



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 15 SEPTEMBER 2025 AT 6.00 PM**

- In the Chair** : Councillor R Kinnear
- Committee Members Present (In Person)** : Aldermen – T Campbell and M Magill
Councillors – A Bennington, J Archibald-Brown, S Cosgrove, H Cushinan, S Flanagan, B Mallon and R Foster
- Non-Committee Members Present (In Person)** : Councillors – J Gilmour, L Kirkpatrick and R Lynch
- Non-Committee Members Present (Remotely)** : Councillor B Webb
- Public Speakers** :
- | | |
|-----------------------------|-----------------------------------|
| Martin Kelly | In Support (Agent, Item 3.1) |
| Conor Lydon | In Support (Consultant, Item 3.1) |
| Councillor Julie Gilmour | In Objection (Item 3.2) |
| Marian Kane | In Objection (Item 3.2) |
| Gary Longwell | In Objection (Item 3.2) |
| Councillor Leah Kirkpatrick | In Support (Item 3.2) |
| Gemma Jobling | In Support (Agent, Item 3.2) |
| Katie Wallace | In Support (Applicant, Item 3.2) |
| Councillor Roisin Lynch | In Objection (Item 3.4) |
| Mark Hanvey | In Support (Consultant, Item 3.6) |
| Nic Dallat | In Support (Agent, Item 3.7) |
| Stephanie Lyttle | In Objection (Item 3.8) |
| Roy Mooney | NIW Consultee (Item 3.10) |
| Hadleigh Jess | In Support (Agent, Item 3.10) |
| Harold Swann | In Support (Applicant, Item 3.10) |
| John Kennedy | In Support (Agent, Item 3.11) |
- Officers Present** : Director of Economic Development and 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 – A Leathem
Senior Planning Officer – J McKendry
Senior Planning Officer – A Wilson
ICT Change Officer – A Cole
Member Services Officer – L Irwin

CHAIRPERSON'S REMARKS

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

The Chairperson further advised that Addendum reports relating to Items 3.2, 3.6, 3.8 and 3.10, 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The Chairperson further advised Members that Item 3.9 had been withdrawn by Officers.

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 AM Logue
Alderman L Boyle

2 DECLARATIONS OF INTEREST

Items 3.2 & 3.4 – Councillor Mallon
Items 3.3 & 3.4 – Councillor Cushinan

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2025/0443/F

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.
SITE/LOCATION:	Lands 550m east of St Judes Church, Oldstone Road and 330m SSW of 10b Seven Mile Straight, Antrim on lands to the rear of Abbey Farm, Greenmount Campus, Antrim, BT41 4PS.
APPLICANT:	Department for the Economy

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 –

Martin Kelly

In Support/Agent

Conor Lydon In Support/Consultant (for questions)
Michael Gillan In Support/Applicant (for questions)

Proposed by Alderman Campbell
Seconded by Councillor Cushinan 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 with matters in relation to consultation with NI Water delegated to Officers and a condition added to limit the height of the drilling rig to no more than 40 metres.

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

Alderman Magill joined the meeting at this point.

Having declared an interest in Item 3.2, Councillor Mallon left the Chamber.

ITEM 3.2 APPLICATION NO: LA03/2025/0342/F

PROPOSAL:	Retention of extension and alteration to dwelling
SITE/LOCATION:	9 Glenkeen Avenue, Newtownabbey, BT37 0PH
APPLICANT:	Kathrine Wallace

Johanne McKendry, 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 –

Councillor Julie Gilmour	In Objection
Marian Kane	In Objection
Gary Longwell	In Objection
Councillor Kirkpatrick	In Support
Gemma Jobling	In Support/Agent
Katie Wallace	In Support/Applicant

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

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

that planning permission be granted for the application subject to the Conditions set out in the Planning Report and a Condition added that a sample of the opaque glass be supplied by the applicant and agreed by Officers prior to installation.

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

Councillor Mallon returned to the Chamber

Having declared an interest in Items 3.3 and 3.4, Councillor Cushinan left the Chamber.

ITEM 3.3 APPLICATION NO: LA03/2025/0001/F

PROPOSAL:	Conversion and extension of existing mill to residential dwelling
SITE/LOCATION:	50m NW of No. 35 Antrim Road, Aldergrove, Crumlin
APPLICANT:	Jason Piper

Johanne McKendry, 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 Cosgrove

Seconded by Councillor Bennington 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

Having declared an interested in Item 3.4, Councillor Mallon left the Chamber.

