MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE CHAMBER, MOSSLEY MILL ON MONDAY 21 SEPTEMBER 2026 AT 6.00 PM

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

Public Speakers	:	Piers Latham	In Support (Applicant, Item 3.1)
		Brian Kelly	In Support (Agent, Item 3.1)
		Councillor Leah Kirkpatrick	In Objection (Item 3.2)
		Thomas Bell	In Support (Agent, Item 3.2)
		Richard Agus	In Support (Architect, Item 3.2)
		Nigel Jones	In Support (Consultant, Item 3.3)
		Philip Stinson	In Support (Consultant, Items 3.3 and 3.6)
		Kyle Porter	In Support (Applicant, Item 3.3)
		Mark Smyth	In Support (Agent, Item 3.5)
		Julia Burns	In Support (Applicant, Item 3.5)
		David Mountstephen	In Support (Agent, Item 3.7)
		William Adams	In Support (Applicant, Item 3.7)
		Katie Patterson	In Support (Applicant, Item 3.7)
		Andrew Hair	In Support (Consultant, Item 3.7)
		Conor McGarry	In Support/Applicant, Items 3.8, 3.9, 3.10 and 3.11)

Officers Present	:	Director of Economic Development and Planning - M McAlister Head of Planning Development Management – B Diamond Local Development Plan and Enforcement Manager – S Thompson Senior Planning Officer – J McKendry Senior Planning Officer – A Wilson ICT Helpdesk Officer – D Mason Member Services Officer – E Skillen

CHAIRPERSON'S REMARKS

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

The Chairperson further advised that Addendum report relating to Item 3.3, 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 Director of Economic Development and Planning 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

Deputy Director of Planning and Building Control – S Mossman
Borough Lawyer, Legal, Land, Governance and Policy – P Casey

2 DECLARATIONS OF INTEREST

Item 3.3 – Councillor Mallon
Item 3.4 - Alderman Boyle

Councillor Archibald-Brown joined the meeting during this Item and was therefore unable to vote on Item 3.1.

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2026/0183/F

PROPOSAL:	Erection of a warehouse building with ancillary office space, external yard, HGV and car parking, including all associated, site works, landscaping and infrastructure
SITE/LOCATION:	Lands at Ballyearl Business Park and approximately 150m south of Houstons Corner Roundabout, Newtownabbey, BT36 4TP
APPLICANT:	James Latham Timber PLC

Barry Diamond, Head of Planning Development Management 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 –

Brian Kelly	In Support/Agent – (for questions)
Piers Latham	In Support/Applicant – (for questions)

Proposed by Councillor Kinnear

Seconded by Councillor Flanagan that planning permission be granted.

On the proposal being put to the meeting 11 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: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.2 APPLICATION NO: LA03/2025/0256/F

PROPOSAL:	Demolition of existing buildings and construction of 30no. Social/Affordable housing flats (9no. 2-person 1 bed units, 20no. 3-person 2 bed units and 1no. 5-person 3 bed units) including private and communal amenity spaces, access, car parking, cycle bays, landscaping, bin storage and all associated works.
SITE/LOCATION:	1-23 Hazeldene Flats, Antrim, BT41 2BB
APPLICANT:	D O'Donovan

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

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

Councillor L Kirkpatrick	In Objection
Thomas Bell	In Support/Agent
Nigel Jones	In Support/Architect – (for questions)
Richard Agus	In Support/Consultant – (for questions)

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

On the proposal being put to the meeting 10 Members voted in favour, 2 against and 0 abstention, 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 & Building Control

Having declared an interest in Item 3.3 Councillor Mallon left the Chamber.

ITEM 3.3 APPLICATION NO: LA03/2024/0753/F

PROPOSAL:	Proposed storage and distribution facility comprising warehousing, ancillary offices, and staff welfare accommodation together with ancillary plant equipment and associated display/storage yards; site preparation work; parking areas and associated landscaping. Access to the site via Long Rig Road.
SITE/LOCATION:	Lands at the junction with Long Rig Road and Tully Road, approx. 30m southeast of 2A Long Rig Road, Nutts Corner.
APPLICANT:	Bardford Equipment Ltd

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

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

Philip Stinson	In Support/Consultant
Kyle Porter	In Support/Applicant – (for questions)

Proposed by Councillor Lynch
Seconded by Councillor Logue 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 reasons:

1. **The proposal is contrary to Paragraph 6.87 of the Strategic Planning Policy Statement and Polices SP 1.11 and DM 2 'Economic Development – Countryside' of the Antrim and Newtownabbey Plan Strategy in that there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.**

