

**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE HELD IN MOSSLEY MILL ON MONDAY 20 JUNE 2016 AT 6.30 PM**

**In the Chair** **:** Alderman F Agnew

**Committee :** Aldermen - T Campbell, J Smyth and R Swann

**Members Present** Councillors - T Beatty, H Cushinan, B Duffin, T Hogg,

D Hollis, S Ross and B Webb

**Non-Committee :** Aldermen - T Burns

**Members Present** Councillors - D Arthurs, L Clarke, M Magill and V McWilliam

**In Attendance :** Mr R Park - Public Speaker

Mr M Gibb - Public Speaker

 Mr R Mairs - Public Speaker

 Mr S Aiken MLA - Public Speaker

 Mr N Adair - Public Speaker

 Mr L Ross - Public Speaker

 Ms D Sowerby - Public Speaker

 Mr P Sefton - Public Speaker

 Mr A Collins - Public Speaker

**Officers Present** **:** Chief Executive - Mrs J Dixon

Director of Community Planning & Regeneration -

 Ms M McAlister

 Principal Planning Officer - Mr B Diamond

 Planning Officer - Mr M O’Reilly

 Planning Officer - Mr J Davison

 Planning Officer - Ms J McKendry

 Senior Enforcement Officer - Ms J Winters

 Media & Marketing Officer - Miss A Doherty

 Legal Advisor - Mr P Casey

 Systems Support Officer - Mr A Cole

 Senior Mayor and Member Services Officer - Mrs K Smyth

 Member Services Officer - Mrs D Hynes

**CHAIRMAN’S REMARKS**

The Chairman welcomed everyone to the monthly Planning Committee Meeting and reminded all present of the protocol for speaking and timeframes accorded.

Best wishes for a speedy recovery were extended to Councillor Bingham and congratulations were conveyed to Councillor Hogg, former Mayor of Antrim and Newtownabbey Borough Council, on his recent award of MBE in the Queen’s Birthday Honours list for his services to local government.

**1 APOLOGIES**

Councillor J Bingham.

**2 DECLARATIONS OF INTEREST**

Item 3.6 - Alderman T Campbell

Item 3.8 - Councillor B Duffin

**PART ONE - PLANNING APPLICATIONS AND RELATED DEVELOPMENT MANAGEMENT**

 **AND ENFORCEMENT ISSUES**

**DECISIONS ON PLANNING APPLICATIONS**

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| **ITEM 3.1** |
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| **APPLICATION NO: LA03/2016/0035/F** |
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| **PROPOSAL:** | Change of use of classrooms & storage building to provide staff living accommodation including new decking in front of adjacent storage building |
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| **SITE/LOCATION**: | World of Owls Centre, 32 Mount Shalgus Lane, Randalstown, Antrim |
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| **APPLICANT:** | World of Owls |
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| Michael O’Reilly, 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 -* Mr Robin Park
* Mr Mike Gibb
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|  Proposed by Alderman Swann Seconded by Alderman Campbell and on the proposal being put to the meeting 7 Members voted in favour, 3 against and 1 abstention, it was agreed |
| In Favour: Aldermen - T Campbell, R Swann Councillors - T Beatty, H Cushinan, T Hogg, S Ross, B WebbAgainst: Alderman J Smyth Councillors - B Duffin, D Hollis Abstentions: Alderman F Agnew**that planning permission be granted for the proposed development subject to the application of standard planning conditions and a specific condition restricting the occupation of the living accommodation to persons employed or carrying out work on behalf of the World of Owls, this was in accordance with policy requirements of policy CTY7 of PPS21.****The reasons for the decision were that Members considered the proposal offered benefits for tourism in the area, education for children and the enhancement of security of the site to be material planning reasons to warrant a change of opinion.** |
| *ACTION BY: Michael O’Reilly* |

Councillor Hogg withdrew from the Meeting during consideration of the next item.