ITEM 3.4 APPLICATION NO: LA03/2025/0040/LBC

PROPOSAL:	Proposed Demolition of former church building
SITE/LOCATION:	Sacred Heart RC Church, 212 Staffordstown Road, Toome, Antrim, BT41 3QT
APPLICANT:	Duneane Parish, Diocese of Down and Connor

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse listed building consent.

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

Councillor Roisin Lynch In Objection

Proposed by Alderman Campbell

Seconded by Alderman Magill that the application be deferred to allow

representatives from the Historical Environment Division to attend the meeting for questions.

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

that the application be deferred to allow a representative from the Historical Environment Division and an expert on the listed building status to attend the meeting for questions.

It was also requested that the Borough Lawyer reissue advice on the position regarding items being presented when there is a request for a deferral.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.5 APPLICATION NO: LA03/2024/0415/F

PROPOSAL:	Proposed Extension to Existing Warehouse
SITE/LOCATION:	17 Carnanee Road, Templepatrick, BT39 0BZ
APPLICANT:	Andrew Taylor

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

There were no public speakers to address this item.

Proposed by Councillor Cosgrove
Seconded by Alderman Campbell 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 reasons:

- 1. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and in SP 1.11 and DM 2.1 of the ANPS in that the proposal does not meet any of the criteria for economic development in the countryside and there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.6 APPLICATION NO: LA03/2024/0899/F

PROPOSAL:	3 no. detached 2 storey dwellings with associated parking and landscaping
SITE/LOCATION:	Lands to north east of Ballycorr Road, approx 200m North east of Ballycorr Heights, Ballyclare

APPLICANT: Craighill Developments Ltd.

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report and associated Addendum 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 –

Mark Harvey	In Support/Consultant
Leon Smith	In Support/Agent (for questions)

Proposed by Alderman Campbell

Seconded by Councillor Bennington 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 draft Belfast Metropolitan Area Plan and the policy provisions of the Strategic Planning Policy Statement and Policies DM 16, DM 17 and DM 25 of the Council's Plan Strategy, and associated guidance document Creating Places in that it has not been demonstrated that a quality residential development will be achieved due to;**
 - a) The failure to provide adequate details for the delivery of a local neighbourhood centre to serve the application site and the wider zoning;**
 - b) The failure to provide adequate details for the delivery of an equipped children's play area to serve the application site and the wider zoning;**
 - c) The failure to provide adequate details for the delivery of sufficient open space (20%) to serve the application site and the wider zoning;**
 - d) The failure to provide any measures which would promote biodiversity**
 - e) The failure to provide adequate landscaping; and**
 - f) The failure to provide necessary digital infrastructure and incorporate sustainable energy measures**

- 2. The proposal is contrary to the draft Belfast Metropolitan Area Plan and the policy provisions of the Strategic Planning Policy Statement and Policy DM 17 of the Council's Plan Strategy in that it has not been demonstrated that;**
 - a) The development will provide at least 10% of the total units in the wider zoning as affordable housing as part of the overall scheme; and**
 - b) A minimum of 20% of the units in the wider zoning have been designed within the scope of the Lifetime Homes approach.**

- 3. The proposal is contrary to the policy provisions of draft Belfast Metropolitan Area Plan, the Strategic Planning Policy Statement and Policies SP 8, DM 38 and DM 39 of the Antrim and Newtownabbey Plan Strategy, in that insufficient information has been provided to demonstrate that the proposal would not negatively impact upon designated sites, priority habitats, protected species and other features of biodiversity interest.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Cosgrove left the meeting following Item 3.6.

The Chairperson, Councillor Kinnear called for a ten minute recess at this point.

The meeting resumed at 8.10pm.

