MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE CHAMBER, MOSSLEY MILL ON MONDAY 19 OCTOBER 2026 AT 6.00 PM

In the Chair	:	Alderman L Boyle
Committee Members Present (In Person)	:	Alderman T Campbell and M Magill Councillors – J Archibald-Brown, S Cosgrove, S Flanagan, R Foster, R Kinnear, R Lynch and B Mallon
Committee Members Present (Remotely)	:	Councillors – Logue and McGrann
Non-Committee Member Present (In Person)	:	Councillor – P Dunlop

Public Speakers	:	Eamonn Loughrey	In Support (Agent, Item 3.1)
		Les Ross	In Support (Agent, Item 3.3)
		Ronnie Glendinning	In Objection (Item 3.4)
		Frank McAuley	In Objection (Item 3.4)
		Valerie McAuley	In Objection (Item 3.4)
		Gemma Jobling	In Support (Agent, Item 3.4)
		Grainne Rice	In Support (Agent, Item 3.7)
		Thomas Bell	In Support (Agent, Item 3.8)
		Ryan Dougan	In Support (Consultant, Item 3.8)
		Dr. Chris Jordan	In Support (Consultant, Item 3.8)
		David McMeekin	In Support (Agent, Item 3.8)
		Hugo Hanna	In Support (Applicant, Item 3.9)
		Azman Khairuddin	In Support (Agent, Item 3.10)
		David McCaughey	In Support (Applicant, Item 3.10)
		Niall Hudson	In Support (Agent, Item 3.11)
		Donna Hodge	In Support (Applicant, Item 3.12)
		Colin Logan	In Support (Agent, Item 3.14)
		Jane Martin	In Support (Applicant, Item 3.14)
		Janet Horan	In Objection (Item 3.15)

Jason Martin	In Support (Applicant, Item 3.15)
Conor McGarry	In Support (Agent, Item 3.17)
Conor McGarry	In Support (Agent, Item 3.18)
Conor McGarry	In Support (Agent, Item 3.19)

Officers Present : Director of Economic Development and Planning - M McAlister
Deputy Director of Planning & Building Control – B Diamond
Borough Lawyer (Legal, Land, Governance & Policy) – P Casey
Senior Planning Officer – J McKendry
Senior Planning Officer – A Wilson
Local Development Plan and Enforcement Manager – S Thompson
ICT Helpdesk Officer – D Mason
ICT Change Officer – A Cole
Member Services Manager – A Duffy
Member Services Officer – K Bell

CHAIRPERSON'S REMARKS

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

The Chairperson advised Members that several Addendum reports relating to Items 3.8, 3.9, 3.11, 3.12, 3.13, 3.15, 3.16 and 3.17, 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 Borough 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

None

2 DECLARATIONS OF INTEREST

Item 3.1 – Councillor Mallon

Having declared an Interest in Item 3.1, Councillor Mallon left the Chamber.

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2026/0381/F

PROPOSAL: Proposed retail unit with associated landscaping, car parking,

	access and site works.
SITE/LOCATION:	Lands at former Townparks Car Showroom, approx. 10m SE of Springfarm Roundabout, Ballymena Road, and approx. 25m west of Nos. 8-24 Springfarm Road, Antrim.
APPLICANT:	TJ Morris Ltd

Barry Diamond, Deputy Director of Planning and Building Control, 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 –

Eamonn Loughrey In Support/Agent

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

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstention, 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: Barry Diamond, Deputy Director of Planning and Building Control

Councillor Mallon returned to the Chamber.

ITEM 3.2 APPLICATION NO: LA03/2026/0564/S54

PROPOSAL:	Outline masterplan to facilitate the comprehensive regeneration of Junction One, including the Factory Outlet Centre, Retail and Leisure Park, and vacant lands (Variation of Condition 12 from approval LA03/2017/0234/O regarding operation hours of food and beverage units)
SITE/LOCATION:	Junction One Retail and Leisure Park, Ballymena Road, Antrim, BT41 4LL
APPLICANT:	0004 Junction SC Antrim (Freeholdco) Limited

Barry Diamond, Deputy Director of Planning and Building Control, 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 Kinnear
Seconded by Alderman Campbell that planning permission be granted.

