



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 19 AUGUST 2019 AT 6.00 PM**

In the Chair : Alderman P Brett

Committee Members Present : Aldermen – F Agnew, T Campbell, and T Hogg
Councillors – J Archibald, H Cushinan, S Flanagan, R Lynch, R Kinnear, M Magill and B Webb

Non-Committee Members Present : Councillors - A Bennington and M Cooper

In Attendance : Clare McParland – Public Speaker
Trevor Clarke MLA – Public Speaker
Jeffrey Morgan – Public Speaker

Officers Present : Deputy Chief Executive - M McAlister
Legal Services Officer – E Keenan
Head of Planning – J Linden
Principal Planning Officer - B Diamond
Senior Planning Officer – J Winters
Senior Planning Officer – J McKendry
ICT Change Officer – A Cole
Member Services Officer - S Boyd

CHAIRPERSON'S REMARKS

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

The Chairperson reminded Members of the operational changes to procedures for the Committee and advised that the Planning Committee meetings would commence at 6.00 pm to consider Part One Agenda Items, any matters which need to be considered in confidence as well as any other pre-notified business arising, and that Planning Applications would commence at 6.30 pm.

1 APOLOGIES

Councillor - R Swann
Chief Executive – J Dixon
Borough Lawyer and Head of Legal Services – P Casey

2 DECLARATIONS OF INTEREST

None

PART ONE GENERAL PLANNING MATTERS

ITEM 3.1

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during July 2019 under delegated powers was circulated for Members' attention together with information received this month on planning appeals.

Proposed by Alderman Hogg
Seconded by Councillor Webb and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.2

P/PLAN/1 PROPOSAL OF APPLICATION NOTICE FOR MAJOR DEVELOPMENT

Members were aware that prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). One PAN was registered during July 2019 the details of which are set out below.

PAN Reference:	LA03/2019/0567/PAN
Proposal:	Proposed storage and distribution warehousing, internal roads, parking, landscaping and associated site works
Location:	Lands to the south of 663 Antrim Road Newtownabbey BT36 4RG
Applicant:	Brett Martin Ltd/Ballinamallard Dev. Ltd
Date Received:	3 July 2019
12 week expiry:	25 September 2019

Members recalled that under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12 week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

Proposed by Councillor Flanagan
Seconded by Alderman Hogg and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.3

P/PLAN/12 - REPLACEMENT OF THE NORTHERN IRELAND PLANNING PORTAL

Members were aware that the Council continues to be involved in work being led by the Department for Infrastructure in relation to a shared service model for the planned replacement of the current NI Planning Portal.

The specification for the replacement Planning Portal had recently been agreed by all parties and the Department of Finance's Central Procurement Directorate, on behalf of DFI and the eleven Councils, had now commenced procurement for a new Planning IT System through the E tenders system.

Officers will provide further updates to Members at key stages as the procurement process progresses.

Proposed by Councillor Webb

Seconded by Councillor Archibald and unanimously agreed

that the report be noted.

NO ACTION

Councillor Magill joined the Meeting.

ITEM 3.4

P/FP/LDP/1 - RTPI (NI) ANNUAL PLANNING CONFERENCE 17TH SEPTEMBER 2019 AT EUROPA HOTEL, BELFAST.

Officers brought the forthcoming planning conference to Members' attention. The Royal Town Planning Institute (NI) is holding a conference entitled "Delivering Living Places" on Tuesday 17th September 2019 in the Europa Hotel, Belfast (circulated).

The speaker panel to date includes Julie Thompson (Deputy Permanent Secretary, Department for Infrastructure), Ian Tant (RTPI President), Andrew Haley (Chair of the Ministerial Advisory Group), Irene Beautyman (Planning Improvement Service, Scotland) and Alister Scott (Northumbria University).

The Department for Infrastructure's *Living Places* guide aims to clearly establish the key principles behind good placemaking – a principal central to the work of planners. This event will consider key aspects of places and encourage discussion between built environment professionals, to enable the application of the *Living Places*' principles to be understood and embedded in development proposals. Officers consider this conference will provide an important opportunity for Members and Officers to see how placemaking can help in the creation of quality places.