ITEM 3.7 APPLICATION NO: LA03/2025/0127/F

PROPOSAL:	Retrospective change of use from Class A1 shop to sui generis hot food takeaway
SITE/LOCATION:	19b Fountain Street, Antrim, BT41 4BB
APPLICANT:	Walid Marsi

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

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

Nic Dallat In Support/Agent

Proposed by Councillor Foster

Seconded by Councillor Bennington that 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 reason:

- 1. The proposal is contrary to Policy DM 6.2 of the ANPS in that it has not been demonstrated that the retail use of the unit to be lost is no longer viable and it has not been demonstrated that the proposal will not result in a concentration of non-retail uses that would be harmful to the shopping function of Antrim Town Centre.**
- 2. The proposal is contrary to the policy provision of the SPPS and Policy DM 6.3 and DM 28 of ANPS in that it has not been demonstrated that the proposal will not have an adverse impact on the amenity of nearby residents through increased noise generation.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.8 APPLICATION NO: LA03/2025/0162/F

PROPOSAL:	Erection of boundary fence and relocation of access and driveway
SITE/LOCATION:	12 Glenavon Park, Jordanstown, Newtownabbey, BT37 0QP

APPLICANT: William Galbraith

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

Stephanie Lyttle In Objection

Proposed by Councillor Bennington
Seconded by Councillor Archibald-Brown 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 with an additional Condition that the fence be constructed on land within the ownership of the applicant, along the existing boundary line.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.9 APPLICATION NO: LA03/2023/0147/F

PROPOSAL: Retention of extension to agricultural sheds with a slurry tank underneath and retention of dry storage shed with removal of slurry tank beneath
SITE/LOCATION: 25 Ballylurgan Road, Randalstown
APPLICANT: David McCaughey

The Chair advised Members that the application had been withdrawn by Officers.

ITEM 3.10 APPLICATION NO: LA03/2025/0191/F

PROPOSAL: Change of use and alterations to form 2no dwellings
SITE/LOCATION: 309-311 Carnmoney Road, Newtownabbey, BT36 6JT
APPLICANT: Harry Swann

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

Hadleigh Jess In Support/Agent
Harold Swann In Support/Applicant

Roy Mooney
Alan Moore

NIW statutory consultee (for questions)
NIW statutory consultee (for questions)

Proposed by Councillor Foster

Seconded by Councillor Cushinan that planning permission be granted, subject to legal advice with a negative Condition placed on the application in relation to a satisfactory agreement with NI Water concerning the sewage disposal

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 0 abstentions.

In favour: Aldermen – Campbell and Magill
Councillors – Archibald-Brown, Bennington, Cushinan, Mallon, Flanagan, Foster and Kinnear

It was agreed that planning permission be granted, subject to legal advice with a negative Condition placed on the application in relation to a satisfactory agreement with NI Water concerning the sewage disposal.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Magill left the meeting following Item 3.10.

Aldermen Campbell left the Chamber at this point.

ITEM 3.11 APPLICATION NO: LA03/2025/0346/O

PROPOSAL:	Dwelling and garage on a farm
SITE/LOCATION:	145m North of 17 Belfast Road, Ballynure
APPLICANT:	John Kirk

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

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

John Kennedy

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 6 Members voted in favour, 1 against and 0 abstentions, it was agreed

that outline planning permission be refused for the following reason:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy DM 18A of the Antrim and Newtownabbey Plan Strategy, in that the proposal does not cluster with an existing group of buildings on a**

farm.

ACTION BY: Sharon Mossman, Deputy Director of Planning

PART TWO OTHER PLANNING MATTERS

ITEM 3.12

FI/FIN/4 BUDGET REPORT Period 4 April 2025 to July 2025

1. Purpose

The purpose of this report was to provide an update on the financial performance for the Economic Development Committee for Period 4 April 2025 to July 2025.

2. Introduction/Background

As agreed, quarterly budget reports would be presented to the relevant Committee. All financial reports would be available to all Members.

3. Summary

As at period 4:

The Economic Development and Planning Directorate had a favourable variance of £51k, or 9.6%, against the budgeted financial performance for the period.

A report on the financial performance, employee costs, highest areas of expenditure and income, and the financial performance by Head of Service was circulated for Members' information.

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

Proposed by Councillor Archibald-Brown
Seconded by Councillor Bennington and agreed that

It was recommended that the report be noted.

NO ACTION

ITEM 3.13

P/PLAN/1 DELEGATED PLANNING DECISIONS JULY 2025

1. Purpose

The purpose of this report was to update Members on the planning decisions issued by Officers in July 2025.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during July 2025 under delegated powers was circulated for Members' information.