2. **The proposal is contrary to Paragraph 6.88 of the Strategic Planning Policy Statement and Policy DM 2.9 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal will make a significant contribution to the regional economy or that a countryside location is deemed necessary due to its size or site-specific requirements and that need cannot be met on a site within or adjacent to a settlement.**

3. **The proposal is contrary to paragraph 6.70 of the SPPS and Policy DM 27.2 of the Antrim and Newtownabbey Plan Strategy in that the site does not have the capacity to absorb a building of this scale, lacks integration and a suitable**

degree of enclosure; the development would create a prominent and obtrusive feature in the landscape; and relies on substantial new landscaping for integration purposes.

4. **The proposal is contrary to paragraph 6.70 of the SPPS Policy DM 27.3 of the Antrim and Newtownabbey Plan Strategy in that the proposal will have a detrimental change to the rural character of the area through creating a prominent feature in the landscape.**

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

Having declared an interest in Item 3.4 Alderman Boyle left the Chamber and the Vice-Chair, Councillor Flanagan took to the Chair.

3.4 APPLICATION NO: LA03/2025/0918/F

PROPOSAL:	Retention of the subdivision of Unit 3 and change of use from retail to a personal training facility
SITE/LOCATION:	Unit 3B, Amelia House, 2 Avondale Drive, Ballyclare, BT39 9EA
APPLICANT:	Mr Tyler Hogg

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 Kinnear
Seconded by Councillor Lynch that planning permission be refused.

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

that planning permission be refused for the following reason:

The proposal is contrary to Paragraphs 4.11 and 4.12 of the Strategic Planning Policy Statement, Edition 2, Policy DM 28 and Policy DM 50 of the Antrim and Newtownabbey Plan Strategy, as it has not been sufficiently demonstrated that the development would not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of noise and disturbance.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Boyle returned to the Chamber and continued as Chairperson.

ITEM 3.5 APPLICATION NO: LA03/2026/0149/F

PROPOSAL:	Retention of change of use of building to independent studio living accommodation
SITE/LOCATION:	37 Templeton Park, Templepatrick, Ballyclare, BT39 0AU
APPLICANT:	Julia Burns

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 –

Mark Smyth	In Support/Agent
Julia Burns	In Support/Applicant

Proposed by Councillor Kinnear
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 1 abstention, and it was agreed

that planning permission be refused for the following reasons:

1. **The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.137 and fails to meet the provisions of Policy DM 17 of the Antrim and Newtownabbey Plan Strategy in that the density and pattern of development is not in keeping with the character of the established residential area.**

2. **The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.137 and fails to meet the provisions of Policy DM 25 of the Antrim and Newtownabbey Plan Strategy in that the design and appearance of the building is not reflective of the dwellings found in the surrounding area and does not represent a high-quality design as the floor area provided falls below the recommend space standards for a residential unit.**

3. **The proposal is contrary to Policy DM 17 of the Antrim and Newtownabbey Plan Strategy in that the private open space provision for both dwelling units within the application site falls below that set out in Creating Places – Achieving Quality in Residential Environments (2000).**

4. **The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.311 and fails to meet the provisions of Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that inadequate provision has been made for parking to serve the existing dwelling and the proposed independent studio accommodation.**

5. **The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement paragraph 4.12 and fails to meet the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in an unacceptable adverse impact on the occupiers of the existing dwelling at No. 37 Templeton Park in terms of overlooking and loss of privacy and the subject building would also be subject to overlooking and lack of privacy from the occupants at No. 37 Templeton Park.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.6 APPLICATION NO: LA03/2026/0226/S54

PROPOSAL:	Retention of existing shed for the storage of timber and other building materials/goods, and the erection of an additional shed joined to its western side, for the same purpose (Removal of Condition 3 from Planning Approval LA03/2024/0254/F: There shall be no external storage of timber with the yard area shaded yellow on Drawing No 03/1 dated 3 September 2024)
SITE/LOCATION:	W J Walker Ltd, 205 Doagh Road, Newtownabbey, BT36 6AD
APPLICANT:	W J Walker Ltd

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse the Section 54 application.

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

Philip Stinson	In Support/Consultant

Proposed by Councillor Lynch
Seconded by Councillor Kinnear that the Section 54 application be refused.