On the proposal being put to the meeting 12 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: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.3 APPLICATION NO: LA03/2025/0895/RM

PROPOSAL:	Proposed petrol filling station and retail unit with parking, lighting and associated development including solar panels and package treatment plant, alterations to Ballycraigy Road to provide right hand turning lane and alterations to pedestrian crossing arrangement
SITE/LOCATION:	11 Ballycraigy Road, Antrim, BT41 2BD
APPLICANT:	Solo Direct Ltd

Ashleigh Wilson, Senior Planning Officer, introduced the Second 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 –

Les Ross	In Support/Agent

Proposed by Councillor Kinnear
Seconded by Alderman Magill that planning permission be granted.

On the proposal being put to the meeting 12 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 and that an additional condition requiring the provision of a pedestrian crossing be added, the details of which is to be agreed with Officers and thereafter implemented prior to the development becoming operational. The detail of the condition is to be delegated to Officers.

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.4 APPLICATION NO: LA03/2025/0240/F

PROPOSAL:	Proposed new access to serve future development lands at and surrounding Boulderstone House, 912 Antrim Road, Templepatrick.
SITE/LOCATION:	Lands located between 51 and 53 Broadacres and 30m west 912 Antrim Road, Templepatrick, BT39 0AY

APPLICANT:	Braidwater Ltd

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

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

Ronnie Glending	In Objection
Frank McAuley	In Objection
Valerie McAuley	In Objection
Gemma Jobling	In Support/Agent

Proposed by Councillor Kinnear
Seconded by Alderman Campbell that planning permission be granted.

On the proposal being put to the meeting 9 Members voted in favour, 3 against and 0 abstentions, and it was agreed

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

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.5 APPLICATION NO: LA03/2025/0715/F

PROPOSAL:	5 No. 2 bedroom apartments and proposed car park
SITE/LOCATION:	Lands 10 metres northeast of No. 7 Main Street, Ballyclare, BT39 9AB
APPLICANT:	A Holmes Properties Ltd

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

There were no public speakers to address this item.

Proposed by Councillor Kinnear
Seconded by Councillor Archibald-Brown that planning permission be granted.

On the proposal being put to the meeting 12 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 and subject to confirmation that the required neighbour notification letters to the adjoining flat complex had been issued.

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.6 APPLICATION NO: LA03/2026/0287/F

PROPOSAL:	Proposed roof terrace to existing two storey building
SITE/LOCATION:	The Grange Bar, 22-26 The Square, Ballyclare, BT39 9BB
APPLICANT:	Glen Balmer

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 Foster
Seconded by Councillor Cosgrove that planning permission be deferred.

On the proposal being put to the meeting 10 Members voted in favour,2 against and 0 abstentions, and it was agreed

that the application be deferred to the January Committee meeting to allow further engagement between Planning Officers and the applicant to explore potential amendments or mitigation measures that may address the concerns identified.

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.7 APPLICATION NO: LA03/2026/0245/F

PROPOSAL:	Erection of 5no. detached dwellings with solar panels and garden rooms at plots 2 and 3 (Change of house type to planning permission, Ref: V/2014/0155/RM)
SITE/LOCATION:	Lands 25m north of 4-10 (evens) Shorelands Drive, 5m east of 3 Shorelands Drive, 20m southeast of 3-7 (odds) Hartley Hall Way; and 25m south of 112-114 (evens) Hartley Hall Green, Greenisland.
APPLICANT:	Hartley Hall developments Ltd

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

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

Grainne Rice	In Support/Agent

Proposed by Councillor Kinnear
Seconded by Councillor Mallon that planning permission be granted.

On the proposal being put to the meeting 12 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: Barry Diamond, Deputy Director of Planning and Building Control

Alderman Magill left the Chamber at Item 3.8.

