



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 19 FEBRUARY 2024 AT 6.00 PM**

- In the Chair** : Councillor R Foster
- Committee Members Present (In Person)** : Aldermen - T Campbell, M Magill and J Smyth
Councillors – J Archibald-Brown, A Bennington, S Cosgrove, H Cushinan, S Flanagan, R Kinnear and B Webb
- Committee Members Present (Remotely)** : Councillor AM Logue
- Non-Committee Members Present (In Person)** : Councillor Ní Chonghaile
- Non-Committee Members Present (Remotely)** : Councillor J Burbank
Councillor V McWilliam
- Public Speakers** :
- | | |
|------------------------|-----------------------------------|
| James Clarke | In Objection (Item 3.1) |
| Angela Barton | In Objection (Item 3.1) |
| David Mounstephen | In Support (Agent, Item 3.1) |
| Colin Johnston | In Support (Applicant, Item 3.1) |
| Declan Diamond | In Support (Consultant, Item 3.1) |
| Michael Graham | In Support (Agent, Item 3.2) |
| Matt Kennedy | In Support (Agent, Item 3.3) |
| Mark Campbell | In Support (Agent, Item 3.4) |
| Alan McKee | In Support (Agent, Item 3.4) |
| Gareth Dundee | In Support (Applicant, Item 3.4) |
| Joe Carey | In Support (Agent, Item 3.5) |
| Ian Crockard | In Support (Agent, Item 3.7) |
| Councillor Jay Burbank | In Support (Item 3.13) |
| Less Ross | In Support (Agent, Item 3.13) |
| Neal Brown | In Support (Applicant, Item 3.14) |
| Azman Khairuddin | In Support (Agent, Item 3.14) |
| Ryan Bonar | In Support (Applicant, Item 3.15) |
| Ivan McClean | In Support (Agent, Item 3.15) |
| Andrew Wisener | In Support (Agent, Item 3.16) |
| Tom Stokes | In Support (Agent, Item 3.17) |
| Phillip Brett MLA | In Support (Item 3.18) |
| James Greer | In Support (Applicant, Item 3.18) |
| Leigh Robinson | In Support (Agent, Item 3.20) |

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

CHAIRPERSON'S REMARKS

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

The Chairperson advised that Addendum reports relating to Items 3.1, 3.14 and 3.20, the Site Visit report, and an updated speakers' list had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

The Chairperson further advised Members that Item 3.6 had been withdrawn by Officers, and Items 3.8 and 3.12 had been withdrawn by the Agents.

The Borough Lawyer and Head of Legal Services reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

1 APOLOGIES

Chief Executive

2 DECLARATIONS OF INTEREST

Item 3.2 – Councillor Kinnear

Item 3.18 – Councillor Archibald-Brown

Item 3.18 – Alderman Magill

PART ONE PLANNING APPLICATIONS

Councillor Flanagan entered the Chamber during Item 3.1 and was therefore unable to vote.

ITEM 3.1 APPLICATION NO: LA03/2023/0242/F

PROPOSAL:	Construction of an extension to the Rabbit hotel to include a 46 bedroom hotel block, spa and leisure facilities, parking and landscaping
SITE/LOCATION:	876 and 882 Antrim Road and lands southeast of The Rabbit Hotel, Templepatrick, BT39 0AH
APPLICANT:	Pig and Chicken Inn Ltd

Barry Diamond, Head of Planning Development Management, introduced the Planning Report and associated Addendum Report to the Committee and made a recommendation to grant planning permission. The Chairperson drew Members' attention to a typographical error within the Addendum Report (dates referred should read 16 to 18 February 2024).

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

James Clarke	In Objection
Angela Barton	In Objection
David Mounstephen	In Support/Agent
Colin Johnston	In Support/Applicant
Declan Diamond	In Support/Consultant (for questions)

Proposed by Alderman Campbell

Seconded by Alderman Smyth that planning permission be refused.

On the proposal being put to the meeting 5 Members voted in favour, 6 against and 0 abstentions, and the proposal was declared not carried.

In favour: Aldermen - Campbell, Magill and Smyth
Councillors - Cosgrove, Foster

Against: Councillors - Archibald-Brown, Bennington, Cushinan, Kinnear, Logue, Webb

A further proposal was then put to the meeting.