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

that Section 54 application be refused for the following reasons:

1. **The proposal is contrary to Paragraph 4.31 of the Strategic Planning Policy Statement Edition 2 and Policy DM 25 of the Antrim and Newtownabbey Plan Strategy in that the development would have a detrimental impact on the character and appearance of the area due to the appearance of the proposed external storage yard.**

2. **The proposal is contrary to Paragraph 4.11 of the Strategic Planning Policy Statement Edition 2 and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the development would not have a significant detrimental impact on residential amenity by way of noise.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.7 APPLICATION NO: LA03/2026/0177/A

PROPOSAL:	Retention of 12 no. shop signs & 10 no. building wraps
SITE/LOCATION:	Unit 1, 290 Antrim Road, Newtownabbey, BT36 7QT
APPLICANT:	Henderson Group Property

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

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

David Mountstephen	In Support/Agent
William Adams	In Support/Applicant – (for questions)
Katie Patterson	In Support/Applicant – (for questions)
Andrew Hair	In Support/Consultant - (for questions)

Proposed by Councillor Kinnear
Seconded by Councillor Archibald-Brown that Advertisement Consent be granted.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions, and the proposal was unanimously agreed

that advertisement consent be granted for the application subject to the Conditions set out in the Planning Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Members agreed that Items 3.8 and 3.9 would be taken together and that speaking rights would be combined. The Chairperson further advised that separate votes would then be taken on each item.

ITEM 3.8 APPLICATION NO: LA03/2026/0496/A

PROPOSAL:	1 Digital Advertisement Unit
SITE/LOCATION:	Public footpath approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, BT36 6JY
APPLICANT:	New World Payphones

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

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

Conor McGarry	In Support/Applicant

Proposed by Councillor Lynch

Seconded by Councillor Kinnear to grant advertisement consent.

On the proposal being put to the meeting 10 Members voted in favour, 1 against and 1 abstention, and the proposal was agreed.

that advertisement consent be granted for the application subject to the Conditions set out in the Planning Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.9 APPLICATION NO: LA03/2026/0495/F

PROPOSAL:	Proposed installation of telephone kiosk on public footpath
SITE/LOCATION:	Public footpath approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, BT36 6JY
APPLICANT:	New World Payphones

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 –

Conor McGarry	In Support/Applicant

Proposed by Councillor Lynch
Seconded by Councillor Kinnear to grant planning permission

On the proposal being put to the meeting 9 Members voted in favour, 2 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

Members agreed that Items 3.10 and 3.11 would be taken together and that speaking rights would be combined. The Chairperson advised that separate votes would then be taken on each item.

ITEM 3.10 APPLICATION NO: LA03/2026/0498/A

PROPOSAL:	1 Digital Advertisement Unit
SITE/LOCATION:	Public Footpath 0.15m north of Edmund Rice College, 96-100 Hightown Road, Newtownabbey, BT36 7AU
APPLICANT:	New World Payphones

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

Committee and made a recommendation to grant advertisement consent.

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

Conor McGarry	In Support/Applicant

Proposed by Councillor Flanagan
Seconded by Councillor Archibald-Brown to grant advertisement consent.

On the proposal being put to the 8 Members voted in favour, 4 against and 0 abstentions, and it was agreed

that advertisement consent be granted for the application subject to the Conditions set out in the Planning Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning

In response to a Member's query regarding the call-in protocol the Director of Economic Development and Planning advised that a report could be brought back to a future Committee for members' consideration

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

ITEM 3.11 APPLICATION NO: LA03/2026/0497/F

PROPOSAL:	Proposed installation of telephone kiosk on public footpath
SITE/LOCATION:	Public Footpath 0.15m north of Edmund Rice College, 96-100 Hightown Road, Newtownabbey, BT36 7AU
APPLICANT:	New World Payphones

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 –

Conor McGarry	In Support/Applicant

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

on the proposal being put to the meeting 4 Members voted in favour, 8 against and 0 abstentions, the proposal was declared not carried.

In favour:	Councillors - Foster, Kinnear, Logue and McGrann
Against:	Aldermen - Boyle, Campbell and Magill Councillors - Archibald-Brown, Cosgrove, Lynch, Mallon and Flanagan

A further proposal was then put to the meeting to grant planning permission.

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

on the proposal being put to the meeting 8 Members voted in favour, 4 against and 0 abstentions, it was agreed

In favour:	Aldermen - Boyle, Campbell and Magill Councillors - Archibald-Brown, Cosgrove, Lynch, Mallon and Flanagan
Against	Councillors - Foster, Kinnear, Logue and McGrann

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 3.12 APPLICATION NO: LA03/2026/0468/F

PROPOSAL:	Change of use of shop/reception and garden exhibition area to proposed ice-cream parlour and associated ancillary space.
SITE/LOCATION:	Antrim Castle Gardens and Clotworthy House, 20 Randalstown Road, Antrim, BT41 4LH
APPLICANT:	Antrim & Newtownabbey Borough Council

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

There were no public speakers to address this item.

