



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 18 AUGUST 2025 AT 6.00 PM**

- In the Chair** : Councillor R Kinnear
- Committee Members Present (In Person)** : Aldermen – L Boyle and M Magill
Councillors – A Bennington, J Archibald-Brown, S Cosgrove, H Cushinan, S Flanagan and AM Logue,
- Committee Members Present (Remotely)** : Councillors - R Foster and B Mallon
- Non-Committee Members Present (In Person)** : Councillors - J Gilmour and A O'Lone
- Non-Committee Members Present (Remotely)** : Councillors – L Kirkpatrick, M Ní Chonghaile and Councillor Webb
- Public Speakers** :
- | | |
|---|-------------------------------------|
| Councillor A O'Lone | Objection (Councillor, Item 3.1) |
| Matt Kennedy | In Support (Agent, Item 3.1) |
| Ruth Alexander | In Support (Applicant, Item 3.1) |
| Bernie Crossan | In Objection (Item 3.1) |
| Kevin Pelan | In Objection (Item 3.1) |
| Sam McKee | In Support (Agent, Item 3.2) |
| Gemma Jobling | In Support (Agent, Item 3.3) |
| Jim McConnell | In Objection (Item 3.5) |
| Stuart Clarke | In Support (Agent, Item 3.5) |
| Colleen Bradley | In Support (Applicant, Item 3.5) |
| Richard Bowman | In Support (Applicant, Item 3.5) |
| Councillor Julie Gilmour | In Objection (Councillor, Item 3.6) |
| Councillor Leah Kirkpatrick | In Objection (Councillor, Item 3.6) |
| Gemma Jobling | In Support (Agent, Item 3.6) |
| Katie Wallace | In Support (Applicant, Item 3.6) |
| Gary Longwell | In Objection (Item 3.6) |
| Marian Kane | In Objection (Item 3.6) |
| Campbell Morris on behalf of Thomas Donaghy | In Support (Item 3.7) |
| Gregor Southall | In Support (Consultant, Item 3.8) |
| Sam Thompson | In Support (Applicant, Item 3.8) |
| Stephen McDonald | In Support (Applicant, Item 3.9) |

Andrew Wisener	In Support (Agent, Item 3.9)
Conor Fegan BL	In Support (Item 3.19)
Clyde Shanks	In Support (Item 3.19)

Officers Present : Director of Economic Development and Planning - M McAlister
Deputy Director of Planning & Building Control – S Mossman
Borough Lawyer and Head of Legal Services – P Casey
Head of Planning Development Management – B Diamond
Planning and Economic Development Business Support Manager – K Bradley
Senior Planning Officer – J McKendry
Senior Planning Officer – A Wilson
Senior Planning Officer – A Leathem
ICT Helpdesk Officer – D Mason
Member Services Officer – C McGrandle
Member Services Manager – A Duffy

CHAIRPERSON'S REMARKS

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

The Chairperson advised Members that Addendum reports relating to Items 3.5, 3.7, 3.8 and 3.19, 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 3.10 had been withdrawn by the Applicant.

The Chairperson further advised Members that she would take Item 3.19 as the first Item in Part Two Other Planning Matters.

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 T Campbell

2 DECLARATIONS OF INTEREST

Item 3.3 and 3.5 – Councillor Archibald Brown
Item 3.1, 3.3, 3.8 and 3.19 – Councillor Mallon

Councillor Ní Chonghaile joined the Meeting remotely during Item 3.1.

Councillor Mallon declared an Interest in Item 3.1 at this point of the meeting and was therefore unable to vote.

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2025/0085/F

PROPOSAL:	Retention of glamping pods, communal building and welcome building including the erection of 3no. associated pergolas, erection of 2no. new saunas, site office/reception and storage buildings, WC building; NIE/plant building, parking, landscaping works (hard and soft) and all other site and ancillary works.
SITE/LOCATION:	Cotters Park, lands 130m NW of no. 14 Ballydunmaul Road, Randalstown, Antrim, BT41 3JD (accessing onto the Clonkeen Road)
APPLICANTS:	James & Ruth Alexander

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

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

Councillor A O'Lone	In Objection
Bernie Crossan	In Objection
Kevin Pelan	In Objection
Matt Kennedy	In Support/Agent
Ruth Alexander	In Support/Applicant

Proposed by Councillor Flanagan

Seconded by Councillor Bennington that planning permission be granted, subject to a condition that delegated authority be granted to Officers to determine whether noise mitigation measures such as an acoustic fence are deemed appropriate and, if so, to determine the placement, height etc.