Proposed by Councillor Archibald-Brown
Seconded by Councillor Bennington and agreed that

It was recommended that the report be noted.

NO ACTION

ITEM 3.14

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS AUGUST 2025

2. 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 August 2025.

3. Delegated Decisions of Council

A list of planning decisions issued by Officers during August 2025 under delegated powers together with information relating to planning appeals was circulated for Members' information.

4. Planning Appeal Commission Decisions

Four (4) appeals were dismissed during August 2025 by the PAC.

Planning application:	LA03/2024/0719/CLEUD
PAC reference:	2024/L0009
Proposed Development:	Hairdressing salon at domestic residence.
Location:	41 Groggan road, Antrim, BT41 3JH
Date of Appeal Submission:	17/12/2024
Date of Appeal Decision:	06/08/2025
Decision:	Appeal Dismissed – Council Decision Upheld

A copy of the decision was circulated.

Planning application:	LA03/2024/0305/F
PAC reference:	2024/A0134
Proposed Development:	Retention of 4 no. apartments with alterations to previous approval LA03/2018/0469/F (changes to window positioning, fenestration and height of building).
Location:	657-659 Shore Road, Jordanstown, Newtownabbey, BT37 0ST
Date of Appeal Submission:	13/03/2025
Date of Appeal Decision:	08/08/2025
Decision:	Appeal Dismissed – Council Decision Upheld

A copy of the decision was circulated.

Planning application: LA03/2024/0431/F
PAC reference: 2025/A0013
Proposed Development: Retrospective extension to residential curtilage and erection of fence (removal of Condition 2 of planning approval LA03/2024/0431/F regarding lowering of fence height).
Location: 2 Castlewater Wood, Antrim
Date of Appeal Submission: 16/04/2025
Date of Appeal Decision: 19/08/2025
Decision: Appeal Dismissed – Council Decision Upheld

A copy of the decision was circulated.

Planning application: LA03/2024/0709/O
PAC reference: 2025/A0006
Proposed Development: Site for dwelling on a farm.
Location: Approx 25m south of 27 Sallybush Road, Newtownabbey, BT36 4TS
Date of Appeal Submission: 07/04/2025
Date of Appeal Decision: 26/08/2025
Decision: Appeal Dismissed – Council Decision Upheld

A copy of the decision was circulated.

One (1) appeal was allowed subject to conditions during August 2025 by the PAC.

Planning application: LA03/2023/0623/F
PAC reference: 2024/A0013
Proposed Development: Retention of extension to site curtilage
Location: 23 Ashbourne, Newtownabbey
Date of Appeal Submission: 24/04/2024
Date of Appeal Decision: 22/08/2025
Decision: Appeal allowed, subject to conditions, permission is granted – Council Decision not upheld.

A copy of the decision was circulated.

One (1) appeal was allowed and granted unconditionally during August 2025 by the PAC.

Planning application: LA03/2024/0585/F
PAC reference: 2025/A0004
Proposed Development: Retrospective extension to residential curtilage and erection of boundary fence.
Location: 29 Anderson Park, Doagh, Ballyclare BT39 0PA
Date of Appeal Submission: 04/04/2025
Date of Appeal Decision: 22/08/2025

Decision: **Appeal allowed and full planning permission is granted unconditionally – Council Decision not upheld.**

A copy of the decision was circulated.

Proposed by Councillor Archibald-Brown
Seconded by Councillor Bennington and agreed that

It was recommended that the report be noted.

NO ACTION

ITEM 3.15

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT JULY 2025

1. Purpose

The purpose of this report was to update Members on the Proposal of Application Notices received during July 2025.

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 is to be submitted.
- consult the community in advance of submitting a Major development planning application.

Where, following the 12-week period set down in statute, an application was submitted this must 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 Notice

PAN Reference:	LA03/2025/0538/PAN
Proposal:	Proposed extension to the existing shopping centre to provide additional retail floorspace and cafe/restaurant units, reconfiguration and extension of car parking, landscaping and associated site works
Location:	Lands at Lesley Abbeycentre Shopping Centre, Lesley Abbeycentre Shopping Centre, Longwood Road, Newtownabbey, BT37 9UH
Applicant:	Lesley Abbeycentre Limited