Proposed by Councillor Cosgrove
Seconded by Councillor Foster to grant planning permission.

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 Condition set out in the Planning Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning

PART TWO OTHER PLANNING MATTERS

ITEM 3.13

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS AUGUST 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 July 2026.

2. Delegated Decisions of Council

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

3. Planning Appeal Commission Decisions

Two (2) appeals were dismissed during August by the Planning Appeals Commission.

Planning application:	**LA03/2023/0243/CA**
PAC reference:	2024/E0054
Appeal Against:	An Enforcement Notice dated 29th January 2025.
Location:	Lands approximately 190m south-west of 50 Maghereagh Road, Randalstown
Date of Appeal Submission:	19 March 2025
Date of Decision:	14 August 2026
Decision:	**Appeal Dismissed – Council Decision Upheld**

Planning application:	**LA03/2025/0565/O**
PAC reference:	2026/A0005
Proposed Development:	Site for dwelling and garage
Location:	Approx. 15m north east of 21 Loughbeg Road, Toomebridge
Date of Appeal Submission:	17 April 2026
Date of Decision:	26 August 2026
Decision:	**Appeal Dismissed – Council Decision Upheld**

Proposed by Councillor Foster
Seconded by Councillor Kinnear and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.14

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

1. **Purpose**

The purpose of this report was to provide a quarterly update to Members on the progress of the Council's Local Development Plan Steering Group. Members were advised that the most recent meeting of the Local Development Plan Steering

Group took place on 11 September 2026. A copy of the draft minutes were circulated for Members' approval.

2. Previous Decision of Council

Local Development Plan Steering Group Meeting 12 June 2026 – agreed June Planning Committee.

Proposed by Councillor Foster
Seconded by Councillor Kinnear and unanimously agreed that

the minutes of the Local Development Plan Steering Group be approved.

NO ACTON

ITEM 3.15

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

Members were advised that further workshops were planned, and diary invitations had been issued for:

21 September 2026, 4:00 pm to 5:00 pm (Recap of DLPP and Emerging Evidence).

B – Local Development Plan, Working Groups

The Eastern Transport Plan
Members were reminded that the DfI, Transport Planning Modelling Unit (TPMU) was preparing a draft Transport Strategy, and Eastern Transport Plan (ETP) for the Belfast Metropolitan area, to include an Antrim and Newtownabbey iteration of the ETP. Officers from the Forward Planning Section met with representatives from DfI TPMU and their consultants, Atkins Realis on 07 and 20 August 2026 and held workshops on the emerging evidence base for the ETP. Copies of the workshop presentations were circulated for Members' information.

Should Members have any queries or comments about this matter or wish to contribute directly to the ETP process, comments can be forwarded to Simon Thompson, Local Development Plan and Enforcement Manager, who will discuss them in detail with DfI/Atkins Realis.

Coastal Forum Working Group

A meeting of the DfI/DAERA Coastal Forum Working Group (CFWG) had taken place on 22 May 2026 at Clare House, Belfast, hosted by DAERA officials. The meeting had considered the development of a wider coastal management policy for Northern Ireland and the legislation required to deliver this. Copies of the draft meeting minutes were circulated for Members' information.

C – Emerging Draft Local Policies Plan

1) Work Programme

Members were reminded that, although commencement of work on the DLPP was publicly launched on 07 November 2025, the Forward Planning Section had already significantly progressed various topic-led, evidence-based studies and delivered a series of DLPP Members' workshops on a range of emerging issues. A 'working draft' DLPP programme, which sets out the range of topics Officers are currently progressing for discussion with Members, had been previously agreed at the January 2026 Planning Committee, alongside the mechanism to deliver this at the February Planning Committee. An update of this programme was circulated for Members' information.