ITEM 3.8 APPLICATION NO: LA03/2025/0928/F

PROPOSAL:	Proposed extension to existing commercial yard/depot including HGV parking, material storage bays, site access, landscaping and associated ancillary works.
SITE/LOCATION:	Lands 85m North of 386a Ballyclare Road, Newtownabbey, BT36 4TQ
APPLICANT:	Paul Marley, EJC Contracts Ltd

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

Thomas Bell	In Support/Agent
Ryan Dougan	In Support/Consultant (for questions)
Dr. Chris Jordan	In Support/Consultant (for questions)

Proposed by Councillor Kinnear
Seconded by Alderman Campbell that planning permission be granted.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, 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: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.9 APPLICATION NO: LA03/2025/0906/F

PROPOSAL:	2no. proposed free range broiler houses, for up to 39.8k free range broilers, together with ancillary building, swale, meal bins, new concrete apron, new access onto Burnside Road and landscaping.

SITE/LOCATION:	Approx. 319m southeast of 35 Burnside Road, Dunadry
APPLICANT:	P&H Hanna

Ashley Wilson, Senior Planning Officer, introduced the Planning Report and the 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 –

David McMeekin	In Support/Agent
Hugo Hanna	In Support/Applicant

Proposed by Councillor Flanagan
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 1 abstentions, and it was agreed

that planning permission be refused for the following reason:

1. **The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement, and criterion (c) of DM 4.1, and DM 4.3 of the Antrim and Newtownabbey Plan Strategy, in that it has not been demonstrated why the development has not been sited beside the existing farm buildings nor has it been sufficiently demonstrated that the alternative site away from the existing buildings on the farm holding is essential for the efficient functioning of the farm business, that there are demonstrable environmental or health and safety grounds to substantiate this, or that there is a need to protect the amenity of nearby residents.**

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

The Chairperson adjourned the meeting for a short recess at 8.05 pm. The meeting reconvened at 8.24 pm with Alderman Magill returning to the Chamber.

Councillor Foster returned to the Chamber during Item 3.10 and therefore was unable to vote on Item 3.10.

Councillor Logue left the meeting at this point.

ITEM 3.10 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

Johanne McKendry, 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 –

Azman Khairuddin	In Support/Agent
David McCaughey	In Support/Applicant

Proposed by Councillor Kinnear
Seconded by Alderman Campbell 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: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.11 APPLICATION NO: LA03/2026/0341/F

PROPOSAL:	Proposed erection of an organic free range poultry shed with 2no. feed bins, manure storage shed, underground effluent tank, PV panels, associated site works including yard areas, drainage, swale, and lane and proposed new entrance to serve new poultry unit. Shed to contain 9,000 free range laying hens.
SITE/LOCATION:	Lands 270m North West of 15 Sawmill Road, Ballyclare, BT39 9JP
APPLICANT:	Ken Craig

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

Niall Hudson	In Support/Agent

Proposed by Councillor Foster
Seconded by Councillor Mallon that planning permission be refused.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously agreed

that planning permission be refused for the following reasons:

1. **The proposal is contrary to the provisions of Paragraph 6.73 of the Strategic Planning Policy Statement and criterion (c) of DM 4.1 of the Antrim and Newtownabbey Plan Strategy in that the development is not sited beside existing farm buildings and there is no overriding reason for the siting away from the existing buildings.**

2. **The proposal is contrary to the provisions of Paragraph 6.73 of the Strategic Planning Policy Statement and DM 4.3 of the Antrim and Newtownabbey Plan Strategy in that it has not been sufficiently demonstrated that the alternative site away from the existing buildings on the farm holding is essential for the efficient functioning of the farm business, that there are demonstrable environmental or health and safety grounds to substantiate this, or that there is a need to protect the amenity of nearby residents.**

3. **The proposal is contrary to the provisions of paragraph 6.192 of the Strategic Planning Policy Statement and Policy DM 37 of the ANPS in that it has not been demonstrated that the proposal will not have a detrimental impact on designated sites in England/Wales, as no information has been provided with regards to the specific end location and use of the poultry litter.**

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.12 APPLICATION NO: LA03/2026/0366/F

PROPOSAL:	Proposed erection of two agricultural sheds with proposed new access lane
SITE/LOCATION:	20m east of Nos. 4-6 Cranfield Corner, Cranfield Road, Randalstown, BT41 3LJ
APPLICANT:	Donna Hodge

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

Donna Hodge In Support/Applicant

Proposed by Councillor Foster
Seconded by Alderman Magill that planning permission be deferred.