Places at this event cost £120 plus VAT and where 3 places are booked, a fourth place is available free of charge.

Proposed by Councillor Webb
Seconded by Councillor Flanagan and unanimously agreed

that the Chairperson and Vice Chairperson (or their nominees) and relevant Officers attend this conference.

ACTION BY: John Linden, Head of Planning

ITEM 3.5

P/PLAN/031 - REVIEW AND REVISION OF PLANNING ENFORCEMENT STRATEGY

Members were aware that the Council has discretionary powers to take planning enforcement action under the provisions of the Planning Act (Northern Ireland) 2011 when it considers it expedient to do so, having regard to the provisions of the Local Development Plan and any other material considerations.

This is reflected in the Enforcement Strategy published in December 2015 which sets out the Council's key objectives for the enforcement of planning control, explains how breaches of planning control will be investigated and lists the priorities the Council has for investigating breaches of planning control.

Following recent changes made to the Protocol for the Operation of the Planning Committee (incorporating the agreed Planning Scheme of Delegation) Officers had taken the opportunity to review, and where appropriate update and revise, the Council's published Enforcement Strategy.

A review of the operation of the Planning Enforcement Section against the service standards set out in the current Strategy was circulated together with a copy of the Planning Enforcement Strategy which incorporates updated text, with the relevant changes highlighted for Members' attention, to reflect the current agreed Scheme of Delegation (circulated).

Proposed by Alderman Hogg
Seconded by Councillor Webb and unanimously agreed

that the Planning Enforcement Strategy revised to reflect the recently agreed Protocol for the Operation of the Planning Committee be approved.

ACTION BY: John Linden, Head of Planning

ITEM 3.6

P/PLAN/1 – NOVEMBER PLANNING COMMITTEE

Due to a prior commitment the Chairperson of the Planning Committee, Alderman Brett advised that he would be unable to attend the Planning Committee meeting scheduled for Monday 18 November 2019. As a consequence he had queried whether an alternative date, subject to the Committee's approval, would be available.

Member Services had indicated that Wednesday 13 November was available and Officers from the Planning Section were content with this alternative date.

Councillor Webb sought clarity on the date of Site visit. The Chairperson indicated this was likely to be the Friday prior to the Planning Committee Meeting, but advised that Officers will confirm this by email.

Proposed by Alderman Campbell
Seconded by Councillor Webb and unanimously agreed

that the Committee agree to move the date of the November Planning Committee Meeting to Wednesday 13 November 2019.

ACTION BY: John Linden, Head of Planning/Member Services

ITEM 3.7

REGIONALLY SIGNIFICANT PLANNING APPLICATION – KELLS SOLAR FARM (REFERENCE LA03/2015/0234/F)

The Department for Infrastructure has written to the Council to advise that it has issued a Notice of Opinion (NOP) proposing that planning permission should be granted subject to conditions for the following regionally significant planning application (a copy of the letter and the accompanying Notice was circulated).

Application Reference: LA03/2015/0234/F

Proposal: 50MW Solar Farm

Location: Lands located East and West of Whappstow Road and to the North of Doagh Road, Northwest of Kells, Co Antrim.

Applicant: Elgin Energy

Full details of the application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

The proposed development site straddles the Council's boundary with Mid and East Antrim Borough Council with the larger portion of the site lying within the Antrim and Newtownabbey Borough Council area.

Background

Members recalled that the Department for Infrastructure wrote to the Council in November 2017 advising that it had issued a Notice of Opinion (NOP) proposing that planning permission should be refused. At that time the Council agreed corporately to note the Department's NOP.

The applicant for the solar farm, Elgin Energy, subsequently requested a hearing before the Planning Appeals Commission and submitted an amended scheme reducing the scale of the proposed solar farm. The map attached to this report indicated the original application site and the reduced area now proposed by the applicant for the location of solar panels.

At the pre-hearing meeting held by the PAC on 26 April 2018 the Commission requested that the Department indicate its view on the amended scheme and whether it intended to change its NOP.