Date Received:	24 July 2025
12 week expiry:	16 October 2025

PAN Reference:	LA03/2025/0510/PAN
Proposal:	Proposed c.20mw solar farm and ancillary development – Phase 2
Location:	Lands approx. 250m southwest of 99 Dublin Road, Antrim, BT41 4PN.
Applicant:	H6 Energy Limited
Date Received:	10 July 2025
12 week expiry:	2 October 2025

PAN Reference:	LA03/2025/0493/PAN
Proposal:	Proposed erection of 3 no. storage and distribution units, associated car parking, existing site access from Doagh Road, landscaping and all associated site and access works.
Location:	Lands situated to the south of 610-626 Doagh Road, Newtownabbey
Applicant:	Kemark No 2 Limited
Date Received:	7 July 2025
12 week expiry:	29 September 2025

Proposed by Councillor Archibald-Brown
 Seconded by Councillor Bennington and agreed that

It was recommended that the report be noted.

NO ACTION

Alderman Campbell returned to the Chamber at this point.

ITEM 3.16

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

1. Purpose

The purpose of this report was to recommend that the Chairperson and Vice Chairperson of the Planning Committee along with relevant Officers attend the upcoming Royal Town Planning Institute Northern Ireland (RTPI NI) Planning Law Update event being held from 9.30-12 noon on Monday 17 November 2025, at W5, 2 Queens Quay, Belfast.

5. Introduction/Background

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

6. Programme Summary

This year's event would provide an update on recent developments and address a range of planning law topics enabling 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:

- Emma Aldridge, RTPI NI Chair
- William Orbinson, KQ
- Representative from Planning Appeals Commission
- Maria O'Loan, Tughans LLP

7. Financial Position/Implication

Ticket Prices

RTPI Member £36.00 (inc VAT)

Non RTPI Member £60.00 (inc VAT)

Proposed by Councillor Bennington

Seconded by Councillor Mallon and agreed that

the Chairperson and Vice Chairperson along with relevant Officers attend the event.

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

ITEM 3.17

P/PLAN/1 UPDATE ON THE REVIEW OF DEVELOPMENT MANAGEMENT REGULATIONS

1. Purpose

The purpose of this report was to recommend to Members to note the update in relation to The Planning (Development Management) Regulations (Northern Ireland) 2025.

2. Introduction/Background

The Department for Infrastructure had advised it had made a Statutory Rule entitled "The Planning (Miscellaneous Amendments) Regulations (Northern Ireland) 2025 which came into operation on 1 August 2025.

3. Key Issues

Members would recall the Department for Infrastructure carried out consultation in relation to The Planning (Development Management) Regulations (Northern Ireland) 2025.

The Department had now written to the Council to advise it has made a Statutory Rule which amended regulation 5 of the Planning (Development Management) Regulations (Northern Ireland) 2025 to set out the revised procedures for pre-application community consultation. The Statutory Rule also revoked regulation 7 (Pre-determination hearings), removing the mandatory requirement to hold a pre-determination hearing.

In summary this placed a requirement on the applicant for a web site to be maintained in relation to the pre-application requirements for major planning applications and also removed the mandatory requirement for pre-determination hearings for those major developments which had been subject to notification i.e. referred to the Department for call-in consideration but which have been returned to a council to determine.

The Statutory Rule also amended two errors in the legislation relating to the Annual Monitoring Report required for the Local Development Plan and the definition of EIA development to align with the Planning (Environmental Impact Assessment) Regulations (NI) 2017.

A copy of the notification and the Statutory Rule was circulated for information.

Proposed by Councillor Archibald-Brown

Seconded by Councillor Bennington and agreed that

the report be noted.

NO ACTION

ITEM 3.18

P/PLAN/1 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 and to recommend that public consultation be progressed.

2. Background

Members were previously advised that the Department for Infrastructure had made a Statutory Rule entitled "The Planning (General Development Procedure) (Amendment) Order (NI) 2024 which came into operation on 1 April 2025. Officers had engaged with Planning Committee Members in relation to the proposed Council's Validation Checklist. In addition, the Department had held a workshop for

stakeholders and had brought forward a practice note for planning application validation checklists.

3. Key issues

The Department for Infrastructure had made a Statutory Rule entitled “The Planning (General Development Procedure) (Amendment) Order (NI) (GDPO) 2024 which came into operation on 1 April 2025. Officers had engaged with Planning Committee Members in relation to the proposed Council's Validation Checklist.