On the proposal being put to the meeting 8 Members voted in favour, 3 against and 0 abstentions, and it was agreed

that the application be deferred for one month and brought back to the November Committee meeting to allow the applicant to engage with Planning Officers to explore potential alternative proposals prior to the Committee making a determination on the application.

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.13 APPLICATION NO: LA03/2026/0517/F

PROPOSAL:	Retention of boundary fence
SITE/LOCATION:	4 Highgrove Avenue, Ballyclare, BT39 9XL
APPLICANT:	David Beattie

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

There were no public speakers to address this item.

Proposed by Alderman Campbell
Seconded by Councillor Flanagan that planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 4 against and 0 abstentions, and it was agreed

that 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 SP 4 and Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the scale, massing, design and external materials of the proposal are not sympathetic to the existing property and detract from the appearance and character of the surrounding area.**

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.14 APPLICATION NO: LA03/2026/0368/F

PROPOSAL:	Alteration to dwelling
SITE/LOCATION:	880 Antrim Road, Templepatrick, BT39 0AH
APPLICANT:	Jane Martin

Johanne McKendry, 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 –

Colin Logan	In Support/Agent
Jane Martin	In Support/Applicant

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

On the proposal being put to the meeting 11 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: Barry Diamond, Deputy Director of Planning and Building Control

Councillor Foster left and returned to the Chamber during Item 3.15 and was therefore unable to vote on this Item.

ITEM 3.15 APPLICATION NO: LA03/2026/0474/F

PROPOSAL:	Retention of deck area
SITE/LOCATION:	23 Kirkdale, Newtownabbey, BT36 5BX
APPLICANT:	Joseph Osborne

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

Janet Horan	In Objection
Jason Martin	In Support/Agent

Proposed by Councillor Kinnear
Seconded by Alderman Magill that planning permission be refused.

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 refused for the following reason:

1. **The proposal is contrary to paragraph 4.12 of the SPPS, Policy DM 22 and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy, in that the design of the proposal will result in a detrimental impact on the privacy and amenity of the neighbouring residents at Nos. 21 and 25 Kirkdale by way of overlooking and loss of privacy.**

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.16 APPLICATION NO: LA03/2025/0900/F

PROPOSAL:	Retrospective application for external landscaping that includes a raised patio to the front of the dwelling, a gabion retaining structure and a replacement 2m high stained, timber, vertical

	palisade fence.
SITE/LOCATION:	2 Fernlea Lane, Newtownabbey, BT36 6UY
APPLICANT:	John Russell

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

There were no public speakers to address this item.

Proposed by Alderman Campbell
Seconded by Councillor Lynch that retrospective planning permission be granted.

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

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

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.17 APPLICATION NO: LA03/2026/0328/A

PROPOSAL:	1 No. Hoarding
SITE/LOCATION:	Lands 253 metres southwest of No. 1 Ballymartin Road, Templepatrick, Ballyclare, BT39 0BW
APPLICANT:	Bauer Media Outdoor LTD

Johanne McKendry, Senior Planning Officer, introduced the Planning Report and associated addendum report to the Committee and made a recommendation to refuse advertisement consent.

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

Conor McGarry	In Support/Agent

Proposed by Councillor Kinnear
Seconded by Councillor Mallon that advertisement consent be refused.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously agreed

that advertisement consent be refused for the following reason:

1. **The proposed advertisement hoarding, by reason of its scale, siting and prominent location within the open countryside, would be an intrusive feature**

that would detract from the visual amenity and rural character of the area and create unnecessary visual clutter. The proposal is therefore contrary to criteria (a), (b) and (d) of DM 29.1 of the ANPS and DM 29.3 of the ANPS in that the proposal fails to comply with the guidance contained within Annex A of PPS 17: Control of Outdoor Advertisements.

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.18 APPLICATION NO: LA03/2026/0493/F

PROPOSAL:	Proposed installation of telephone kiosk on public footpath
SITE/LOCATION:	Public footpath approximately 22 metres south of Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, BT37 0LG
APPLICANT:	New World Payphones

Johanne McKendry, 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 –

Conor McGarry In Support/Agent

Proposed by Councillor Kinnear
Seconded by Councillor Flanagan that planning permission be refused.