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| **ITEM 3.2** |
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| **APPLICATION NO: LA03/2015/0564/F**  |
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| **PROPOSAL:**  | Proposed conversion and reuse of existing out offices/barn into a single dwelling in accordance with PPS 21- CTY4 and to include extension and alteration. |
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| **SITE/LOCATION**: | Approx. 35m north west of 194 Hillhead Road, Ballyclare. |
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| **APPLICANT:**  | Mr William Mairs |
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| Michael O’Reilly, 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 -* Mr Raymond Mairs
* Mr Steve Aiken MLA
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| Proposed by Alderman CampbellSeconded by Councillor Hollis and on the proposal being put to the meeting 8 Members voted in favour, 1 against and 1 abstention, it was agreed  |
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| **that planning permission be refused for the following reasons:**1. **The proposal is contrary to the provisions of the Strategic Planning Policy Statement relating to the conversion and re-use of existing buildings in the countryside for residential use in that the building to be converted is not considered to be a locally important building and the extensions and alterations proposed are not sympathetic to the building to be converted.**
2. **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 and it fails to the provisions of Policy CTY4 as the proposed scheme of conversion and alteration is not sympathetic to the building to be converted.**
3. **The proposal is contrary to Policy FLD 1 of PPS15 'Planning and Flood Risk' in that it has not been demonstrated that the proposal should be considered as an exception to policy nor is the proposal of overriding regional or sub-regional importance.**

*ACTION BY: Michael O’Reilly* |

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| **ITEM 3.3 (WITHDRAWN FROM MAY COMMITTEE)** |
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| **APPLICATION NO: LA03/2015/0537/F**  |
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| **PROPOSAL:**  | 2 Storey Dwelling House and Detached Garage |
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| **SITE/LOCATION**: | 20m West of 2 Whinney Hill Road, Randalstown. BT41 2NU |
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| **APPLICANT:**  | Vegas Urbutis |
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| Michael O’Reilly, 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 -* Mr Neeson Adair
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| Proposed by Alderman CampbellSeconded by Councillor Webb that planning permission be granted for the application subject to the conditions set out in the Planning Report.on the proposal being put to the meeting 4 Members voted in favour, 5 against and 1 abstention. The Chairman declared the proposal defeated, following which it was |
| Proposed by Councillor BeattySeconded by Alderman Smyth **that planning permission be refused, the proposal being considered unacceptable on the basis of the potential impact on the character to this established residential area (authority for the wording of the reason for refusal being delegated to Planning Officers).** on the proposal being put to the meeting 5 Members voted in favour, 4 against and 1 abstention. In Favour: Aldermen - J Smyth, R Swann Councillors - T Beatty, D Hollis, S RossAgainst: Aldermen - F Agnew, T Campbell Councillors - H Cushinan, B Webb Abstentions: Councillor B DuffinThe Chairman declared the proposal carried.  |
| *ACTION BY: Michael O’Reilly* |

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| Councillor Ross withdrew from the Chamber during discussion of the next item.**ITEM 3.4** |
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| **APPLICATION NO: LA03/2015/0563/F**  |

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| **PROPOSAL:**  | Erection of 4 no. semi-detached dwellings together with 7 no. communal car parking spaces and associated landscaping. |
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| **SITE/LOCATION**: | Junction of Greystone Road and Ash Green 50m north of 25 Greystone Road Antrim. |
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| **APPLICANT:**  | Damien Heffron |

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| Michael O’Reilly, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission. |
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| There were no public speakers present to address this item.Proposed by Alderman CampbellSeconded by Councillor Duffin and unanimously agreed  |
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| **that planning permission be refused for the following reasons:**1. **The proposed development is contrary to the Strategic Planning Policy Statement (SPPS) and Policies QD1 and QD2 of Planning Policy Statement 7 ‘Quality Residential Environments’ and Policy LC 1 of the addendum to PPS 7 ‘Safeguarding the Character of Established Residential Areas’ and the associated guidance ‘Creating Places’, in that, it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality and that incorporates a design and layout which draws upon the positive aspects of the surrounding area. In addition the design and layout of the proposed dwellings on this restricted site will have a detrimental impact on the protected trees in the vicinity of the site.**
2. **The proposed development is contrary to Policy AMP 1 of the Department's Planning Policy Statement 3: Access, Movement and Parking, and associated guidance, in that the layout proposed does not adequately accommodate safe pedestrian movement associated with the development of the site.**

