Risks. Its purpose was to raise awareness across Local Government in Northern Ireland about what planning fraud might look like, the conditions that might give rise to planning fraud risks, and the controls that could be put in place to combat the risks. It was relevant for everyone within organisations who were involved in any way, no matter how small, in the planning process.

Following a review by the Planning and Internal Audit teams, and in line with the guidance provided by the NIAO, it was agreed in August 2023 that a self-assessment form would be completed by all those in the Council who were involved in any way in the planning process.

The guidance provided by the NIAO emphasised the need for review and re-assessment of the Council's position. To this end it was proposed that the self-assessment form would be issued to all Members of the Planning Committee by the end of November with a return date stated.

Proposed by Councillor Bennington
Seconded by Councillor Foster and agreed that

the self-assessment form as outlined be progressed.

ACTION BY: Kathryn Bradley, Economic Development & Planning Business Support Manager

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 3.24

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

1. Purpose

The purpose of this report was to provide Planning Committee Members with an update on the Council's Draft Plan Strategy, which was the first part of the Council's new Local Development Plan; specifically proposed capacity-building training events for Members and planning agents in advance of the forthcoming adoption period, early in the New Year, and Officers' intention to return a number of speculative public submissions received outside of the formal planning consultation periods.

2. Introduction/Background

(a) Capacity building training events

A report had been presented to the October Planning Committee regarding an update on the Council's Local Development Plan (LDP), Draft Plan Strategy (DPS) Direction received from the Department for Infrastructure (DfI). It had been agreed that in the lead-in period to Plan Strategy adoption, Officers would prepare a schedule of training workshop events for both Planning Committee Members and Elected Members in the New Year, as well as an Officer-led engagement event with planning agents. The following workshops were proposed:

Members' workshop training

Planning Committee Member Training:

- Plan Strategy policy training.

All Members:

- Making a Planning Decision, Code of Conduct and Local Development Plan.

Members were advised that the above dates and proposed meeting agendas would be confirmed in due course.

Planning Agent Engagement

January 2025, capacity-building engagement, which would focus on Plan Strategy Adoption and proposed Development Management Validation Checklist (date tbc). This engagement would be aimed at all 'active agents' who had engaged with the Council's Planning Section within the past 12-month period.

Members were advised the above dates and proposed meeting agendas would be confirmed in due course.

Councillor Foster reiterated the importance of attendance at these training events by all Members.

Proposed by Councillor Foster
Seconded by Alderman Magill and agreed that

the report be noted.

NO ACTION

PART ONE DECISION ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.25

TPO/2024/0014/LA03 PROVISIONAL TREE PRESERVATION ORDER - IN CONFIDENCE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Foster
Seconded by Councillor Cosgrove and agreed that

a Tree Survey be commissioned to ascertain the health and condition of the trees on the site.

ACTION BY: Simon Thompson Local Development Plan and Enforcement Manager

ITEM 3.26 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 Bennington and 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 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.

There being no further Committee business the Chairperson thanked Members, for their attendance and the meeting concluded at 8.51pm.

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.