As reported to the October 2018 meeting of the Planning Committee the Department subsequently wrote to the PAC in September 2018 to indicate that it was not in a position to take a further decision on its NOP in the absence of a Minister, rather it intended to adopt a neutral stance to allow the hearing before the PAC to progress. On that basis the PAC scheduled its hearing to open on 29 November 2018 in the Braid Centre, 1-29 Bridge Street, Ballymena.

As reported to the December 2018 meeting of the Committee, the Department then wrote again to the PAC on 15 November 2018 following the introduction of the Northern Ireland (Executive Formation and Exercise of Functions) Act and advised, in light of this significant new procedural consideration, that it was withdrawing its original NOP and its request for the PAC to hold a hearing on the proposal.

Current position

Following the withdrawal by the Department of its original NOP to refuse permission it has now formally reassessed the amended scheme submitted by the applicant and has now issued the new NOP to the Council under Section 26(11) of the Planning Act (Northern Ireland) 2011 indicating the Department's view that planning permission should be granted subject to conditions. This new NOP has also been served on the applicant and Mid and East Antrim Borough Council.

Having now issued an opinion that approval should be granted to the application the Department, has written to both Councils and the applicant to ascertain if any party wishes to request an opportunity of appearing before and being heard by the Planning Appeals Commission on the application.

If a hearing before the Planning Appeals Commission is requested by the Council or the applicant, the Department must take into account the report of this hearing.

Officers also reminded Members that, irrespective of whether a hearing is held before the PAC or not, the final decision on this regionally significant planning application will ultimately rest with the Department.

Proposed by Alderman Campbell
Seconded by Alderman Hogg

that the correspondence from DfI in relation to the Regionally Significant Planning Application for a proposed solar farm at Kells be noted.

on the proposal being put to the meeting 7 Members voted in favour, 1 against and 3 abstentions, it was agreed.

ACTION BY: John Linden, Head of Planning

Amended by Council 27 August 2019

ITEM 3.8

P/FP/LDP/1 /LDP/1 - LOCAL DEVELOPMENT PLAN QUARTERLY UPDATE APRIL 2019 – JUNE 2019

The Council's Local Development Plan (LDP) Timetable advises that progress reports will be submitted on a quarterly basis to the Planning Committee. This report covers the first quarter of the 2019–2020 business year (April 2019 to June 2019).

The draft Plan Strategy document was agreed by the Council on 29 April 2019. The Council held an event on 28 June 2019 to formally launch the draft Plan Strategy and associated evidence base and relevant assessments. This event was attended by the Council's statutory and community planning partners, representatives from neighbouring Councils, planning consultants, community groups and Mr Patrick Banger, City Manager from the Council's Sister City, Gilbert, Arizona.

The Council initiated a period of pre-consultation between 28 June 2019 and 25 July 2019. The formal public consultation runs from 26 July to 20 September 2019 and is currently underway.

During the period April to June 2019, meetings of the Local Development Plan Steering Group and the Belfast Metropolitan Area Spatial Working Group were held. The bi-annual DfI Strategic Planning meeting also took place during this period.

In addition, a further meeting of the Belfast Metropolitan Transport Plan Project Board took place to discuss ongoing development of the new Transport Plans that affect the Borough following proposed changes to process and timescale.

The Planning Appeals Commission (PAC) also held a public information event on 13 June 2019 at the Old Courthouse in Antrim to explain the anticipated role of the Commission in the LDP Independent Examination process based on the procedures introduced by the 2011 Planning Act. The meeting was attended by Officers from the Forward Planning Team as well as several Members.

Proposed by Councillor Webb
Seconded by Alderman Campbell and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.9

P/FP/LDP/1 LOCAL DEVELOPMENT PLAN WORKING GROUPS

It was proposed that the Council representatives on the Local Development Plan (LDP) Steering Group and the Metropolitan Area LDP Spatial Working Group now pass to the current Chairperson and Vice Chairperson of the Planning Committee, Alderman Phillip Brett and Councillor Roisin Lynch.

The Forward Planning Team thanked the outgoing representatives to the Belfast Metropolitan Local Development Plan Working Group, Councillor Henry Cushinan and Alderman Fraser Agnew, for their attendance and contribution.

The previous Chairperson and Vice-Chairperson of the Planning Committee were invited to continue to attend the LDP Steering Group.