On the proposal being put to the meeting 10 Members voted in favour, 1 against and 0 abstentions, and it was agreed

that planning permission be refused for the following reasons:

1. **The proposal is contrary to the provisions of Policies SP 1.1 and DM 6 of the Antrim and Newtownabbey Plan Strategy in that the proposal would not improve environmental conditions in the area and is not compatible with the adjacent land uses at Abbey Presbyterian Church.**

2. **The proposal is contrary to the provisions of Policies DM 16 and DM 25 of the Antrim and Newtownabbey Plan Strategy in that the proposal would not make a positive contribution to the surrounding urban area and would have a detrimental visual impact on the existing Abbey Presbyterian Church.**

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.19 APPLICATION NO: LA03/2026/0494/A

PROPOSAL:	1 Digital Advertisement Unit
SITE/LOCATION:	Public footpath approximately 22 metres south of Abbey Presbyterian Church, Jordanstown Road, Newtownabbey, BT37 0LG
APPLICANT:	New World Payphones

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse advertisement consent.
The undernoted public speaker addressed the Committee and responded to enquiries from Members as requested –

Conor McGarry In Support/Agent

Proposed by Councillor Flanagan
Seconded by Councillor Foster that advertisement consent permission be refused.

On the proposal being put to the meeting 10 Members voted in favour, 1against and 0 abstentions, and it was agreed

that advertisement consent be refused for the following reasons:

1. **The proposed advertisement does not comply with the provisions of Paragraph 6.56 of the Strategic Planning Policy Statement and Policy DM 29 of the Antrim and Newtownabbey Plan Strategy in that the principle of development cannot be established as the advertisement's associated structure does not benefit from planning approval, and it is not considered compatible with the adjacent Abbey Presbyterian Church.**

2. **The proposal is considered contrary to the policy provisions of Paragraph 6.56 of the Strategic Planning Policy Statement and DM 29.1 of the Antrim and Newtownabbey Plan Strategy, in that the advertisement would have a detrimental visual impact on the existing Abbey Presbyterian Church and would contribute to street clutter.**

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.20 APPLICATION NO: LA03/2026/0228/A

PROPOSAL:	3 no. illuminated signs (1 no. facia, 2 no. totems)
SITE/LOCATION:	Site of former PSNI police station located at junction of Antrim/ Glenwell Road in Glengormley
APPLICANT:	Antrim and Newtownabbey Borough Council

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

Committee and made a recommendation to grant advertisement consent.

There were no public speakers to address this item.

Proposed by Councillor Kinnear
Seconded by Councillor Cosgrove that advertisement consent be granted.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously agreed

that advertisement consent be approved for the application subject to the conditions set out in the Planning Report.

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

PART TWO OTHER PLANNING MATTERS

ITEM 3.21

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS SEPTEMBER 2026

1. Purpose

The purpose of this report was to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) during the month of September 2026.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during the month of September 2026 under delegated powers together with information relating to planning appeals were circulated for Members' information.

3. Planning Appeal Commission Decisions

One (1) appeal had been dismissed during September by the Planning Appeals Commission.

Planning application:	**LA03/2025/0565/O**
PAC reference:	2026/A0014
Proposed Development:	Retention of timber fence
Location:	114 Ballyrobin Road, Muckamore, Antrim, BT41 4TF
Date of Decision:	29 September 2026
Decision:	**Appeal Dismissed – Council Decision Upheld**

Proposed by Councillor Foster
Seconded by Councillor Lynch and agreed that

the report be noted and that a report be brought to Full Council outlining the enforcement actions relating to Chimney Corner.

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

ITEM 3.22

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT SEPTEMBER 2026

1. Purpose

The purpose of this report was to update Members on the Proposal of Application Notices received during September 2026.

4. Background

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

- give at least 12 weeks' notice to the Council that an application for planning permission was to be submitted.
- consult the community in advance of submitting a Major development planning application.

Where, following the 12-week period set down in statute, an application was submitted this had to 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.