*ACTION BY: Michael O’Reilly* |

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| **ITEM 3.5** |  |
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| **APPLICATION NO: LA03/2016/0122/F** |  |
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| **PROPOSAL:**  | Proposed removal of existing mast and replacement with a 20m mast carrying, 6 No. antennae, 2 No. radio dishes and associated works. |
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| **SITE/LOCATION**: | Existing mobile phone mast c. 13m west of No. 6 The Mews, Crumlin |
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| **APPLICANT:**  | Telefonica UK Limited |
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| Johanne McKendry, 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 -* Mr Les Ross
* Ms Donna Sowerby
 |
| Proposed by Alderman CampbellSeconded by Councillor Duffin and on the proposal being put to the meeting 6 Members voted in favour, none against and 3 abstentions, it was agreed |
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| **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 Policy TEL 1 of Planning Policy Statement 10 ‘Telecommunications’ in that the development would, if permitted, have an unacceptable visual impact.**
2. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy TEL 1 of Planning Policy Statement 10 ‘Telecommunications’ in that the development would, if permitted, have an unacceptable impact on the residential amenity of dwellings in the locality.**

*ACTION BY: Johanne McKendry*Alderman Campbell withdrew from the Chamber having declared an interest in the next item, 3.6. |

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| **ITEM 3.6** |  |
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| **APPLICATION NO: LA03/2015/0678/O** |  |
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| **PROPOSAL:**  | 2 No. dwelling houses (1.5 storey). Ground floor not exceeding 2000sq ft. |
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| **SITE/LOCATION**: | Lands immediately west of 61 Long Rig Road, Crumlin, BT29 4YX |
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| **APPLICANT:**  | Peter Sefton |
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| Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission. |
| The undernoted Elected Member and public speaker addressed the Committee and responded to enquiries from Members as requested -* Councillor Matthew Magill
* Mr Peter Sefton
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| Both speakers requested that a decision on the application be deferred to a later Committee meeting as the Agent was out of the country on holidays.Proposed by Councillor HollisSeconded by Alderman Smyth and on the proposal being put to the meeting 7 Members voted in favour, none against and 1 abstention, it was agreed |
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| **that the application be deferred for one month.***ACTION BY: Johanne McKendry*Alderman Campbell returned to the Chamber. |

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| **ITEM 3.7** |  |
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| **APPLICATION NO: LA03/2016/0025/F**  |  |
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| **PROPOSAL:**  | Proposed Dwelling |
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| **SITE/LOCATION**: | Garden of 42 Loughbeg Road, Drumraymond , Toomebridge, Antrim BT41 6TN |
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| **APPLICANT:**  | Mr Michael Magee |
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| John Davison, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.There were no public speakers present to address this item. |
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| Proposed by Councillor BeattySeconded by Alderman Smyth and unanimously agreed |
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| **that planning permission be refused for the following reason:****The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies CTY 1, CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that, the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing buildings, that would not respect the traditional pattern of settlement exhibited in this area and would, if permitted, consolidate a ribbon of development which would further erode and adversely impact upon the rural character of the countryside.***ACTION BY: John Davison*Councillor Duffin withdrew from the Chamber having declared an interest in the next item, 3.8. |
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| **ITEM 3.8** |  |
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| **APPLICATION NO: T/2014/0399/F**  |  |
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| **PROPOSAL:**  | Proposed Housing Development of 137 Units |
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| **SITE/LOCATION**: | Opposite No.34 Magheralane Road and NW of Nos. 30 -47 The Brambles Randalstown |
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| **APPLICANT:**  | Marald Prime Developments |
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| John Davison, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission. |
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| Proposed by Councillor CushinanSeconded by Alderman Smyth and unanimously agreed |
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| **that planning permission be granted for the application subject to the conditions set out in the Planning Report.***ACTION BY: John Davison*Councillor Duffin returned to the Chamber.  |

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| **ITEM 3.9** |  |
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| **APPLICATION NO: LA03/2016/0226/F** |  |
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| **PROPOSAL:**  | Solar farm (vary condition 9 re: finishes of supporting structures for solar panels approved under T/2015/0094/F) |
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| **SITE/LOCATION**: | Lands 90m west of and lands to the south of 72 Milltown Road (known as Millar farm) Antrim |
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| **APPLICANT:**  | Lightsource SPV 168 Ltd |
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| John Davison, 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 -* Mr Aidan Collins
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| Proposed by Councillor DuffinSeconded by Alderman Swann and unanimously agreed |
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| **that planning permission be granted for the application subject to the conditions set out in the Planning Report.** *ACTION BY: John Davison* |