Monthly Members topic-based DLPP workshop	To informally discuss emerging evidence/studies. Briefing papers, supporting maps and studies to be uploaded to Members iPad in advance of the meeting, and (if required) updated following the meeting.
	Any follow-up Members queries to be provided to Officers for consideration; to revert to Members.
Following-on from the above, topic-based DLPP evidence papers to be presented to, and agreed at, Planning Committee.	Briefing papers, supporting maps and studies to be uploaded to Members iPads in advance of the meeting. If required, Officers to present to Members at Planning Committee
	Any follow-up Members queries to be provided to Officers for consideration; to revert to Members.
Final versions of agreed topic-based evidence papers to be presented to, and agreed at, Planning Committee as a chapter of the emerging DLPP.	Briefing papers, supporting maps and studies to be uploaded to Members iPads in advance of the meeting. If required, Officers to present to Members at Planning Committee

2) Supporting Assessments, Sustainability Appraisal, Procurement of Technical Support

Members were reminded that the emerging DLPP was supported by a comprehensive evidence base, including a Sustainability Appraisal (SA), which incorporates a Strategic Environmental Assessment (SEA), as required by the Planning Act (Northern Ireland) 2011, the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004. Following the termination of this particular service by Shared Environmental Service (SES Officers had considered how to progress this through external consultancy budget.

Approval was therefore sought from Members to seek a suitably qualified and experienced Environmental Consultant to engage with Officers in the Forward Planning Section and lead on the completion of all SA/SEA-related work to support the delivery of the emerging DLPP. As provision had been made in the 2026/27 budget for SES to undertake this work, this would now be redirected to external consultancy support.

3. Financial Position/Implication

The cost of appointing a consultant to undertake SA/SEA related work to support the delivery of the emerging DLPP would be covered by the current 2026-27 Planning budget.

Proposed by Councillor Kinnear
Seconded by Councillor Cosgrove and unanimously agreed that

approval be given to Officers from the Forward Planning Section to engage in a procurement exercise to seek a suitably qualified and experienced consultant to lead on the consideration of Sustainability Appraisal assessments to be used as an evidence base to inform the preparation of the Draft Local Policies Plan.

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

ITEM 3.16

P/PLAN/1 PLANNING APPLICATION VALIDATION CHECKLISTS

1. Purpose

The purpose of this report was to provide Members with an update on the new Planning Application Validation Checklist and to recommend that the Validation Checklist be adopted and that a Council Direction be published.

2. Background

Members were previously advised that the Department for Infrastructure had made a Statutory Rule entitled "The Planning (General Development Procedure) (Amendment) Order (NI) 2024 which came into operation on 1 April 2025 and updated the Planning (General Development Procedure) Order (Northern Ireland) 2015 (GDPO).

Officers previously presented to the Planning Committee Members in relation to the Council's proposed Validation Checklist in September 2025 and it was agreed that an eight-week public consultation be carried out.

3. Key issues

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

At the December 2024 Planning Committee, it was agreed that the draft validation checklist would be piloted on an informal basis to assess how it operated and how it may be adjusted to improve efficiency. This pilot concluded and a number of changes were made to the draft checklist.

An amended draft validation checklist was presented to the Planning Committee in September 2025, and it was agreed to undertake an eight-week public consultation exercise on the document. There was a limited number of representations made to the checklist and the document had been updated in line with some of the comments to help bring certainty and clarity to the information required to front load planning applications to aid planning application processing times and enhance the quality of outcome for our customers. A summary of the responses and a copy of the validation checklist was circulated.

The implementation of the checklist would also provide applicants with the necessary information to inform them of all the information required to be submitted in relation to their proposed development rather than the information being requested during the processing of the application, causing delays and additional costs that the applicant may not have been aware of prior to submitting their application. Where this required withdrawal of the application, the applicant would not receive refund of their application fee.

The provision of the information at the validation stage provided efficiency in the planning process through reduction in time, costs and impact on resources through reduced re-advertisement, re-notification and re-consultation.

The implementation of the validation checklist would align Council with other Councils who had already implemented a validation checklist or are in the process of Implementing. This would enable comparison in performance against other Councils to be based on similar procedures rather than at a disadvantage in terms of processing times.

Officers had prepared a Direction in accordance with the powers conferred on the Council under The Planning (General Development Procedure) (Amendment) Order (Northern Ireland) 2024, as amended, and a copy of the Direction was circulated for Members consideration and approval. It was the view of officers that, in the absence of the Direction, the Validation Checklist would be open to challenge and the Council would be unable to require applicants to comply with those elements of the Checklist that are not prescribed by legislation. This would undermine the purpose and effectiveness of the Validation Checklist and reduce the Council's ability to secure the information necessary to validate and process planning applications efficiently. Where an applicant disagrees with the requirements of the Validation Checklist, they would be served a notice confirming non-compliance with Direction which for the purposes of Article 12A of the

Planning (General Development Procedure) Order (Northern Ireland) 2015, as amended is deemed as a refusal with the right of appeal to the Planning Appeals Commission. The application associated information and fee would be returned to the applicant together with the requisite statutory notice.
Officers recommended that the Direction would come into effect on 1 January 2027 and that all agents would be notified of the forthcoming Direction to allow them to prepare for the changes coming forward.