5. Proposal of Application Notice

PAN Reference:	LA03/2026/0656/PAN
Proposal:	Proposed erection of 'One School Global' educational facility
Location:	Lands at and to the north and west of 723 and 723A Antrim Road, Templepatrick, Ballyclare, BT39 0AR
Applicant:	Hydepark Educational Trust
Date Received:	10 September 2026
12 week expiry:	03 December 2026
PAN Reference:	LA03/2026/0673/PAN
Proposal:	Proposed residential development, public open space, play park, landscaping, pumping station, hard and soft landscaping works, engineering works and all associated site and access works.
Location:	Lands at Jubilee Road 30m to the south of Nos 18, 32 and 34 Mossfield Crescent, Coggrey Ballyclare, 50m to the north west of 42 Readers Crescent and 11 Readers Avenue, Ballyclare, BT39 9DX

Applicant:	Lotus Homes (UK) Ltd
Date Received:	15 September 2026
12 week expiry:	08 December 2026

Proposed by Councillor Foster
Seconded by Councillor Lynch and agreed that

the report be noted.

NO ACTION

ITEM 3.23

P/FP/LDP/1 ARMAGH CITY BANBRIDGE AND CRAIGAVON BOROUGH COUNCIL, LOCAL DEVELOPMENT PLAN 2035 DRAFT PLAN STRATEGY LAUNCH

1. Purpose

The purpose of this report was to provide the Planning Committee Members with an update on the Armagh City Banbridge and Craigavon Borough Council Draft Plan Strategy.

2. Introduction/Background

Members were advised that an Officer from the Council's Forward Planning Team attended the formal launch of the Armagh City Banbridge and Craigavon Borough Council (ABCBC) Local Development Plan 2035 draft Plan Strategy, on 29 September 2026 at The Council Offices, Palace Demesne, Armagh.

Correspondence from ABCBC was then received on 02 October 2026 and circulated, inviting the Council to make a representation, as a neighbouring Council statutory consultee to the process.

The 8-week public consultation period ran from 13 October 2026, to 5:00 pm on 08 December 2026, with a number of public engagement events timetabled throughout the ABC Borough. The draft Plan Strategy and its associated documents were available to view at:

https://www.armaghbanbridgecraigavon.gov.uk/resident/local-development-plan-residents/

Officers had considered the content of the ABCBC draft Plan Strategy and had identified that the cross-boundary issues primarily related to Lough Neagh and its environs, as it formed the common boundary of the two Boroughs. Officers considered that there were no significant issues that would conflict with this Council's adopted Plan Strategy. A copy of the Council's draft formal response to the ABCBC draft Plan Strategy consultation was circulated for Members agreement.

Officers from the Forward Planning Team would continue to engage with their counterparts in ABCBC in relation to the ongoing preparation of our respective Local Development Plans.

Proposed by Councillor Foster
Seconded by Councillor Mallon and agreed that

the draft response to the Armagh City Banbridge and Craigavon Borough Council draft Plan Strategy consultation, be approved for submission.

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

ITEM 3.24

P/PLAN/1 NISRA PLANNING STATISTICS 2025/2026 – ANNUAL STATISTICAL BULLETIN 2025/2026 – APRIL 2025 to MARCH 2026

1. Purpose

The purpose of this report was to update Members on the performance of the Councils Planning Section as reported in NISRA's Annual Planning Statistical Bulletin for the period April 2025 to March 2026.

2. Background

The 2025/26 Annual Planning Statistical Bulletin, produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), a copy of which had been circulated was released on 26 August 2026.

The figures showed that the total number of planning applications received in Northern Ireland by Councils and the Department in 2025/2026 was 9,642 a marginal decrease from the previous financial year (9,716). Six (6) Councils reported a decrease in the number of planning applications received in 2025/2026 with the greatest percentage decreases reported in Mid Ulster (-13.7%). Five (5) Councils reported an increase over the financial year with Ards and North Down (8.7%) reporting the largest increase.

The publication indicated a decrease in the total number of planning applications decided in Northern Ireland during the financial year. The total number of planning applications decided during this financial year was 8,774, a decrease of 5.5% from the previous year (9,284) and the lowest annual figure on record.