Proposed by Councillor Archibald-Brown

Seconded by Councillor Kinnear that planning permission be granted.

On the proposal being put to the meeting 6 Members voted in favour, 5 against and 0 abstentions

In favour: Councillors - Archibald-Brown, Bennington, Cushinan, Kinnear, Logue, Webb

Against: Aldermen - Campbell, Magill and Smyth
Councillors - Cosgrove, Foster

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 & Building Control

Having declared an interest in Item 3.2, Councillor Kinnear left the Chamber.

Alderman Smyth left and returned to the Chamber during Item 3.2 and was therefore unable to vote.

ITEM 3.2 APPLICATION NO: LA03/2023/0254/F

PROPOSAL:	Proposed new 7No. classroom primary school and nursery unit for Gaelscoil & Naíscoil Éanna, associated site works, infrastructure (including PV panels, Waste Water Treatment Works) and landscaping, with access from Hightown Road, Glengormley
SITE/LOCATION:	Lands approximately 245m south of the existing St. Enda's Gaelic Athletic Club ('GAC') clubhouse, Hightown Road, Glengormley
APPLICANT:	Maighréad Ní Chonghaile - Principal

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

Michael Graham

In Support/Agent

Proposed by Councillor Webb

Seconded by Councillor Logue that planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 2 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: Sharon Mossman, Deputy Director of Planning & Building Control

Councillor Kinnear returned to the Chamber during Item 3.3 and was therefore unable to vote.

Alderman Campbell left the Chamber during Item 3.3 and was therefore unable to vote.

ITEM 3.3 APPLICATION NO: LA03/2023/0595/F

PROPOSAL: Proposed partial redevelopment of the site to include; demolition of existing sheds and erection of 4 no. new sheds including single storey midden, machinery and hay shed, livestock holding pens and two storey office, staff facilities and store.

SITE/LOCATION: AI Services Ltd, 671 Antrim Road, Newtownabbey, BT36 4RL

APPLICANT: AI Services Ltd

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

Matt Kennedy

In Support/Agent

Proposed by Councillor Cosgrove

Seconded by Alderman Magill that planning permission be granted.

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

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

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

Alderman Campbell returned to the Chamber during Item 3.4 and was therefore unable to vote.

ITEM 3.4 APPLICATION NO: LA03/2022/0307/F

PROPOSAL:	Change of use from existing industrial unit and extension to building for the production, cultivation and processing of medicinal cannabis plants and all associated site works
SITE/LOCATION:	23 Rickamore Road Upper, Templepatrick, County Antrim, BT39 0JE
APPLICANT:	Rickamore Ltd

Ashleigh Wilson, Senior Planning Officer, introduced the Addendum 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 Campbell	In Support/Agent
Alan McKee	In Support/Agent
Gareth Dundee	In Support/Applicant

Proposed by Councillor Webb

Seconded by Councillor Flanagan that planning permission be granted subject to a satisfactory Environmental Health response and that delegated powers be granted to Planning Officers to issue an approval along with appropriate conditions including the requirement for a waste management plan. In the event of an unsatisfactory consultee response it was agreed that delegated powers be granted to Planning Officers to issue a refusal for the application along with appropriate refusal reasons.

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

In favour: Alderman Magill
Councillors - Bennington, Cosgrove, Cushinan, Flanagan, Kinnear, Logue and Webb

Against: Alderman Smyth
Councillors - Archibald-Brown and Foster

it was agreed that planning permission be granted subject to a satisfactory Environmental Health response and that delegated powers be granted to Planning Officers to issue an approval along with appropriate conditions including the requirement for a waste management plan. In the event of an unsatisfactory consultee response it was agreed that delegated powers be granted to Planning Officers to issue a refusal for the application along with appropriate refusal reasons.

The reasons for the decision contrary to the Officers' recommendation was that, should technical assessments in terms of noise be acceptable by Environmental

Health Officers, then the application was deemed acceptable with the appropriate conditions being applied including the requirement for a waste management plan. Should technical assessments be deficient, the application would be deemed refused, the reasons for which being delegated to Officers.