Councils would need to consider specifying a Direction in writing and publishing a checklist of information requirements on their websites to ensure that the validation checklist prepared becomes mandatory and that applicants had the right to appeal. Where a Direction was not made, the validation checklist would largely remain voluntary in nature bar the limited statutory requirements as set out in the GDPO.

The Department was also recommending that in the interests of stakeholder buy in, Councils take into account the views of the local community in the preparation of their planning validation checklists. While not a statutory requirement it was recommended that proposed checklists (or later revisions) were subject to engagement with the local community, including with statutory and other planning consultees, applicants, and planning agents. It would be a matter for Councils to decide the manner and approach to such engagement.

At the December 2024 Planning Committee, it was agreed that the draft validation checklist would be piloted on an informal basis to assess how it operated and how it might be adjusted to improve efficiency. This trial had been ongoing for a number of months, however, the planned roll out to stakeholders and public engagement had been delayed due to preparations for the adoption of the Plan Strategy. It was now considered prudent to move forward with the public consultation and engagement in October for a period of 4 weeks with a view to presenting a finalised version of the validation checklist to the Committee before the end of the calendar year. A copy of the proposed draft validation checklist was circulated for information.

Proposed by Councillor Bennington

Seconded by Councillor Archibald-Brown and agreed that

the public consultation and engagement on the draft Validation Checklist be progressed as outlined.

ACTION BY: Barry Diamond, Head of Planning Development Management

ITEM 3.19

P/PLAN/1 CONSIDERATION OF CHANGES TO THE COUNCIL'S SCHEME OF DELEGATION OF PLANNING POWERS

1. Purpose

The purpose of this report was to enable the Planning Committee to formally consider and agree the Council's position on whether the Councils Scheme of Delegation should be amended to require all applications for retrospective development to be decided by the Planning Committee.

2. Background

At the June Planning Committee it was agreed that a paper would be presented to the Planning Committee to consider whether all retrospective planning applications should be decided by the Planning Committee.

Section 55 of the Planning (Northern Ireland) Act 2011 allowed persons to submit an application for planning permission for development carried out before the date of the application. When assessing the planning application, the Council must have regard to the relevant development plan and all other material considerations. The process for assessing a retrospective application largely mirrors that for a proposed application save for the requirement to ensure that the description of development is accurately portrayed as being retrospective.

The number of live planning applications was constantly fluctuating, however, as of the 1st August 2025 there was a total of 295 live planning applications in the system of which 24 included the term 'retention' or retrospective' within the description of development.

The Council's Scheme of Delegation currently allowed for any Member to refer an application to be decided by the Planning Committee up to 21 calendar days from the date that the application was validated provided that the request was accompanied by a sound planning reason.

In addition, applications would also be presented to Committee due to a range of other factors including; where the application was recommended for refusal, where there are more than 2 neighbouring properties objecting from within the Neighbour Notification area or 5 objections from occupied properties in the wider area, or where the application was a significant departure from the Development Plan and was recommended for approval.

All applications noted as being retrospective are classified as local planning applications with a statutory processing target of 50% of all cases being processed in 15 weeks or less. As there were currently 24 retrospective planning applications it was conceivable that if all retrospective applications were presented to Committee, then the majority of these would be presented over the next three to four months, based on the 15-week processing target. This would represent a significant increase in the number of applications being decided by the Planning Committee; however, it was recognised that some retrospective applications would be presented to the Committee under the current Scheme of Delegation.

There were already a variety of reasons what a retrospective application would be presented to Planning Committee which provided sufficient safeguards to ensure that the Committee was considering those applications which raised the most significant issues for the development of the Borough. To present all retrospective planning applications to the Committee would have an adverse effect on the

efficient functioning of the Committee and the ability to refer applications to Committee already existed on a case-by-case basis.

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

the Scheme of Delegation is not amended and delegated decision-making powers for retrospective applications be retained by Officers with referral to Committee being considered on a case-by-case basis.

ACTION BY: Barry Diamond, Head of Planning Development Management

ITEM 3.20 APPLICATION NO: LA03/2025/0273/F

PROPOSAL:	Extension of road and footpaths and creation of new turning area at Craighill Park, and removal of existing turning area
SITE/LOCATION:	Lands to the south of No. 38 Craighill Park, including existing turning area, public road and footpaths and section of former Craighill quarry, Ballyclare
APPLICANT:	Craighill Developments Ltd

The purpose of this report was to agree the draft reasons for refusal of Planning Application no. LA03/2025/0273/F as circulated.