Proposed by Alderman Hogg
Seconded by Councillor Flanagan and unanimously agreed

that Alderman Brett and Councillor Lynch represent the Council on the Metropolitan Area LDP Spatial Working Group for the coming year and also become representatives on the Council's LDP Steering Group together with Councillor Cushinan and Alderman Agnew.

ACTION BY: John Linden, Head of Planning

ITEM 3.10

P/FP/LDP/94 - ENGAGEMENT WITH THE DEPARTMENT FOR INFRASTRUCTURE – DRAFT DEVELOPMENT PLAN PRACTICE NOTE 10 – SUBMITTING DEVELOPMENT PLAN DOCUMENTS FOR INDEPENDENT EXAMINATION

The Department for Infrastructure (DfI) had written to all Councils regarding a new Development Plan Practice Note entitled "Submitting Development Plan Documents for Independent Examination" along with a soundness self-assessment tool (the details of which were circulated) for comment.

At present, there is no legislative procedure to deal with any changes to a draft LDP document following public consultation before it is submitted to DfI for Independent Examination (IE) to be tested for soundness. This new guidance proposes to introduce a non-statutory option known as "focussed changes" which is explained below. The new guidance advises that the Council will need to consider each issue raised through the public consultation process and consider one of the options below:-

Option 1 – Note the issue but consider the plan as prepared is sound and does not need to be changed;

Option 2 - Note the issue and, while it considers the plan as prepared is sound, is content that a compromise could be acceptable which would not impact upon the soundness of the plan;

Option 3 - Disagree with the issue and considers that the plan is sound and does not need to be changed;

Option 4 – Agree with the issue, which is an unforeseen issue, and consider, that changes are required to ensure that issues which impact upon the soundness of the plan are addressed;

Option 5 – Agree with the issue and where it is a fundamental issue that goes to the heart of the plan, withdraw the plan document or

Option 6 – Other as yet unknown scenarios.

Where the Council is of the view that a change is needed to the plan document to ensure its soundness, the guidance introduces the concept of “focussed changes”. Focussed changes should be small in number and reflect key pieces of evidence, but should not go to the heart of the plan and affect only limited parts of it. Any focussed changes will be required to be published and consulted upon as an addendum to the plan document. Officers anticipate that such an approach could add some 9-12 months to the Plan process.

In addition to the above information, the guidance also sets out the requirements to be met by the Council before submitting the plan for IE to DfI, availability of submission documents, publicity of the IE and DfI's role at submission. This includes the option for the Department, in its oversight role, to cause an IE unless it determines it is necessary to direct a Council to withdraw or modify the plan. Importantly, the guidance clarifies that it is not the role of the Department to determine if the plan is sound, but rather to be satisfied that there is nothing in the plan and its associated documents, which would prevent the plan from progressing to IE.

The guidance also proposes that the Council should prepare topic papers or a consultation report setting out its views on the matters raised as a result of the public consultation process. The guidance also suggests that statements of common ground can be used to establish the main areas of agreement between two or more parties on a particular issue.

DfI has requested that responses to the draft guidance be submitted by 30 August 2019, although no indication is given of a publication date for the final document. Officers recommend that DfI are invited to make a presentation to the Committee on the proposed non-statutory changes to the LDP system outlined in the draft guidance before the Council provides a formal reply and have drafted a response on this basis (circulated).

Proposed by Councillor Webb

Seconded by Councillor Lynch and unanimously agreed

that the letter be issued inviting DfI to present to Committee and that Officers provide an interim response to be circulated to Members for approval to meet the consultation deadline.

ACTION BY: John Linden, Head of Planning

ITEM 3.11

P/FP/LDP/1 - LOCAL DEVELOPMENT PLAN WORK PROGRAMME JULY 2019 TO JULY 2021

Members were aware that the Local Development Plan (LDP) 2030 draft Plan Strategy was published on 28 June 2019. This represents the culmination of a key stage in the LDP process.

The Council's published LDP Timetable states that a work programme will be presented to Members for each key stage of the plan process. Following publication of the draft Plan Strategy for public consultation Officers have updated

the LDP Work Programme to cover the period up to July 2021, which is the anticipated timeframe for the adoption of the Plan Strategy document, following its Independent Examination (circulated).