On the proposal being put to the meeting 4 Members voted in favour, 2 against and 4 abstention, it was agreed

that planning permission be granted subject to the condition that delegated authority be granted to Officers to determine whether noise mitigation measures are deemed appropriate or not.

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

Councillor Archibald-Brown left the Meeting at Item 3.2.

Councillor Cushinan left the Chamber at Item 3.2.

ITEM 3.2 APPLICATION NO: LA03/2024/0807/F

PROPOSAL:	Erection of 39 no. dwellings with associated car parking, private and communal amenity space, landscaping, site works and access arrangements from Niblock Road
SITE/LOCATION:	Lands bound by Ballymena Road and Niblock Road and approx. 210 metres SE of No. 105 Ballymena Road, Antrim
APPLICANT:	Toland House Properties Ltd

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 –

Sam McKee

In Support/Agent

Proposed by Councillor Flanagan

Seconded by Alderman Magill 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

Councillor Cushinan returned to the Chamber for Item 3.3.

ITEM 3.3 APPLICATION NO: LA03/2024/0416/F

PROPOSAL:	Demolition of 68-70 Doagh Road and erection of 9 new dwellings (6 semi-detached & 3 detached)
SITE/LOCATION:	Site at 68-70 Doagh Road, Ballyclare (off Fairview Farm Road)
APPLICANT:	James Hagan

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 –

Gemma Jobling

In Support (for questions)

Proposed by Councillor Cosgrove
Seconded by Councillor Bennington that planning permission be granted.

On the proposal being put to the meeting 8 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

ITEM 3.4 APPLICATION NO: LA03/2024/0560/F

PROPOSAL:	Erection of 11no. dwellings to include 1no. detached chalet bungalow and 10no. semi-detached dwellings
SITE/LOCATION:	Lands approx. 50m NE of No. 5 Junction Road, approx. 60m NW of No. 36 Milltown Road and approx. 70m SE of No. 7B Junction Road, Milltown, Antrim
APPLICANT:	Drumbreagh Limited

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 Alderman Boyle
Seconded by Councillor Bennington that planning permission be granted.

On the proposal being put to the meeting 10 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

Alderman Magill left and returned to the Chamber during Item 3.5 and was therefore unabaile to vote.

ITEM 3.5 APPLICATION NO: LA03/2024/0182/F

PROPOSAL:	Battery Energy Storage System (BESS) Facility 100MW including, transformers, switch and control Room, lighting and CCTV, new site boundary fencing, new access, and ancillary development works.
SITE/LOCATION:	Lands approx. 80m west of 92 Parkgate Road, Kells, Ballymena, BT42 3PG

APPLICANT: Heron Storage Ltd

Alicia Leathem, 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(s) addressed the Committee and responded to enquiries from Members as requested –

Jim McConnell	In Objection
Stuart Clarke	In Support/Agent
Colleen Bradley	In Support/Applicant (for questions)
Richard Bowman	In Support/Agent (for questions)

Proposed by Councillor Flanagan

Seconded by Councillor Foster that planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 0 against and 1 abstention, and 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

Councillor Logue left and returned to the Chamber during Item 3.6 and was therefore unable to vote.

Councillor Mallon left the Meeting remotely during Item 3.6.

ITEM 3.6 APPLICATION NO: LA03/2025/0342/F

PROPOSAL: Retention of extension and alterations to dwelling

SITE/LOCATION: 9 Glenkeen Avenue, Newtownabbey, BT37 0PH

APPLICANT: JWA Design

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

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

Councillor Julie Gilmour	In Objection
Councillor Leah Kirkpatrick	In Support

Gary Longwell
Marian Kane
Gemma Jobling
Katie Wallace

In Objection
In Objection
In Support/Agent
In Support/Applicant (for questions)

Proposed by Councillor Flanagan

Seconded by Councillor Cosgrove that this Item be deferred for one month to allow Members the opportunity to attend a site visit.