Proposed by Councillor Foster
Seconded by Councillor Bennington and agreed

that the planning permission be refused for the following draft reason:

- 1. The proposal is contrary to the draft Belfast metropolitan Area Plan and the policy provisions of the Strategic Planning Policy Statement and Strategic Policy 6 of the Council's Plan Strategy, and associated guidance document Creating Places in that it has not been demonstrated that a quality residential development will be achieved on the wider residential land zoning due to;**
 - a) The failure to provide adequate details for the delivery of a local neighbourhood centre to serve the wider zoning;**
 - b) The failure to provide adequate details for the delivery of an equipped children's play area to serve the wider zoning; and**
 - c) The failure to provide adequate details for the delivery of sufficient open space (20%) to serve the application site and the wider zoning.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

3.21 ANY OTHER RELEVANT BUSINESS

In response to a query from a Member, the Director of Economic Development and Planning undertook to follow up with the Department for Infrastructure in relation to the adoption of the Jubilee Road in Ballyclare.

ACTION BY: Majella McAllister, Director of Economic Development and Planning

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Mallon
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.

Councillor Webb left the meeting remotely at this point.

PART TWO OTHER PLANNING MATTERS – IN CONFIDENCE

ITEM 3.22

P/PLAN/1 PLANNING APPEALS JULY 2025 – DEFERRED FROM AUGUST PLANNING COMMITTEE -IN CONFIDENCE

1. Purpose

The purpose of this report was to update Members on the decisions issued by the Planning Appeals Commission (PAC) in July 2025.

2. Introduction / Background

At the August Planning Committee a request was made that an in-confidence item be added to the next available Planning Committee to discuss recent decisions of the Planning Appeals Commission.

3. Planning Appeal Commission Decisions

During July the Planning Appeals Commission issued two (2) decisions. Of these one (1) overturned the decision of the Planning Committee, granting planning permission, subject to conditions.

One (1) appeal was dismissed during July 2025 by the PAC.

Planning application:	LA03/2024/0552/O
PAC reference:	2024/A0085
Proposed Development:	Dwelling and garage
Location:	60m northwest of 73 Carlane Road, Toomebridge
Date of Appeal Submission:	28/11/24
Date of Appeal Decision:	1/7/2025
Decision:	Appeal Dismissed – Council Decision Upheld

A copy of the decision was circulated.

One (1) appeal was allowed subject to conditions during July 2025 by the PAC.

Planning application:	LA03/2023/0959/F
PAC reference:	2024/A0125

Proposed Development: Demolition of 6 Station Road and extension of retail unit and associated car parking, EV charging and landscaping and relocation of bulk fuel.
Location: 6-10 Station Road, Doagh, BT39 0QT
Date of Appeal Submission: 24/2/2025
Date of Appeal Decision: 2/7/2025
Decision: Appeal allowed, subject to conditions, permission is granted – Council Decision not upheld.

A copy of the decision was circulated.

Proposed by Councillor Foster
Seconded by Councillor Archibald-Brown and agreed that

[REDACTED]

ACTION BY: Majella McAllister, Director of Economic Development and Planning

ITEM 3.23

P/PLAN/1 LISTED BUILDING - BALLYCLARE BLEACHWORKS [REDACTED]

Proposed by Councillor Bennington
Seconded by Councillor Foster and agreed that

the report be noted and an update of the matter will be presented to Members in due course.

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

ITEM 3.24

P/FP/LDP/1 UPDATE ON THE LOCAL DEVELOPMENT PLAN TO INCLUDE: (1) DRAFT TIMETABLE (2) LAUNCH OF THE DRAFT LOCAL POLICIES PLAN, (3) MEMBERS LOCAL

DEVELOPMENT PLAN WORKSHOPS, (4) RETAIL CONSULTANT TO ASSIST IN RETAIL EVIDENCE GATHERING IN CONFIDENCE

1. Purpose

The purpose of this report was to provide Planning Committee Members with an update on the Council's Local Development Plan

2. Introduction/Background

(a) Revised Local Development Plan Timetable

The Council previously agreed an updated Local Development Plan Timetable which was submitted to the Department for Infrastructure on 25 July for approval. The Department had written to Officers to advise it needs more time to consider the Timetable.