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures showed that the Council was one (1) of only two (2) Councils within the 30-week target time for Major planning applications. Antrim and Newtownabbey processed 10 major applications during the year with an average processing time of 26.0 weeks. This performance ranked first amongst the 11 Councils. It also reflected well against the average processing time of 41.4 weeks across all Councils.

Three (3) of the eleven (11) Councils were within the 15-week target for Local planning applications with Antrim and Newtownabbey (13.0 weeks) ranked third, this performance maintained the progress achieved in last year's local performance. It also reflected well against the average processing time of 19.6 weeks across all Councils.

Enforcement was subject to a statutory target that 70% of all enforcement cases were progressed to target conclusion within 39 weeks of receipt of complaint. Across all Councils, 75.1% of enforcement cases were concluded within 39 weeks during 2025/26 meeting the statutory target of 70%. This represented an increase from the rate reported for the same period last year (70.7%). Antrim and Newtownabbey recorded the highest percentage of cases processed within 39 weeks, with 93.7% processed within target during 2025/26. This performance ranked first amongst the 11 Councils.

Proposed by Councillor Cosgrove
Seconded by Councillor Mallon and agreed that

the report be noted.

NO ACTION

ITEM 3.25

ANY OTHER RELEVANT BUSINESS

Item 3.25.1

Proposed by Alderman Mgaill
Seconded by Councillor Kinnear and agreed that

Planning Officers extend an invitation to the Eastern Transport Plan team to meet with Members at a suitable time to discuss strategic transport planning and future development opportunities across the Borough, with the aim of ensuring early Council engagement in the preparation of transport plans and strategies.

ACTION BY: Barry Diamond, Deputy Director of Planning and Building Control

Item 3.25.2

Members congratulated Barry Diamond on his recent appointment as Deputy Director of Planning and Building Control, Members acknowledged his experience, expertise and contribution to Development Management and expressed their appreciation of the benefit his leadership would bring across the wider Planning Service. The Committee wished him every success in his new role.

NO ACTION

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Cosgrove
Seconded by Councillor Foster and agreed that

the following Committee business be taken In Confidence.

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

PART TWO OTHER PLANNING MATTERS – IN CONFIDENCE

ITEM 3.26 – IN CONFIDENCE

P/FP/LDP/1 UPDATE ON THE LOCAL DEVELOPMENT PLAN

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 - Members' Engagement

Since October 2025, monthly Draft Local Policies Plan (DLPP) topic-based Members workshops had taken place to brief and engage Members on emerging studies.

Copies of all LDP Members' workshops to date were available to view on Members' iPads, marked 'In Confidence.' Members were reminded of the confidential nature of the emerging DLPP, the Council's Code of Conduct and the responsibilities of both Officers and Members in this process.

A workshop took place on 21 September 2026, 4:00 pm to 5:00 pm (in person, and remote meeting) to provide Members with a recap of the emerging Local Development Plan (LDP). Members were advised that further workshops were planned, and diary invitations had been issued for the autumn period. The next workshop would take place on:

19 October 2026, 4:00 pm to 5:00 pm (Recap of Natural Resources, Minerals and Renewable Energy Development).

B – Emerging Draft Local Policies Plan, Topic Based Evidence Papers
Members were reminded that a 'working draft' DLPP work programme and delivery mechanism for Members to consider and agree the range of emerging DLPP topics, had been agreed at the September 2026 Planning Committee. The Council's adopted Plan Strategy (ANPS) commits to the identification of those specific areas that were worthy of protection at the DLPP stage.

Following on from the monthly Members topic-based DLPP workshops, Officers had now completed draft evidence reports for the emerging topics of, (1) Strategic Policy 8, Natural Heritage – to include: Strategic Landscape Policy Areas (7 in total), Local Landscape Policy Areas (111 in total), Sites of Local Nature Conservation Importance (73 in total), and a Coastal Policy area in Metropolitan Newtownabbey, and (2) Strategic Policy 7 Historic Environment – to include: Areas of Townscape Character (20 in total) and Areas of Archaeological Potential (21 in total). Two draft evidence reports were circulated for Members agreement; these set out proposed site-specific proposals and draft policy designations which should be read alongside Strategic Policies 7 and 8 of the ANPS (pages 204-214, 227-229, and 236-257).