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

that the application be deferred for one month to allow Members the opportunity to attend a site visit.

ACTION BY: Sharon Mossman, Deputy Director of Planning

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

Councillors Kirkpatrick and Ní Chonghaile left the meeting remotely at this point.

The meeting resumed at 9.12pm.

Councillors Gilmour and Logue left the Meeting at Item 3.7.

ITEM 3.7 APPLICATION NO: LA03/2025/0084/F

PROPOSAL:	Retention of existing ground floor apartment and proposed storage unit
SITE/LOCATION:	4A and 4B Hightown Road, Glengormley, Co Antrim, BT36 7UA
APPLICANT:	Mr Thomas Donaghy

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

Campbell Morris (on behalf of Thomas Donaghy) In Support

Proposed by Councillor Foster

Seconded by Alderman Magill that planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 0 against and 1 abstention, and it was agreed

that planning permission be refused for the following reasons:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and in Policies SP 6 and DM 28 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal will not have an adverse impact on the amenity of existing and future occupiers of the subject apartment and nearby properties in terms of overlooking, loss of privacy and dominance.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies DM 17.9 and DM 25 of the Antrim and Newtownabbey Plan Strategy, including the associated Creating Places guidance in that it has not been demonstrated that adequate provision has been made for private open space in the overall design and layout of the development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and SP 3.10 and Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal provides an adequate provision of car parking or that the proposed arrangement of parking spaces will not inconvenience the flow of people utilising the adjoining premises.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.8 APPLICATION NO: LA03/2025/0165/F

PROPOSAL:	Proposed conversion of upper floor of existing and approved two storey apartment to new standalone 2 bedroom apartment, incorporating internal alterations
SITE/LOCATION:	14-16 Rashee Road, Ballyclare, BT39 9HJ
APPLICANT:	Sam Thompson

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 speaker(s) addressed the Committee and responded to enquiries from Members as requested –

Gregor Southall	In Support/Consultant
Sam Thompson	In Support/Applicant

Proposed by Councillor Cosgrove
 Seconded by Alderman Boyle that planning permission be granted, on the grounds that no additional car parking spaces, nor private amenity space is required as the development would support and encourage over the shop living in Town Centres, which Council is promoting.

On the proposal being put to the meeting 3 Members voted in favour, 4 against and 1 abstention, the proposal was declared not carried.

In favour: Alderman Boyle
Councillors Bennington and Cosgrove

Against: Alderman Magill
Councillors Cushinan, Foster and Kinnear

Abstained: Councillor Flanagan

A further proposal was then put to the meeting.

Proposed by Councillor Cushinan
Seconded by Alderman Magill that planning permission be refused as recommended by Officers.

On the proposal being put to the meeting, 4 Members voted in favour, 3 against and 1 abstention

In favour: Alderman Magill
Councillors – Cushinan, Foster, Kinnear

Against: Alderman Boyle,
Councillors – Bennington and Cosgrove

Abstained: Councillor Flanagan

and it was agreed that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and criterion (C) of Policy DM 10.1 of the Antrim and Newtownabbey Plan Strategy in that adequate provision had not been made for car parking.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy DM 17.9 of the Antrim and Newtownabbey Plan Strategy in that adequate provision had not been made for any areas of private open space.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.9 APPLICATION NO: LA03/2025/0425/O

PROPOSAL: 2No. Dwellings and detached garages

SITE/LOCATION: Site 70m North of 64 Thornhill Road, Antrim, BT41 2LG

APPLICANT: Stephen McDonald

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(s) addressed the Committee and responded to

enquiries from Members as requested –

Stephen McDonald
Andrew Wisener

In Support/Applicant
In Support/Agent

Proposed by Councillor Flanagan

Seconded by Councillor Bennington that planning permission be refused.