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| **ITEM 3.10** |  |
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| **APPLICATION NO: LA03/2016/0299/F** |  |
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| **PROPOSAL:**  | Underground electrical cable running between two halves of the solar farm as approved under T/2015/0094/F, to connect the cable infrastructure in the southern field with the point of connection in the northern field. |
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| **SITE/LOCATION**: | Lands 55m to the southwest of 68 Milltown Road, Antrim, BT41 2JJ |
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| **APPLICANT:**  | Lightsource SPV 168 Ltd |
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| John Davison, 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 -* Mr Aidan Collins
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| Proposed by Councillor Hollis Seconded by Councillor Beatty and unanimously agreed |
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| **that planning permission be granted for the application subject to the condition set out in the Planning Report.***ACTION BY: John Davison* |

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| **ITEM 3.11** |  |
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| **APPLICATION NO: LA03/2016/0088/F**  |  |
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| **PROPOSAL:**  | New dwelling with carport and garage (change of house type and increase in site curtilage from previous approval T/2008/0274/F). |
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| **SITE/LOCATION**: | Approx. 300m north west of 94 Hollybank Road, Parkgate Templepatrick. |
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| **APPLICANT:**  | Paul and Lara Townsend |
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| John Davison, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.There were no public speakers present to address this item. |
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| Proposed by Councillor DuffinSeconded by Councillor Beatty and unanimously agreed |
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| **that planning permission be granted for the application subject to the conditions set out in the Planning Report.***ACTION BY: John Davison*At this point the Chairman advised the remainder of the items in open session would be considered prior to proceeding for In Confidence for Enforcement Items. |

**ITEM 3.17**

**LA03/2015/0051/F - PRE-DETERMINATION HEARING FOR MAJOR PLANNING APPLICATION FOR A PROPOSED PIG FARM ON LANDS AT REAHILL ROAD, NEWTOWNABBEY**

Members were aware that approval had been granted to hold a pre-determination hearing in relation to this application. It had been intended that this would be scheduled for May/June 2016, however due to revisions to the application and a further consultation period of 6 weeks, all the required documentation may not now be available until late summer.

In the interim, Officers and Members from the Planning Committee had visited a similar facility in Germany utilising the type of technology proposed in order to increase their knowledge and awareness of the proposal.

It was therefore proposed that the pre-determination should be held in September 2016 in line with this revised timeframe.

Proposed by Alderman Smyth

Seconded by Councillor Hollis and unanimously agreed

**that the pre-determination hearing be held in September 2016.**

*ACTION BY: John Linden*

**ITEM 3.18**

**P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS**

A list of planning decisions issued by Officers during May 2016 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Councillor Beatty

Seconded by Alderman Smyth and unanimously agreed

**that the report be noted.**

*ACTION BY: John Linden*

**PART 2 FORWARD PLANNING MATTERS - LOCAL DEVELOPMENT PLAN, PLANNING POLICY AND CONSERVATION**

**ITEM 3.19**

**P/FP/LDP/54 AND P/FP/LDP/55 - LOCAL DEVELOPMENT PLAN CONSULTATION**

Two neighbouring Councils had written regarding their local development plans.

Mid Ulster District Council had written to the Chief Executive to announce the commencement of work on their Local Development Plan and the publication of their Timetable and Statement of Community Involvement, a copy of which was circulated.

Mid Ulster had also written to the Council to identify cross boundary matters including ASSI, RAMSAR and SPA designations at Lough Neagh and Lough Beg. Other common issues identified included development at Toome and transport links.

Mid and East Antrim Borough Council had also written to the Chief Executive to advise that it would soon be beginning work on their new Local Development Plan, a copy fo which was circulated.

At this stage it was intended that Officers from the Council’s Forward Planning Section which are taking forward work on the Council’s new Local Development Plan would liaise with colleagues from both Councils to consider how matters of common interest should be taken forward.

Proposed by Alderman Campbell

Seconded by Councillor Beatty and unanimously agreed

**that the report be noted.**

*ACTION BY: John Linden*

**ITEM 3.20**

**P/FP/LDP/1 - NOMINTATIONS FOR LOCAL DEVELOPMENT PLAN WORKING GROUP**

The Planning Committee agreed at the May meeting to seek nominations for party representations to sit on the Local Development Plan Working Group.