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

ITEM 3.5 APPLICATION NO: LA03/2023/0686/F

PROPOSAL: Erection of boarding kennels and ancillary enclosed exercise area

SITE/LOCATION: 13 Moneyrod Road, Randalstown, BT41 3JB

APPLICANT: Patrick and Justine Quigg

Ashleigh Wilson, Senior Planning Officer, introduced the Addendum 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 –

Joe Carey

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown that planning permission be refused.

On the proposal being put to the meeting 4 Members voted in favour, 7 against and 1 abstention, and the proposal was declared not carried.

In favour: Alderman Campbell
Councillors - Archibald-Brown, Bennington and Webb

Against: Alderman Smyth
Councillors - Cosgrove, Cushinan, Flanagan, Foster, Kinnear, Logue

Abstention: Alderman Magill

A further proposal was then put to the meeting.

Proposed by Alderman Smyth

Seconded by Councillor Flanagan that planning permission be granted for the application due to its site specific suitability and business case and further clarified that all other applications would be considered on their own merits.

On the proposal being put to the meeting 7 Members voted in favour, 4 against and 1 abstention

In favour: Alderman Smyth
Councillors - Cosgrove, Cushinan, Flanagan, Foster, Kinnear
and Logue

Against: Alderman Campbell
Councillors - Archibald-Brown, Bennington and Webb

Abstention: Alderman Magill

it was agreed that planning permission be granted for the application due to its site specific suitability and business case and further clarified that all other applications would be considered on their own merits.

The reasons for the decision contrary to the Officers' recommendation were that the application was deemed acceptable because of site specific and business case reasons including, but not limited to, site sustainability in terms of a rural area away from high density residential areas which could lead to impact on residential amenity, location, 24 hour residency/live-on site, suitable scale and design and demonstrated need.

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

ITEM 3.6 APPLICATION NO: LA03/2023/0903/F

PROPOSAL: Erection of storage shed to be used in association with business use approved under LA03/2022/1024/F

SITE/LOCATION: 40m north east of 179 Moneynick Road, Toome. BT41 3QZ

APPLICANT: McCorley Mechanical and Electrical Limited

The Chairperson advised that this application had been withdrawn by Officers.

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

The Chairperson adjourned the meeting for a short comfort break.

Having declared an interest in Item 3.18, Councillor Archibald-Brown and Alderman Magill left the Chamber.

Alderman Smyth left the Chamber.

Alderman Campbell returned to the Chamber.

ITEM 3.18 APPLICATION NO: LA03/2023/0629/F

PROPOSAL: 2 dwellings and garages
SITE/LOCATION: Approximately 50m East of 1 Tildarg Brae, Ballyclare, BT39 9ZA
APPLICANT: James Greer

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 –

Phillip Brett MLA	In Support
James Greer	In Support/Applicant

Proposed by Councillor Bennington
Seconded by Councillor Flanagan and unanimously agreed

that consideration of the planning application be deferred to allow for explanation of a recent PAC decision and for the application to be brought back to the March Planning Committee.

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

Councillor Archibald-Brown and Aldermen Magill and Smyth returned to the Chamber.

ITEM 3.7 APPLICATION NO: LA03/2023/0636/F

PROPOSAL: Conversion of building to create 3no. apartments and 2no. detached dwellings on lands to rear accessed off Millburn Mews
SITE/LOCATION: 7 Main Street, Ballyclare, BT39 9AB
APPLICANT: Tony Burdett

Ashleigh Wilson, 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 –

Ian Crockard

In Support/Agent

Proposed by Councillor Flanagan

Seconded by Alderman Campbell 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 of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that, if permitted would result in an unacceptable adverse effect on both existing and proposed properties in terms of loss of amenity space, loss of privacy, overlooking and general disturbance.**
- 2. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policies NH 2 and NH5, in that it has not been demonstrated that the proposed development will not have a detrimental impact on bats.**

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

ITEM 3.8 APPLICATION NO: LA03/2023/0931/O

PROPOSAL:	Site for 1 no. infill dwelling and detached garage
SITE/LOCATION:	Site 35m west of 14a Carmavy Road and 100m NW 19 Carmavy Road, Nutts Corner, Crumlin, BT29 4TF
APPLICANT:	Mark Patterson

The Chairperson advised that this application had been withdrawn by the Agent.