On the proposal being put to the meeting 8 Members voted in favour, 0 against and 0 abstentions, and 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 Policies SP 4 and DM 18C of the Antrim and Newtownabbey Plan Strategy, as the proposal is not located within a gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built-up frontage.**
- 2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies SP 6 and DM 27 of the Antrim and Newtownabbey Plan Strategy, in that the proposal detrimentally impacts rural character by creating a ribbon of development along the Thornhill Road.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.10 APPLICATION NO: LA03/2025/0305/O

PROPOSAL:	Dwelling and garage
SITE/LOCATION:	80m Northwest of 696 Doagh Road, Newtownabbey
APPLICANT:	Robert Logan

The Chairperson advised that Item 3.10 had been withdrawn by the Applicant.

ACTION BY: Sharon Mossman, Deputy Director of Planning

PART TWO OTHER PLANNING MATTERS

The Chairperson reminded Members that Item 3.19 would be taken at this point of the meeting and that an addendum report had been circulated in advance of the meeting. Following Members instruction sit was agreed that the applicants' representatives be granted 6 minutes in order to make a deputation.

ITEM 3.19

NOTICE OF OPINION BY THE DEPARTMENT FOR INFRASTRUCTURE (DFI) – SECTION 54 APPLICATIONS MADE TO DFI TO VARY PLANNING CONDITIONS ATTACHED TO OUTLINE PERMISSION Ref: LA03/2018/0605/O IN BALLYCLARE - REFERENCE SPD/2024/0052/F

The Chairperson welcomed the applicants' representatives Mr Conor Fegan and Mr Clyde Shanks to the meeting. At the agreement of Members Mr Fegan addressed the Committee and they both responded to enquires from Members as requested.

1. Purpose

The purpose of this report and associated Addendum Report was to enable the Planning Committee to formally consider and agree the Council's position on the Notice of Opinion issued by DfI Planning on planning application Ref: SPD/2024/0052/F.

2. Background

The Department for Infrastructure had issued a Notice of Opinion to the Council for the following Section 54 application which was previously reported to the November 2024 Planning Committee meeting.

SPD/2024/0052/F - Planning reference LA03/2018/0605/O – application under section 54 to develop land without compliance with conditions 10 and 32 – proposed variation of the wording of conditions 10 (change in trigger point for Ballyrobert crossroads junction works) and condition 32 (part removal of wording to delete reference to town park) Land adjacent to the north-west of Ballyclare including lands bounded by Cogry Road/Rashee Road north of Ross' Avenue/Clare Heights and northeast and west of Ballyclare Rugby Club.

Full details of the application, including the application forms, relevant drawings, consultation responses and any representations received were available to view at the Planning Portal

<https://planningregister.planningsystemni.gov.uk/application/691271>

The Section 54 application is seeking to vary two conditions attached to the previous grant of planning permission for major residential development incorporating the proposed Ballyclare Relief Road on lands to the west of Ballyclare. As the application is seeking to vary conditions attached to outline planning permissions granted by DfI Planning and previously by the then Department of the Environment under Article 31 of the Planning Order (NI) 1991 (the equivalent of current Regionally Significant applications), the current legislative framework introduced on the transfer of the bulk of planning responsibilities to Councils in April 2015 requires that these applications be processed and determined by the Department for Infrastructure.

It was reported to the November Planning Committee that this application had been made to DfI Planning (see Item 3.21) and the Council at that time did not offer any opinion on the application.

Condition 10 states:

No more than 750 dwellings should be occupied in the overall Ballyclare West development as outlined in the Concept Masterplan Drawing No 2 bearing Planning Service date stamp 15 June 2010 until separate planning approval had been obtained and implemented for the appropriate road works/signalisation of the Longshot/Ballyclare Road/Ballyrobert Road/Mossley Road junction as indicated generally on Drawing no: IBT0294/2018 bearing the date stamp 22 October 2010.

Reason: To ensure that the road works considered necessary to provide a proper, safe, and convenient means of access to the development were carried out.

The proposal seeks to vary the threshold of this condition from 750 to 1318 dwellings and the condition proposed would now read:

Condition 10 amended

'No more than 1318 dwellings should be occupied in the overall Ballyclare West development as outlined in the Concept Masterplan Drawing No. 02 bearing Planning Service date stamp 15 June 2010 until separate planning approval had been obtained and implemented for the appropriate road works/signalisation of Longshot Road /Ballyclare Road /Ballyrobert Road /Mossley Road junction as indicated generally on Drawing No: IBT0294/2018 bearing the date stamp 22 October 2010.