The following Members had been nominated to sit on the Working Group.

Alliance - Councillor Billy Webb

DUP - Councillor Thomas Hogg

Sinn Fein - Councillor Ann Marie Logue

SDLP - Councillor Roisin Lynch

TUV - Councillor David Hollis

Ulster Unionist Party - Alderman Mark Cosgrove

Details of the first meeting of the working group would be circulated in due course.

Proposed by Alderman Campbell

Seconded by Alderman Smyth and unanimously agreed

**that the report be noted.**

*ACTION BY: John Linden*

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| **PROPOSAL TO PROCEED ‘IN CONFIDENCE’**Proposed by Councillor Beatty Seconded by Councillor Duffin and agreed**that the following Committee business be taken In Confidence.**The Chairman advised that audio-recording would cease at this point. |
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**IN CONFIDENCE**

**DECISIONS ON ENFORCEMENT CASES**

Prior to considering the first enforcement item it was

Proposed by Alderman Campbell

Seconded by Councillor Beatty and

on a vote of 7 Members in favour, 2 against and no abstentions, it was agreed

**that items 3.12 to 3.16 be approved en bloc, as per the recommendations of the Senior Enforcement Officer.**

*NOTED: that the Chair, Vice-Chair and officers would meet and bring a report back to Committee on considering how enforcement items may be presented and considered in a more expedient manner.*

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| **ITEM 3.12 - ENFORCEMENT CASE: LA03/2015/0015/CA** |

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| The enforcement report was taken as read which included a recommendation that approval be granted to approve enforcement action. |
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| Proposed by Alderman CampbellSeconded by Councillor Beatty and agreed |
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| **Given the earlier proposal to consider the enforcement items en bloc the recommendation was accepted that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers.***ACTION BY: Judith Winters* |

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| **ITEM 3.13 - ENFORCEMENT CASE: U/2013/0062/CA** |

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| The enforcement report was taken as read which included a recommendation that approval be granted to progress summons action. |
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| Proposed by Alderman Campbell Seconded by Councillor Beatty and agreed |
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| **Given the earlier proposal to consider the enforcement items en bloc the recommendation was accepted that summons action be progressed in this case and the detail of this was delegated to appointed Officers.***ACTION BY: Judith Winters* |

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| **ITEM 3.14 - ENFORCEMENT CASE: LA03/2015/0023/CA** |

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| The enforcement report was taken as read which included a recommendation that approval be granted to progress summons action. |
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| Proposed by Alderman Campbell Seconded by Councillor Beatty and agreed |
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| **Given the earlier proposal to consider the enforcement items en bloc the recommendation was accepted that summons action be progressed in this case and the detail of this was delegated to appointed Officers.***ACTION BY: Judith Winters* |

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| **ITEM 3.15 - ENFORCEMENT CASE: LA03/2015/0020CA** |

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| The enforcement report was taken as read which included a recommendation that approval be granted to progress summons action. |
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| Proposed by Alderman CampbellSeconded by Councillor Beatty and agreed |
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| **Given the earlier proposal to consider the enforcement items en bloc the recommendation was accepted that summons action be progressed in this case and the detail of this was delegated to appointed Officers.** *ACTION BY: Judith Winters*

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| **ITEM 3.16 - ENFORCEMENT CASE: LA03/2016/0103/CA** |

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| The enforcement report was taken as read which included a recommendation that approval be granted to progress summons action. |
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| Proposed by Alderman CampbellSeconded by Councillor Beatty and agreed**Given the earlier proposal to consider the enforcement items en bloc the recommendation was accepted that summons action be progressed in this case and the detail of this was delegated to appointed officers.***ACTION BY: Judith Winters* |
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**PROPOSAL TO MOVE OUT OF ‘IN CONFIDENCE’**

Proposed by Councillor Duffin

Seconded by Councillor Hollis and agreed

**that any remaining Committee business be conducted in Open Session.**

The Chairman advised that audio-recording would recommence at this point.

There being no further Committee business under Part 2 of the agenda the Chairman thanked everyone for their attendance and the meeting concluded at 9.15 pm.

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**MAYOR**

***Council Minutes have been redacted in accordance with the Freedom of Information Act 2000, the Data Protection Act 1998 and legal advice.***