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

ITEM 3.13 APPLICATION NO: LA03/2023/0599/F

PROPOSAL: Proposed 22.5m telecommunications column, with 6No. antennae, 15No. ERS & 2No. radio dishes. Proposal includes the creation of a site compound containing 1No. cabinet and associated equipment, enclosed by a 2m high palisade fence and ancillary works.

SITE/LOCATION: Approximately 25m South West of 11 Tidal Industrial Park, Antrim, BT41 3GD

APPLICANT: Telefonica UK Limited & Cornerstone

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

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

Councillor Jay Burbank
Less Ross

In Support
In Support/Agent

Proposed by Councillor Foster
Seconded by Alderman Campbell and unanimously agreed

that consideration of the planning application be deferred until the May Planning Committee meeting to allow for submission and consideration of a Flood Risk Assessment by the applicant to the Rivers Agency.

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

Councillor Archibald-Brown left the meeting during Item 3.14.

ITEM 3.14 APPLICATION NO: LA03/2023/0643/F

PROPOSAL: Retention of increase to site curtilage and infilling of land to the rear

SITE/LOCATION: 25a Millbank Road, Ballyclare, BT29 0AS

APPLICANT: Mr Neal Brown

Johanne McKendry, 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 –

Neal Brown

In Support/Applicant

Azman Khairuddin

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Cosgrove and unanimously agreed

that consideration of the planning permission be deferred until the April Planning Committee meeting to allow for submission of additional information by the Applicant.

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

Councillor Logue left the meeting remotely during Item 3.15.

ITEM 3.15 APPLICATION NO: LA03/2023/0862/S54

PROPOSAL:	Site of dwelling and garage on a farm (Variation of Condition 5 from approval LA03/2023/0253/O to increase ridge height from 6m to 7.4m)
SITE/LOCATION:	Approximately 65m east of 82 Clonkeen Road, Randalstown
APPLICANT:	Ryan Bonar

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 –

Ryan Bonar
Ivan McClean

In Support/Applicant
In Support/Agent

Proposed by Councillor Webb

Seconded by Alderman Campbell that planning permission be refused.

On the proposal being put to the meeting 6 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 contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if the variation of Condition 5 of LA03/2023/0253/O was to be approved, the dwelling would appear unduly prominent within the surrounding landscape and would fail to blend with the existing buildings which provide a backdrop.**

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

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

ITEM 3.16 APPLICATION NO: LA03/2023/0839/O

PROPOSAL:	Dwelling and Detached Garage on a Farm
SITE/LOCATION:	45m South West of 40 Craigmore Road, Randalstown, BT41 3HD
APPLICANT:	Maurice Rainey

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

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

Andrew Wisener

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Bennington that outline planning permission be refused.

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

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1 & 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling and garage is not sited to visually link or cluster with an established group of buildings on the farm.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would appear a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the proposal fails to blend with the existing landform.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would create a ribbon of development along the public road.**

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

Councillors Cushinan and Webb left and returned to the Chamber during Item 3.17 and were therefore unable to vote.

ITEM 3.17 APPLICATION NO: LA03/2023/0594/O

PROPOSAL:	2 Dwellings and Garages
SITE/LOCATION:	Lands approximately 30m east of No. 51 Trenchill Road, Ballyclare, BT39 9JJ
APPLICANT:	Stafford Houston

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

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

Tom Stokes

In Support/Agent

Proposed by Alderman Smyth

Seconded by Alderman Campbell that outline planning permission be refused.

On the proposal being put to the meeting 6 Members voted in favour, 2 against and 0 abstentions, and it was agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwellings will fail to blend with the landform, the application site lacks long established boundary treatments and relies primarily on new landscaping for integration.**
- 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 13 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwellings will appear prominent within the landscape.**

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

ITEM 3.20 APPLICATION NO: LA03/2023/0663/F

PROPOSAL:	Temporary Mobile Home (Retrospective)
SITE/LOCATION:	25m South of 47 Knockagh Road, Newtownabbey, BT36 5BW
APPLICANT:	Tracy Ferguson

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

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

Leigh Robinson

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Bennington that planning permission be refused.