Reason: To ensure that the road works considered necessary to provide a proper, safe, and convenient means of access to the development were carried out.'

Condition 32 states:

'All hard and soft landscape works should be completed in full accordance with the approved details.

All hard and soft landscape works should be completed in accordance with the details submitted to and approved at Reserved Matters stage. The Area of Strategic Open Space, defined as the Town Park in the Landscape Concept Masterplan Drawing no.4624-L10 included in the Environmental Statement Addendum date stamped 15 June 2010 and accompanying Landscape Design and Management Strategy (ref CLGB1002 date stamped 01 October 2010, should be fully completed, functioning and managed in accordance with the approved design before the occupation of the 750th dwelling.

All plant stock supplied should comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works should be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations (excluding hard surfaces).'

Any trees, shrubs or hedges planted in accordance with this condition which were removed, uprooted, die or become in the opinion of the Council severely damaged or defective within 5 years of planting should be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.

Reason: To ensure the provision, establishment, and maintenance of a high standard of landscape.'

The proposal seeks to remove the provision of a Town Park and the proposed condition would now read:-

Condition 32 amended

'All hard and soft landscape works should be completed in full accordance with the approved details.

All hard and soft landscape works should be completed in accordance with the details submitted to and approved at Reserved Matters stage.

All plant stock supplied should comply with the requirements of British Standard 3936, 'Specification for Nursery Stock.'

All pre-planting site preparation, planting and post-planting maintenance works should be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations (excluding hard surfaces)'.

Any trees, shrubs or hedges planted in accordance with this condition which were removed, uprooted, die or become in the opinion of the Council severely damaged or defective within 5 years of planting should be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.

Reason: To ensure the provision, establishment, and maintenance of a high standard of landscape.

The Notice of Opinion (circulated) indicated that DfI Planning propose to grant planning permission to amend the wording of the conditions. Officers had a number of concerns with the information provided.

The description of development was not clear to the reader as to the nature of the development being applied for in this instance, in fact, it did not contain a description of development at all, rather, it refers to the variation of conditions. Officers were of the view that the core permission being altered should be referenced in full in order to alert the public as to the true nature of the application.

The Notice of Opinion fails to take account of the adoption of the Antrim and Newtownabbey Plan Strategy on the 3 July 2025 and refers to it in draft form.

The amendment to Condition 10 is based on survey data carried out by MRA Partnership in February 2023, however, there is no detail available on the Planning Portal to indicate on what date the survey was carried out, or over what timeframe. It is notable that DfI Roads, while they did not object to the application, they did not indicate approval either.

The variation of Condition 32 seeks to remove 8 acres of open space land which was granted under the core outline planning permission and represents a significant loss of planned open space. The rationale for the loss of open space appears to be due to the lands not being available to purchase by the developer, the time period to submit a reserved matters being expired and that 18 percent of the remaining lands were dedicated to open space provision.

DM 17.7 of the adopted Antrim and Newtownabbey expects residential development proposals of 200 units or more to provide 20 percent of the total site

area for open space. DM 23.1 states that the Council would operate a presumption against development that would result in the loss of, or have a significant adverse impact on, an area of open space irrespective of ownership, physical condition, or appearance. Whereas DM 23.2 provides some exceptions for the loss of open space, none of these had been engaged in the Officers Report.

When considering these applications DfI Planning would follow the procedure laid down in Article 21 of the Planning (General Development Procedure) Order (NI) 2015. Under this legislative provision, DfI may cause a Public Local Inquiry to be held by the Planning Appeals Commission or a person appointed by the Department. Where a public inquiry is not held, Article 21 sets out that the Department must, before determining the application, serve notice in writing on the applicant and the appropriate Council indicating the decision it proposes to make on the applications.

There were a number of options available to the Council in responding to the consultation by DfI:

1. Provide a corporate view in support of the development.
2. Provide a corporate view opposing the development.
3. Provide no corporate view on the development. In this case individual Members or parties may express support for or object to the development.
4. Linked to any of the above options indicate corporately whether the Council would or would not support the holding of a Local Public Inquiry.