Members were advised that Officers in the Forward Planning Section were currently progressing a range of other DLPP topic-based evidence papers, emerging drafts of

which would be discussed at forthcoming monthly DLPP Members workshops, culminating in draft evidence papers to be presented to Members at Planning Committee in due course.

Members were reminded of the confidential nature of these draft evidence reports which, subject to Members approval, would form the basis of the overall DLPP to be presented to Members for consideration and agreement in 2027. Confidentiality was essential to minimise the risk of premature disclosure prompting unauthorised works, deliberate site clearance or damage to features that could be identified for protection through the Draft Local Policies Plan.

C – Plan Strategy Revision, Preferred Options Paper – Abbey Centre, Revised Local Development Plan Timetable, and Revised Planning Statement of Community Involvement

Members were reminded that drafts of the Plan Strategy Revision, Preferred Options Paper – Abbey Centre, and Assessment Scoping Report, Revised LDP Timetable, and Revised Statement of Community Involvement (SCI) had been agreed at the September 2026 Planning Committee meeting subject to receipt of a satisfactory consultation response from DAERA (NIEA) to the Assessments Scoping Report, and the Department for Infrastructure (DfI) Strategic Planning to the Revised LDP Timetable and Revised SCI.

Positive responses had been received from DfI on 02 October 2026 and DAERA on 05 October 2026 and circulated for Members information. As agreed at the September 2026 Planning Committee, Officers had now incorporated some minor recommended changes to the final documents in advance of the eight-week consultation period of the Plan Strategy Revision Preferred Options Paper which would run from 20 October 2026 to 15 December 2026 and publish the Revised LDP Timetable and SCI on the Council's website – circulated for Members information.

3. Financial Position/Implication

Costs associated with the appointment of consultants to assist Officers in the evidence gathering base of these emerging DLPP topics had already been covered by the current 2026/27 Planning budget.

Proposed by Councillor Kinnear
Seconded by Councillor Foster and agreed that

a) the report be noted

b) the final versions of the Local Development Plan, Plan Strategy Revision – Preferred Options Paper, and Revised LDP Timetable and Statement of Community Involvement be noted,

c) the emerging Draft Local Policies Plan, Topic Based Evidence Papers for Strategic Policy 7: Historic Environment, to include 'Areas of Townscape Character' and 'Areas of Archaeological Potential',

d) Strategic Policy 8: Natural Heritage, to include 'Strategic Landscape Policy Areas', 'Coastal Policy Area', 'Local Landscape Policy Areas' and 'Sites of Local

Nature Conservation Importance' be agreed in principle, subject to a satisfactory two weeks consideration period for Members to digest the quantum of evidence presenting, and that final versions of same to be incorporated into the final version of the overall Draft Local Policies Plan to be presented to, and agreed by, Members in 2027, as set out in the agreed revised Local Development Plan Timetable.

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

PART ONE DECISION ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.27 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 Councillor Kinnear
Seconded by Alderman Campbell and agreed that enforcement action be progressed.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously 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 Officer

ITEM 3.28 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 Councillor Kinnear
Seconded by Alderman Campbell and agreed that enforcement action be progressed.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously 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 Officer

ITEM 3.29 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 Councillor Kinnear

Seconded Alderman Campbell by and agreed that enforcement action be progressed.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously 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 Officer

ITEM 3.30 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 Councillor Kinnear
Seconded by Councillor Foster and agreed that enforcement action be progressed.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously 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 Officer

ITEM 3.31 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 Councillor Kinnear
Seconded by Alderman Campbell and agreed that enforcement action be progressed.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously 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 Officer

ITEM 3.32 IN CONFIDENCE TREE PRESERVATION ORDER: [redacted]

The recommendation was that the Tree Preservation Order be refused and action progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Councillor Kinnear
Seconded by Alderman Campbell and agreed that the Tree Preservation Order be refused.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously agreed

that the tree Preservation Order be refused 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 Officer

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Kinnear
Seconded by Councillor Foster and agreed that

any remaining Committee business be conducted in Open Session.

The Chairperson advised that the audio recording would recommence.

There being no further Committee business the Chairperson thanked Members, for their attendance and the meeting concluded at 10.08 pm.

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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.