Proposed by Councillor Magill
Seconded by Councillor Flanagan and unanimously agreed

that the LDP Work Programme and anticipated timeframe for adoption of the draft Plan Strategy be approved.

ACTION BY: John Linden, Head of Planning

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Magill
Seconded by Councillor Lynch and agreed

that the following Committee business be taken In Confidence.

The Chairperson advised that audio recording would cease at this point.

ITEM 3.12 – IN CONFIDENCE

P/FP/LDP/112 - LOCAL DEVELOPMENT PLAN: METROPOLITAN AREA SPATIAL WORKING GROUP – QUARTERLY UPDATE MEETING

The eighth meeting of the Metropolitan Area Spatial Working Group took place on 11 March 2019 at the offices of Belfast City Council.

Issues discussed included an update on progress from various statutory consultees and Councils including Local Development Plan timescales and preparation of the Belfast Metropolitan Transport Plan and Local Transport Studies.

The minutes of this meeting were agreed at the most recent meeting of the working group held on 12 June 2019 hosted by Lisburn and Castlereagh City Council.

A copy of the agreed minutes was circulated for information.

Proposed by Councillor Flanagan
Seconded by Councillor Archibald and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.13 – IN CONFIDENCE

P/FP/LDP/ 79 LOCAL DEVELOPMENT PLAN (LDP) STEERING GROUP

The quarterly meeting of the LDP Steering Group took place on 20 June 2019 in Antrim Castle Gardens.

A number of items were discussed, including the publication of the Council's draft Plan Strategy document.

A copy of the minutes was circulated for information.

Proposed by Councillor Webb
Seconded by Alderman Hogg and unanimously agreed

that the Steering Group minutes be approved.

ACTION BY: John Linden

PART TWO - DECISIONS ON ENFORCEMENT CASES

ITEM 3.14 - ENFORCEMENT CASE: LA03/2019/0035/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action to fulfil the requirements of the planning conditions; the detail of which is delegated to appointed Officers.

Proposed by Alderman Campbell
Seconded by Councillor Flanagan and unanimously agreed

that enforcement action be progressed in this case and the detail of this be delegated to appointed Officers.

ACTION BY: John Linden, Head of Planning

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Alderman Hogg
Seconded by Councillor Lynch and agreed

that any remaining Committee business be conducted in Open Session.

At this point, the Chairperson advised that audio recording would recommence and he would take any other relevant business.

Councillor Webb proposed that Officers review Standing Orders and bring back a review on Standing Orders to facilitate the use of a recorded vote for decisions on Planning Matters.

ACTION BY: Paul Casey, Borough Lawyer & Head of Legal Services/John Linden, Head of Planning

The Chairperson advised that there would be a short interval, with the remainder of Committee business resuming at 6.30 pm.

CHAIRPERSON'S REMARKS

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

The Legal Services Officer, Elaine Keenan, reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

1 APOLOGIES

Councillor – R Swann
Chief Executive – J Dixon
Borough Lawyer and Head of Legal Services – P Casey

2 DECLARATIONS OF INTEREST

None

PART TWO DECISIONS ON PLANNING APPLICATIONS

ITEM 3.15 APPLICATION NO: LA03/2018/0163/F

PROPOSAL: Residential Development comprising 22 No. dwellings

SITE/LOCATION: Lands between Maine Integrated Primary School and 2 Birchdale and opposite 84 Portglenone Road Randalstown

APPLICANT: PRH Developments (NI) Ltd

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 –

Trevor Clarke MLA
Clare McParland
Michael Francey (for questions)

Proposed by Alderman Campbell
Seconded by Councillor Kinnear

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

on the proposal being put to the meeting 4 Members voted in favour, 6 against and 0 abstentions, it was declared not carried.

A further proposal was then put to the meeting.

Proposed by Councillor Webb
Seconded by Councillor Magill

that planning permission be granted for the application subject to the conditions set out in the Planning Report with the inclusion of an additional condition, the detail of which was delegated to Officers, that protective fencing be provided for vegetation along the north eastern boundary during construction works.

on the proposal being put to the meeting 7 Members voted in favour, 1 against and 2 abstentions, it was agreed.