Given that the description of development for the application does not appear to be accurately described, that the report; did not recognise the adoption of the Antrim and Newtownabbey Plan Strategy, did not indicate why it was setting aside the thresholds for open space provision in the Plan Strategy, had not referred to the listed exceptions within the Policy and there was no information on the roads survey data, it may be prudent to advise the Department that we cannot reach an opinion on this application due to the lack of information provided.

Proposed by Councillor Foster

Seconded by Councillor Cosgrove and agreed that Option 2 be progressed; that Council provides a corporate view opposing the development with the additional reason relating to the unadoption of the Jubilee Road and traffic flows.

On the proposal being put the meeting 7 Members voted in favour, 1 against and 0 abstentions, it was agreed that

Option 2 be progressed; that Council provides a corporate view opposing the development with the additional reason relating to the unadoption of the Jubilee Road and traffic flows.

ACTION BY: Barry Diamond, Head of Planning Development Management

The Chairperson advised of a change to this evening's schedule, stating that Items 3.15, 3.16 and 3.17 would be brought forward, while Items 3.11, 3.12, 3.13, 3.14 and 3.18 in Part 2 of Other Planning Matters would be deferred.

Proposed by Councillor Cushman

Seconded by Councillor Flanagan and agreed

to move forward with Items 3.15, 3.16 and 3.17. Items 3.11, 3.12, 3.13, 3.14 and 3.18 of other planning matters would be deferred.

At the request of Councillor Foster, it was agreed that Item 3.11 "Delegated Planning Decisions and Appeals July 2025" would be taken 'In Confidence' at the September Planning Committee meeting.

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

ITEM 3.15

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (RTPI) AWARDS FOR PLANNING EXCELLENCE 2025, NATIONAL AWARDS CEREMONY

1. Purpose

The purpose of this report was to advise Members of the arrangements for the Royal Town Planning Institute National Awards Ceremony which would take place this year on the evening of 27 November 2025 at the Bloomsbury Big Top, London.

2. Background

As Members were aware, in June 2025, the Council's Planning Section was awarded the RTPI(NI) Local Planning Authority of the Year 2025. As the regional winner, the Council had been automatically shortlisted as a finalist for the Royal Town Planning Institute (RTPI) National Awards for Planning Excellence 2025.

National Awards Ceremony Details

- Date: Thursday, 27 November 2025
- Time: 6:00 PM to 11:30 PM
- Venue: The Bloomsbury Big Top, 93 Guilford Street, London, WC1N 1DN

The RTPI Awards for Planning Excellence celebrate outstanding achievements in planning, highlighting the significant contributions made by professionals to the communities they serve.

Tickets for the event were £186.00, including VAT, and the event layout would be tables of ten. Due to the timings of the event, an overnight stay in London would be required. The following options were recommended for Members' consideration:-

Option 1: Council is represented by a selection of Members and Officers and a table of 10 is booked at a cost of £1,860 plus flights and accommodation;

Option 2: Council is represented by The Mayor, Chairperson of the Planning Committee, or their nominee, along with the Deputy Director of Planning, the Northern Ireland Chairperson of the RPTI (Ms. Emma Aldridge from Antrim and Newtownabbey Borough Council) and a nominee from the Planning Section of Antrim and Newtownabbey Borough Council, and a table is booked for 5 at a cost of £930 plus flights and accommodation.

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove and agreed that

that Council be represented by an equal amount of Members and Officers attending, with a table of 10 being booked at a cost of £1,860 plus flights and accommodation.

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

ITEM 3.16

P/PLAN/1 DEPARTMENT FOR INFRASTRUCTURE ANALYSIS AND RESEARCH BRANCH (ASRB) PLANNING STATISTIC USER SURVEY 2025

1. Purpose

The purpose of this report was to advise the Planning Committee that the Department for Infrastructure's Analysis, Statistics and Research Branch (ASRB) is seeking feedback on the Northern Ireland Planning Accredited Official Statistics and associated customer service, and to encourage participation in the survey currently open to users.

2. Background

The ASRB within the Department for Infrastructure (DfI) produces Accredited Official Statistics on planning activity across Northern Ireland. These statistics were a vital resource for informing planning policy, monitoring planning performance, and supporting evidence-based decision-making at local and regional levels.