Proposed by Councillor Kinnear
Seconded by Councillor Cosgrove and unanimously agreed that

the amended Validation Checklist be adopted; that the circulated Direction, prepared under the powers conferred on the Council by The Planning (General Development Procedure) (Amendment) Order (Northern Ireland) 2024, as amended, be approved with an effective date of 1 January 2027; that agents are given advance notice of the forthcoming changes and that authority be granted to publish and implement the Direction and Validation Checklist in accordance with the relevant statutory requirements.

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

ITEM 3.17

DEPARTMENT FOR INFRASTRUCTURE CONSULTATION ON DRAFT SOCIAL AND ENVIRONMENTAL GUIDANCE FOR WATER AND SEWERAGE SERVICES (2028/29–2032/33)

1. Purpose

The purpose of this report is to make the Planning Committee aware of a public consultation launched by the Department for Infrastructure (DfI) on the draft Social and Environmental Guidance for Water and Sewerage Services covering the period 2028/29 to 2032/33. The consultation would inform the future regulation and delivery of water and sewerage services in Northern Ireland.

2. Background

The Department for Infrastructure had launched an 8-week public consultation on draft Social and Environmental Guidance for Water and Sewerage Services (2028/29–2032/33) (circulated). The consultation commenced on 1 September 2026 and closed at 5.00 pm on Tuesday 27 October 2026.

DfI was proposing updated Social and Environmental Guidance for the 2028/29–2032/33 Price Control period (PC28). The guidance would set out the key social and environmental priorities that the Utility Regulator should take into account when regulating NI Water.

The consultation asked whether the draft guidance provided an appropriate framework for future water and sewerage services, including safe drinking water, wastewater treatment, environmental protection, customer service, asset resilience and the sustainable operation of NI Water's infrastructure.

DfI were also seeking views on how the guidance should balance statutory environmental obligations, climate change pressures and the infrastructure capacity needed to support housing, economic development and sustainable growth. This provided an opportunity for the Council to emphasise the importance of water and wastewater capacity in enabling development and delivering the Local Development Plan.

The consultation was of relevance to the Council given the importance of water and wastewater infrastructure in supporting housing delivery, economic growth, regeneration projects and the implementation of the Local Development Plan across the Borough, as well as the issue of pollution and safe drinking water. Responses to the consultation may be submitted through the online consultation survey or directly to the Department for Infrastructure by the stated deadline.

Proposed by Councillor Kinnear
Seconded by Councillor Mallon and unanimously agreed that

the Planning Committee notes the Department for Infrastructure consultation on the draft Social and Environmental Guidance for Water and Sewerage Services (2028/29–2032/33) and responses should be submitted by individual Members or by political parties.

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

ITEM 3.18

REVIEW OF THE CLASSES AND THRESHOLDS SCHEDULE TO THE PLANNING (DEVELOPMENT MANAGEMENT) REGULATIONS (NORTHERN IRELAND) 2015 – DEPARTMENT FOR INFRASTRUCTURE CONSULTATION

1. <u>Purpose</u>

The purpose of this report was to advise Members of a targeted consultation issued by the Department for Infrastructure (DfI) on proposed amendments to the Classes and Thresholds Schedule contained within The Planning (Development Management) Regulations (Northern Ireland) 2015 and to seek agreement on the Council's consultation response (circulated).

2. <u>Background</u>

The Department for Infrastructure had launched an 8-week targeted consultation on proposed amendments to the Classes and Thresholds Schedule within The Planning (Development Management) Regulations (Northern Ireland) 2015. The consultation commenced on 14 August 2026 and closed on 9 October 2026. The Department was seeking comments from councils and other stakeholders before progressing amendments to the legislation.

The review formed part of the wider Planning Improvement Programme and followed the statutory review of the implementation of the Planning Act (Northern Ireland) 2011 together with an earlier consultation issued in December 2023 which was presented to Members in January 2024 with the proposed response being presented to the February 2024 meeting of the Planning Committee. The

Department stated that the objective was to ensure that the existing development classifications remained fit for purpose, supported emerging technologies and reflected future development trends.

The consultation made clear that the classes and thresholds act as a screening mechanism to determine whether development proposals were categorised as local, major or regionally significant development. The classifications did not determine the planning merits of a proposal but instead determined the procedural route through the planning system. A summary of the changes was set out below.