In favour: Aldermen Agnew, Brett and Hogg
Councillors Flanagan, Lynch, Magill and Webb

Against: Councillor Kinnear

Abstentions: Alderman Campbell
Councillor Cushinan

ACTION BY: John Linden, Head of Planning

Councillor Archibald returned to the Chamber during Item 3.16 following the recess and was unable to vote.

Councillor Kinnear left and returned to the Chamber during Item 3.16 and was unable to vote.

ITEM 3.16 APPLICATION NO: LA03/2019/0261/F

PROPOSAL: Erection of 2 no. two storey dwellings

SITE/LOCATION: Junction of Greystone Road/Ashgreen, 50m North of 25 Greystone Road, Antrim

APPLICANT: Mr Damien Heffron

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

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

Jeffrey Morgan

Proposed by Alderman Campbell
Seconded by Councillor Flanagan

that planning permission be granted for the application subject to the conditions set out in the Planning Report with the inclusion of an additional condition, the detail of which was delegated to Officers, to restrict the provision of new landscaping along the site's western boundary.

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

ACTION BY: John Linden, Head of Planning

ITEM 3.17 APPLICATION NO: LA03/2019/0544/O

PROPOSAL: 2 no. Infill Dwellings

SITE/LOCATION: Between No. 9 and 11a Tavnaghmore Road

APPLICANT: Mac McDonnell

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

There were no public speakers to address this item.

Proposed by Councillor Webb

Seconded by Alderman Campbell and unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it fails to meet with the provisions for an infill dwelling as the application site is not located within a substantial and continuously built up frontage nor is it a small gap site sufficient only to accommodate up to a maximum of two houses.**
- 3. This proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if two dwellings were to be approved it would result in the creation of ribbon development along the Tavnaghmore Road detrimental to the rural character of this area.**

ACTION BY: John Linden, Head of Planning

Councillor Magill left and returned to the Chamber during Item 3.18 and was unable to vote.

ITEM 3.18 APPLICATION NO: LA03/2019/0517/O

PROPOSAL:	Site for new dwelling
SITE/LOCATION:	Plot to rear of 117-121 Collinward Avenue, Newtownabbey
APPLICANT:	Philip Kevin & Mary Hamilton

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Councillor Flanagan and unanimously agreed

that outline planning permission be refused for the following reasons:

1. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development represents an overdevelopment of the site as:
it does not respect the surrounding context and would result in a cramped form of development that is not in keeping with the overall character and environmental quality of this established residential area.**
2. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7, Quality Residential Environments, in that it has not been demonstrated that there will be no unacceptable adverse effects on the amenity of the proposed property in terms of noise from existing businesses, including delivery noise and the operation of air conditioning/ refrigeration units located on the rear wall of the food retail premises.**
3. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users as it has not been demonstrated that adequate provision can be made clear of the highway for the parking of vehicles which would be attracted to the site.**
4. **The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the width of the proposed access is unacceptable, in accordance with the standards contained in the Development Control Advice Note 15.**

ACTION BY: John Linden, Head of Planning

ITEM 3.19 APPLICATION NO: LA03/2019/0463/A

PROPOSAL: Free standing sign

SITE/LOCATION: 55m north of 190 Hillhead Road, Ballyclare BT39 9LP

APPLICANT: Boyd Landscapes Ltd

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse advertisement consent.

There were no public speakers to address this item.

Proposed by Councillor Webb

Seconded by Councillor Magill and unanimously agreed

that advertisement consent be refused for the following reason:

- 1. The proposed signage is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17, in that the proposed signage would have an unacceptable detrimental impact on the visual amenity of the rural area.**

ACTION BY: John Linden, Head of Planning

ITEM 3.20 APPLICATION NO: LA03/2019/0429/F

PROPOSAL: Erection of 2 no. two storey dwellings

SITE/LOCATION: 30m NW of 123 Castle Road, Randalstown

APPLICANT: Mr & Mrs Compton

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Alderman Hogg and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 7.09 pm.

MAYOR