In line with their commitment to continuous improvement and user engagement, the ASRB is conducting a feedback exercise to better understand how its planning statistics and customer service were being used and received.

3. Details of the Consultation

The ASRB had launched a user feedback survey which would run from **25 July to 31 August 2025**. This survey aims to gather views on:

- The relevance and usefulness of the published planning statistics;
- The accessibility and clarity of the reports;
- The quality and responsiveness of the customer service provided.

The feedback received would be used to enhance the quality, presentation, and accessibility of future statistical publications and associated services.

The survey can be accessed via the following link:

<https://consultations2.nidirect.gov.uk/dfi-1/northern-ireland-planning-statistics-user-survey/>

Proposed by Councillor Bennington
Seconded by Councillor Cushinan and agreed that

due to the survey end date of 31 August, Members respond on a party-political basis, and that Planning Officers respond on behalf of the Planning Section.

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

ITEM 3.17

P/FP/LDP/2 THE DEPARTMENT FOR INFRASTRUCTURE, DRAFT TRANSPORT STRATEGY 2035, PUBLIC CONSULTATION (JUNE 2025)

1. Purpose

The purpose of this report was to advise Members that the Department of Infrastructure had launched a Draft Transport Strategy to 2035 and were seeking comments from the Council through an online public consultation response.

2. Introduction/Background

The Department had prepared a Draft Transport Strategy to 2035 (circulated) and were now conducting a 12-week public consultation exercise to gather the views of stakeholders. The Transport Strategy sets out a new vision and strategic priorities for the transport system through to 2035. It articulates the role of transport as a social, economic, and environmental enabler and establishes a set of transport priorities for the Department to deliver against.

The last Transport Strategy was published in 2002. The Transport Strategy aims to bring together the policy messages into one comprehensive and overarching Strategy. This would enable stakeholders to have a clearer understanding of the context of the Department's decisions and their vision for sustainable transport and the actions required to achieve this.

3. Key Issues

The strategy is developed around four (4) Strategic Priorities for Transport, each of which contribute to Sustainable Development Goals. The Strategy reflects on the contribution that the transport system can make to the improvement of people's everyday lives.

The consultation concentrates on emerging policies and does not revisit those elements of the strategy which were established practice or had been subject to previous consultations.

The consultation process opened on 24 June 2025 and would be open for twelve (12) weeks until 16 September 2025.

4. Summary

A draft response was circulated for Members' consideration and subject to agreement, to be issued to the Department's public consultation as the Council's formal response.

Proposed by Councillor Bennington
Seconded by Councillor Cosgrove and agreed

that the report be noted, and the circulated draft public consultation response be agreed and issued to the Department in advance of 16 September 2025 as the Council's formal response to the Transport Strategy 2035.

ACTION BY: Emma Aldridge, Senior Planning Officer

The Chairperson announced that she would take Item 3.21 at this point and declared that Item 3.22 and Enforcement Matters, Items 3.23 and 3.24 would be deferred.

Proposed by Alderman Magill
Seconded by Councillor Flanagan and agreed

that Item 3.21 be taken at this point and declared that Item 3.22 and Enforcement Matters, Items 3.23 and 3.24 would be deferred.

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

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Flanagan
Seconded by Councillor Bennington and agreed that

PART TWO OTHER PLANNING MATTERS – IN CONFIDENCE

The following Committee business be taken In Confidence.

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

ITEM 3.21

P/FP/LDP/1 UPDATE ON LOCAL DEVELOPMENT PLAN 2030 TO INCLUDE (1) REVISED STATEMENT OF COMMUNITY INVOLVEMENT, (2) THE DEPARTMENT FOR INFRASTRUCTURE SECTION 14 DIRECTION, (3) REVISED LOCAL DEVELOPMENT PLAN TIMETABLE, (4) DRAFT LOCAL POLICIES PLAN FORMAL LAUNCH AND (5) HOUSING LANDS FOR LOCAL POLICIES PLAN - IN CONFIDENCE

1. Purpose

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

2. Introduction/Background

(a) Statement of Community Involvement

Section 4 of The Planning Act (Northern Ireland) 2011 requires Councils to prepare a Statement of Community Involvement (SCI). The Council last updated its SCI in July 2023 and it would be good practice, as well as a legal requirement, to keep the SCI under review and consider any updates if required.