Energy Infrastructure (Class 2)

The Department proposed a significant restructuring of the Energy Infrastructure category. The current technology-specific approach would be replaced with a framework based on the functions of generation, storage and transmission. The aim was to create a technology-neutral system capable of accommodating existing and emerging energy technologies without the need for frequent legislative amendment.

Key proposals included:

Increasing the major development threshold for onshore electricity generating stations from 5MW to 10MW; increasing the threshold for regionally significant electricity generation proposals from 30MW to 75MW;introducing a new category for heat generating stations; introducing new classifications for thermal, electrical, mechanical and chemical energy storage facilities; retaining existing thresholds for electrical power lines and pipelines and making all onshore development associated with offshore electricity generation major development.

Officers considered that the threshold for onshore development associated with the construction of an offshore electricity generating station would appear to encompass all proposals which would mean that some relatively minor additions to an existing development would trigger a major planning application for relatively minor development such as fencing which would seem to be excessive. The threshold should refer to development required directly for the transmission of electricity.

Transport Infrastructure (Class 3)

No substantive changes were proposed to transport infrastructure thresholds. The amendments primarily reformatted the Schedule and separated the various transport sub-categories to improve clarity.

Officers considered that more clarity was required in relation to the threshold for railways lines where Section 26 (1) of the Planning Act (NI) 2011 would be engaged. The use of the term 'long distance' was vague and did not provide sufficient clarity for councils or developers.

Waste Infrastructure (Class 4)

The Department proposed: That all hazardous waste facilities should be classified as major development regardless of annual capacity; a revised threshold for non-hazardous waste disposal and treatment facilities based on annual intake capacity of 25,000 tonnes; inclusion of landfill facilities for non-hazardous waste within the class description and no change to existing regionally significant development thresholds.

Officers considered that more clarity should be provided on whether the threshold for the Waste Water Treatment Plants (WWTP) for Major developments included extensions to existing works where, as a result of the extension the WWTP would serve in excess of 50,000 population.

Extractive Industry (Class 5)

The current Minerals Class would be renamed Extractive Industry. Proposed amendments included creation of a new category for geothermal energy exploration and extraction; relocation of petroleum and natural gas extraction from Energy Infrastructure to Extractive Industry; consultation with the Department on all hydrocarbon exploration and extraction proposals and retention of existing quarrying and mining thresholds.

Officers considered that the thresholds for geothermal drilling and exploration should be revised as they were considered to be too low. The thresholds for what constituted a Major application should be over 500 metres drilling depth while Section 26 (1) of the Planning Act (NI) 2011 should apply to developments over 2km.

Business, Industry, Storage and Distribution (Class 8)
A new category would be introduced for Carbon Capture Installations. All proposals involving underground carbon storage or sequestration would be treated as both major development and development prescribed for the purposes of Section 26(1) of the Planning Act (Northern Ireland) 2011.

All Other Development (Class 9)

The Department proposed a minor clarification to the wording of the class by removing the terms "wholly" and "single" from the existing description. No substantive changes to thresholds were proposed.

It was the view of officers that the proposed amendments to the Development Management thresholds were acceptable subject to a number of areas of clarification to bring certainty to Officers and developers.

Proposed by Councillor Kinnear
Seconded by Councillor Lynch and unanimously agreed that

the consultation be noted and the draft response for officers to issue in relation to the public consultation on behalf of the Council be approved.

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

3.19 ANY OTHER RELEVANT BUSINESS

3.19.1 UNADOPTED STREETS AND ROADS

A Member raised concerns regarding the number of unadopted streets and roads across the Borough and the impact on residents, including difficulties with bin collections, uncertainty around the adoption status of roads within developments, how residents were kept updated on delays, how conditions were met and what enforcement action was available where developers failed to comply.

He asked whether planning application reports could include clearer information on Private Streets Determinations, specifically identifying which roads were intended to be adopted and which were likely to remain unadopted, and whether these matters could be raised at the forthcoming Department for Infrastructure Roads briefing to the Committee.

The Head of Planning Development Management advised that DfI had agreed to conduct an engagement session at the start of October and that he would discuss these matters with them in advance to ensure that they were covered in the engagement session.

Proposed by Councillor Foster
Seconded by Councillor Kinnear and unanimously agreed that

(a) Future reports, as appropriate include clearer information in relation to streets/roads to be adopted.

(b) DfI be asked to include unadopted streets and legislation as part of the agenda for the upcoming engagement session.