On the proposal being put to the meeting 8 Members voted in favour, 2 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 contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for a mobile home in accordance with Policies CTY 6 and CTY 9 Residential Caravans and Mobile Homes in that it has not been sufficiently demonstrated that there are compelling and site specific reasons for the requirement of a mobile home at this location related to personal or domestic circumstances.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed access fails to blend with the landform and will not integrate into the surrounding landscape and would have a detrimental impact on rural character.**

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

ITEM 3.9 APPLICATION NO: LA03/2023/0864/O

PROPOSAL: Site for Dwelling and Garage

SITE/LOCATION: 150M East of 144a Ballymena Road, Doagh, Ballyclare, BT39 0TN

APPLICANT: Nigel Coffey

Ashleigh Wilson, Senior 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 Magill

Seconded by Councillor Bennington that outline 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 outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy 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.**
- 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site is not within an otherwise substantial and continuously built up frontage.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that it has not been demonstrated that the residential amenity of the development would not unduly impacted by way of noise.**

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

ITEM 3.10 APPLICATION NO: LA03/2023/0894/O

PROPOSAL:	Dwelling and Garage
SITE/LOCATION:	Approximately 100m North West of 20 Blackrock Road, Randalstown, BT41 3LF
APPLICANT:	Michael McErlean

Ashleigh Wilson, Senior 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 Smyth

Seconded by Councillor Bennington that outline 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 outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy 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.**
- 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site is not within an otherwise substantial and continuously built up frontage.**
- 3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH1, NH2, NH3, NH4 and NH5 in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.**
- 4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in the insufficient information has been provided in order to determine that the proposed development will not have a detrimental impact on human health or on the water environment resultant from contamination risks associated with the site's historic land use.**

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

ITEM 3.11 APPLICATION NO: LA03/2023/0896/O

PROPOSAL:	Dwelling and Garage
SITE/LOCATION:	Approximately 50m NE of 16 Blackrock Road, Randalstown, BT41 3LF
APPLICANT:	Michael McErlean

Ashleigh Wilson, Senior 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 Cosgrove

Seconded by Alderman Smyth that outline 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 outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy 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.**
- 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site is not bounded on at least two sides with other development within the cluster, and would result in the visually intrusion into the open countryside.**
- 3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH1, NH2, NH3, NH4 and NH5 of PPS 2 Natural Heritage in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.**

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

ITEM 3.12 APPLICATION NO: LA03/2023/0796/O

PROPOSAL: Dwelling

SITE/LOCATION: 20m South East of 2 Kingscourt, Templepatrick, BT39 0EB

APPLICANT: Anthony & Sheila McLornan

The Chairperson advised that this application had been withdrawn by the Agent.

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

ITEM 3.19 APPLICATION NO: LA03/2023/0529/O

PROPOSAL: Dwelling

SITE/LOCATION: Approximately 75m South West of 20 Pipe Road, Antrim, BT41 2PR

APPLICANT: Patrick Heffron

Johanne McKendry, Senior 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 Cosgrove

Seconded by Councillor Webb that outline 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 outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the new building does not visually link or is sited to cluster with an established group of buildings on the farm.**
- 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal will result in the suburban style build-up of development when viewed with existing buildings.**

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

PART TWO GENERAL PLANNING MATTERS

ITEM 3.21

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS JANUARY 2024

The purpose of this report was for Members to note the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) in January 2024.

A list of planning decisions issued by Officers during January 2024 under delegated powers together with information relating to planning appeals was circulated for Members' information.

One (1) appeal was dismissed during January 2024 by the Planning Appeals Commission (PAC).

Planning application:	LA03/2022/1040/F
PAC reference:	2023/A0022
Proposed Development:	Dwelling (within an infill site)
Location:	Lands 20m South East of 20 Umgall Road, Crumlin, BT29 4UJ

A copy of the decision was circulated.

Proposed by Alderman Campbell
Seconded by Councillor Webb and agreed that

the report be noted.