The purpose of the SCI was to set out the Council's position in relation to engaging with the community and stakeholders in exercising its planning functions including the processing of planning applications, enforcement and in bringing forward the new Local Development Plan (LDP). Officers had reviewed the current SCI and had made several suggested amendments considering the adoption of the LDP, Plan Strategy (PS) on 03 July 2025, the forthcoming Section 14 from the Department for Infrastructure (DfI), and the forthcoming Draft Local Policies Plan (DLPP). A copy was circulated for Members' consideration.

The Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 would require updates to an SCI, to be approved by resolution of the Council before submission to the DfI for agreement. Once agreed, the Council would be required to publish and advertise the SCI.

The Council also had the option of publishing the revised SCI for a period of public consultation before submission to the Department. It was the view of Officers that the proposed changes were minor in nature and that the Planning Committee Members would be able to raise any issues by the public, as well as complete a regular review.

(b) Section 14 Direction



(c) Timetable

The Council's draft Revised LDP Timetable had been submitted to the Department for agreement. Officers had also liaised with the Planning Appeals Commission (PAC) regarding the IE procedures regarding a Section 14 Plan Amendment and a Local Policies Plan.

(d) Public Submissions to the Local Development Plan Process

Since 2015, Officers had received c. one hundred (100) representations/submissions from the public requesting lands be brought forward through the Council's LDP process. The Council's Forward Planning Section also received one hundred and

two (102) formal submissions during the period of public consultation for the Draft PS (28 July to 20 September 2019).

In the interests of administrative fairness to all parties, Officers propose to return those submissions outside of the formal public consultation process and to advise those persons that the Council had formally commenced its DLPP, and should they wish to be kept involved in the process, they should register with the Planning Section. All submissions submitted formally through the PS would be taken forward automatically and considered further, where relevant.

In the interim period, it was proposed that, once the DLPP is formally 'launched', as set out in the Draft SCI (referred to above), any public submissions received regarding lands for specific zoning would be held without prejudice and considered further where relevant.

(e) Housing Lands for Local Policies Plan

Officers previously advised that an evidence base for strategic homes was being developed for Members' consideration, working in partnership with appointed consultants (Nexus and Hyas Associates). The Plan Strategy anticipated for the vast majority of settlements, there was an ample supply of land currently available to meet the 9,750 new units housing growth requirement. The Council's appointed consultants had assessed the expected housing supply and it is proposed that an update would be brought forward for Members' consideration in due course and in particular the evidence base to inform any decision regarding a call for sites.

(f) Draft Local Policies Plan 'Launch' and Members Workshop

Officers proposed to hold a LDP workshop for all Members in September 2025 (date TBC), which would provide a summary overview of the next stage of the Plan, the DLPP. In addition, the SCI set out how Officers on behalf of the Council would engage with stakeholders once the DLPP is launched. Officers considered that the DLPP should be formally 'launched' when the Council's LDP Timetable had been agreed with the Department, and ready for publication on the Council's website.

3. Previous Decision of Council

The previously updated SCI was taken to the April 2023 Planning Committee Meeting, where it was agreed that the updated SCI should be approved without the need for public consultation. A request for a CFS option for employment lands was taken to, and agreed at, the May and June Planning Committee.

4. Equality and/or Rural Screening Requirements

The Council's Accessibility and Inclusion Officer had been consulted on this document and fed into the revised wording of the SCI.

Proposed by Councillor Bennington
Seconded by Alderman Magill and agreed

that the report be noted; that (1) the updated Statement of Community Involvement be agreed for formal submission to the Department and once agreed, formally

published, (2) that Members agree to the formal launch of the Council's Draft Local Policies Plan, once the Revised LDP Timetable is approved, (3) that all informal public representations/submissions made to the Council's Local Development Plan process outside of formal process, were returned to sender upon the formal launch of the Draft Local Policies Plan, and (4) that Members were given a detailed update on the Council's Evidence base in relation to housing as part of the evidence-based assessment stage of the Draft Local Policies Plan.

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

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove 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 10.30 pm.

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.