ACTION BY: Barry Diamond, Head of Planning Development Management

3.19.2 PROTOCOL FOR ATTENDING APPEALS

The Head of Planning Development Management, responded to a Member's query regarding the Council's protocol for attendance/representation at planning appeals. He confirmed that as well as Officers, Members could attend appeal hearings to make representations as a Member of the Council, however, Officers would represent the Council corporately. He further advised that Officers would explore the feasibility of providing details of upcoming appeals in the Borough on a monthly basis.

Proposed by Councillor Cosgrove
Seconded by Councillor Kinnear and unanimously agreed that

Officers would explore the feasibility of providing details of upcoming appeals in the Borough on a monthly basis.

ACTION BY: Barry Diamond, Head of Planning Development Management

3.19.3 ALICIA LEATHEM

Members requested it be noted that Alicia Leathem, Senior Planning Officer had left the Council to take up a position with the Department for Infrastructure. Members wished her every success in her new role, acknowledged the positive contribution that she had made and stated that she would be greatly missed.

NO ACTION

3.19.4 ROYAL TOWN PLANNING INSTITUTE (RTPI)

The Chairperson advised that The Royal Town Planning Institute NI event 'Politicians in Planning – Shaping better places' was being held on 15 October 2026 from 10am – 2pm at the Burnavon Arts Centre, Cookstown.

Anyone wishing to attend should contact Shairon Mossman before Friday 2 October 2026.

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

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Foster
Seconded by Councillor Cosgrove 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 3.20

IN CONFIDENCE P/FP/LDP/1 PUBLICATION OF PLAN STRATEGY AMENDMENT PREFERRED OPTIONS PAPER, REVISED LOCAL DEVELOPMENT PLAN TIMETABLE AND STATEMENT OF COMMUNITY INVOLVMENT AND AGREEMENT OF STATEMENT OF COMMON GROUND WITH BELFAST CITY COUNCIL

1. **Purpose**

The purpose of this report was to provide Planning Committee Members with an update on the Council's proposed amendment to the Local Development Plan 2030 Plan Strategy.

[redacted]

[redacted]



[redacted]

[redacted]

[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]

B - Revised Local Development Plan Timetable, and Revised Planning Statement of Community Involvement

Members were reminded that section 7(1) of the Planning Act (Northern Ireland) 2011 stated that a council must prepare and keep under review a timetable for the preparation and adoption of its Local Development Plan (LDP). A previous update of the LDP Timetable was presented to, and agreed at, the October 2025 Planning

Committee. In light of the above, Officers had prepared an updated version of the revised LDP Timetable 2025, (circulated), which as required by legislation would be subject to consideration and agreement by the Department prior to issue.

Members were also reminded that, in compliance with section 4 of the same Act, a revised Planning Statement of Community Involvement (SCI), which took account of the section 14 Direction, was presented to, and agreed at, the October 2025 Planning Committee. Officers had prepared a further update of this document, (circulated), which took account of public involvement in the preparation of the anticipated Preferred Options Paper relating to the Abbey Centre, which as required by legislation, would be subject to consideration and agreement by the Department prior to issue.

Officers recommend that Members agree the draft Timetable and SCI for consultation with the Department and publication thereafter.

C – Updated Statement of Common Ground



3. Previous Decision of Council

September 2025, Local Development Plan Timetable/Section 14 Amendment to the Plan Strategy – agreed.
October 2025, Revised LDP Timetable/Revised Planning Statement of Community Involvement – agreed.

Proposed by Councillor Lynch
Seconded by Councillor Cosgrove and unanimously agreed that

a) the publication of the draft Preferred Options Paper and its associated supporting information for an eight-week public consultation period subject to the receipt of a satisfactory consultation response from DAERA (NIEA) to the Assessments Scoping Report be approved.

b) the Revised LDP Timetable and Revised Planning Statement of Community Involvement for publication subject to a satisfactory response from the Department of Infrastructure be approved and

c) the draft revised Statement of Common Ground for consultation and agreement with Belfast City Council be approved.

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

ITEM 3.21 ENFORCEMENT CASE: [redacted] IN CONFIDENCE

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 Lynch
Seconded by Councillor Magill and 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 Manager

ITEM 3.22 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 Lynch
Seconded by Councillor Magill and 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 Manager

ITEM 3.23 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 Lynch
Seconded by Councillor Foster and 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 Manager

ITEM 3.24 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 Lynch
Seconded by Councillor Cosgrove and 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 Manager

ITEM 3.25 IN CONFIDENCE ENFORCEMENT CASE: [redacted]

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

Proposed by Councillor Lynch
Seconded by Councillor Mallon and 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 Manager

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Foster
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 8.22pm.

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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.