Officers had recently met with the Planning Appeals Commission and have sought an update on their proposed 2029 timeframe for an Independent Examination. Should this date be changed, officers seek delegated authority from Planning Committee to update the Timetable with an earlier date if available.

(b) Formal 'Launch' of the Draft Local Policies Plan Stage/Elected Members Local Development Plan Workshops

Members were reminded that at the August 2025 Planning Committee it was agreed that Officers would plan for a 'launch' of the next stage of the LDP the Draft Local Policies Plan (DLPP), and that LDP workshops for all Members would take place to provide a summary overview of the DLPP. In addition it was proposed to hold a series of topic-based workshops over the autumn period for Officers to informally discuss with Members emerging issues relating to the topics of: (1) Townscape Heritage, (2) draft Strategic Landscape Policy Areas, (3) draft Local Landscape Policy Areas, (4) Coastal Protection, (5) draft Sites of Local Nature Conservation Importance, et al. Workshop dates and emerging topic-papers will be shared with Members in due course.

(c) Strategic Homes, Stakeholder Engagement

Members were reminded that a report was presented to and agreed at the March Planning Committee regarding the first meeting of the Strategic Homes stakeholder engagement exercise which took place on 20 February 2025. The purpose of this consultant-led panel was to advise on the appropriateness of the project methodology and ensure its consistent application. Whilst the panel consisted of Council Officers, key consultees to the planning process and representatives from the development and housing industries, the previous Planning Committee Chair and Vice Chair also attended it.

Members were advised that as the strategic homes assessment had now advanced with early topic findings emerging, it is proposed to hold a further stakeholder engagement meeting, and extend an invitation to the current Planning Committee Chair and Vice Chair. The elected representatives on the group would therefore be

Cllr Jeannie Archibald, Cllr Steven Cosgrove, Cllr Rosie Kinnear, Cllr Sam Flanagan. Members may wish to nominate further Planning Committee Members to attend.

Members would be updated in due course in relation to the findings to date and formal agreement sought on key stages and outcomes.

(d) Retail Consultant to Assist with Draft Local Policies Plan Evidence Gathering

Members were reminded that Nexus Planning Consultancy, undertook a Retail and Commercial Leisure Study (RCLS) in 2018 to inform the Council's emerging Draft Plan Strategy's Draft Retail Hierarchy in advance of the public consultation period in 2019. Policy SP 2.13 in the Council's published PS states, "The Council would identify the detailed boundaries of our Borough's retail centres in the Local Policies Plan and will undertake regular health checks in the future (normally every 5 years) to monitor their vitality and viability" (PS, page 80).



3. Previous Decision of Council

March 2025, Strategic Homes, Stakeholder Panel – previous meeting of the panel, 20 February 2025 – to note.

August 2025, Planning Statement of Community Involvement to be agreed and published, Draft Local Policies Plan 'Launch' and Members Workshop – agreed.

4. Financial Position/Implication

Cost to the Council's Planning Section, £ [REDACTED] + VAT, for the retail work outlined above.

Proposed by Alderman Campbell
Seconded by Councillor Foster and agreed that

- (a) the report be noted, that**
- (b) the Council's Timetable is under review and should the PAC offer an earlier IE timeframe, that delegated powers are given to officers to amend the Timetable**
- (c) Local Development Plan workshops are held for all Council Members on emerging topics and the plan process**

- (d) that the current Planning Committee Chair and Vice-Chair, as well as the previous Chair and Vice Chair attend the next Strategic Homes, Stakeholder Engagement event (dates, times tbc), and that
- (e) Members agree to consultants (Nexus Planning) being appointed to assist Officers with the review and update of the Council's retail evidence base to inform the Local Policies Plan and Section 14 at a cost of £[REDACTED] + VAT.

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

PART ONE DECISION ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.25 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

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

Proposed by Alderman Campbell
Seconded by Councillor Bennington and agreed that

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

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

ITEM 3.26 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

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

Proposed by Alderman Campbell
Seconded by Councillor Bennington and agreed that

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

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

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Archibald-Brown
Seconded by Councillor Bennington 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 9.48pm.

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.