NO ACTION

ITEM 3.22

P/FP/LDP/1 LOCAL DEVELOPMENT PLAN QUARTERLY UPDATE (Q3) OCTOBER TO DECEMBER 2023

The purpose of this report was to provide a quarterly progress report on the progress of the Council's Local Development Plan (LDP); this report covered the third quarter (Q3) of the 2023-24 business year (October to December 2023).

Local Development Plan, Draft Plan Strategy, Independent Examination

On 4 October 2023, the Council's Planning Section received notification from the Planning Appeals Commission (PAC) that the Antrim and Newtownabbey Independent Examination (IE) Report had been forwarded to the Department for Infrastructure (DfI). The PAC also indicated that the release of the Report was solely a matter for DfI to consider.

Members were reminded that DfI had previously indicated that it was expected to take approximately 10 weeks to consider the content of the Report before it would be released to the Council, alongside the Departmental Direction concerning the

adoption. Whilst the Council's Planning Section and Chairperson of the Antrim and Newtownabbey Planning Committee had consistently written to the Department and their Permanent Secretary seeking an in-person meeting to discuss the Report and an indicative timescale for the 'fact checking' of the Report and Direction to be issued by the Department, this had not been facilitated.

Whilst the Council had anticipated the 'fact checking' of the Report would take place on 13 December 2023, the Department corresponded with the Council on 12 and 19 December 2023 to advise that a longer period of time to consider the PAC IE Report was needed due to the 'nature of the report'. Due to the ambiguous nature of correspondence received from DfI, as agreed at last month's Planning Committee, the Chairperson had written again to DfI requesting a meeting.

Preparedness for Adoption of Plan Strategy

In anticipation of the release of the IE Report, direction issued by the Department and adoption of the Plan Strategy by resolution of the Council, Officers from the Forward Planning Section had engaged with Strategic Environmental Service, Counsel and statutory partners. Members were reminded that Under Section 12 of the Planning Act (Northern Ireland) 2011, and provisions set out in Regulation 24, the Council must comply with the Direction and any modifications and adopt the Draft Plan Strategy (DPS) as soon as reasonably practicable. Capacity building material relating to the anticipated adoption of the Plan Strategy would be rolled out with Planning Officers and Elected Members in due course.

Draft Local Policies Plan

Work had commenced on various work streams relating to the preparation of the Draft Local Policies Plan (DLPP) including:

1. Strategic Landscape, consideration of draft Local Landscape Policy Assessments (LLPAs), and consultant-led, identification of Sites of Local Nature Conservation Importance (SLNCIs); and
2. Heritage – draft Townscape Assessments, to include Areas of Townscape Character (ATC), and Areas of Archaeological Potential (AAP).

Officers were now proceeding to launch procurements in relation to the evidence base for 'Homes' and 'Employment', in support of the DLPP.

Local Development Plan, Planning Improvement Programme

The 'Joint Planning Improvement Work Programme' continued to be rolled out by DfI and the eleven (11) Councils during this period. The Council hosted a workshop event on 11 October 2023 in Mossley Mill to consider the provision of training for statutory consultees involved in the LDP process, focusing on their role in the plan-making process at Plan Strategy and LPP stage, including the need to adequately resource roles.

The workshop event was attended by representatives from the eleven (11) councils and a range of statutory consultees. A summary report of the event with recommended actions would be jointly drafted by Officers and the Department.

Dfl, Transport Plan

On 12 October 2023, Officers attended an Active Travel Commission workshop with representatives from Dfl Roads and their appointed consultant, AtkinsRealis at Roads Service Training Centre, Antrim. Feedback from this event would be used as part of the Transport and Infrastructure, Active Travel (Walking and Cycling) consideration in relation to the Transport Plan.

DAERA, Stakeholder Workshop Event

On 29 November 2023, an Officer from the Forward Planning Section attended a workshop organised by DAERA Marine Licensing Branch (Regulation and Enforcement, Environment, Marine & Fisheries Group), hosted at Peatlands Park, Dungannon. As the licensing authority for the Northern Ireland inshore region, DAERA Marine and Fisheries Division has been working on improvements to the current marine licensing system in Northern Ireland. The event-explored stakeholder's views on how the system could be enhanced to effectively deliver strategic projects to assist in addressing the climate change emergency through the Green Growth Strategy and the Climate Change Act.

Neighbouring Councils

On 4 October 2023, the Council received notification from Lisburn and Castlereagh City Council (LCCC) that as of 26 September 2023, LCCC had adopted its LDP 2032.

Proposed by Alderman Campbell
Seconded by Councillor Webb and agreed that

the report be noted.

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

ITEM 3.23

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

The purpose of this report was to provide a bi-monthly 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 had taken place on 9 February 2024; a copy of the minutes were circulated.

Proposed by Alderman Campbell
Seconded by Councillor Webb and agreed that

the report be noted.

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

ITEM 3.24

P/FP/1 DAERA UPDATE ON PERFORMANCE

The purpose of this report was to advise that Mr Mark Hammond, Head of Natural Environment Operations, NIEA, had written to all Councils (circulated) with an update on DAERA actions to improve planning consultation response timeframes and engagement on the need to facilitate prioritisation.

In autumn 2021, DAERA identified a backlog in terms of consultation responses and undertook a number of measures including not providing updates of timeframes for responses. Mr Hammond advised that as a result, the outstanding caseload of 600 cases in November 2021 had been reduced to around 140 cases.

Mr Hammond advised that the number of planning consultations receipted had remained steady and therefore the position of not providing response times would remain. Mr Hammond had also acknowledged the Department's role as a Statutory consultee and the conflicting demands and pressures associated with the variety of development across all Planning Authorities. DAERA was willing to consider reviewing the position if Planning Authorities were able to jointly agree a prioritisation procedure and criterion and that any agreed procedure and criterion were only to be used in exceptional circumstances. It was recommended that the matter would be discussed at the reconvened Planning Statutory Consultee Forum at which representatives from Heads of Planning, including Sharon Mossman, would be in attendance.

Proposed by Alderman Campbell
Seconded by Councillor Webb and agreed that

the report be noted.

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

ITEM 3.25

P/PLAN/090 DEPARTMENT FOR INFRASTRUCTURE (DFI) PUBLIC CONSULTATION – REVIEW OF THE PLANNING (DEVELOPMENT MANAGEMENT) REGULATIONS (NORTHERN IRELAND) 2015

The purpose of this report was to provide a draft response for Members' consideration in relation to a public consultation on a review of The Planning (Development Management) Regulations (Northern Ireland) 2015.

As reported to the January Planning Committee, DFI had commenced a public consultation on a review of The Planning (Development Management) Regulations (Northern Ireland) 2015 and Members were afforded the opportunity to provide comment in advance to Officers.

The Regulations were a key piece of legislation in the planning process and the consultation focused on the following aspects:-

- a review of the classes of development to ensure they reflected current and future development trends and that the associated thresholds would take a

balanced approach to community consultation in planning applications for major development;

- proposals to make pre-determination hearings discretionary for councils which would help focus resources and reduce delays in issuing planning decisions for some planning applications; and
- proposals to introduce online/digital methods into the Pre-Application Community Consultation (PACC) process, to enhance accessibility and encourage participation in the planning process by a broader range of people.

A copy of a draft response was circulated for Members' consideration in advance of submission to DfI prior to the closing date of 3 March 2024; for ease of reference the Officer responses were highlighted in yellow.

Proposed by Councillor Webb

Seconded by Alderman Campbell and agreed that

the draft response be approved and submitted to the Department for Infrastructure.

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

ITEM 3.26

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (RTPI) ANNUAL DINNER

The purpose of this report was to advise Members of the arrangements for the Annual RTPI Dinner and to seek Members' instructions in relation to Council representation at the event.

The RTPI Northern Ireland annual dinner was a prestigious event attended by planning and construction professionals and offered a unique opportunity to build relationships with key players in the planning sector.

The RTPI Northern Ireland Annual Dinner, this year sponsored by Gravis Planning, was to be held in Belfast City Hall on Thursday 14 March 2024. It would commence at 7:00pm with a drinks reception sponsored by TSA Planning. The evening would end at 11:00pm.

The event pricing was:

Individual tickets	£55
Table of 10	£500

It was proposed that the Chairperson and Vice Chairperson along with relevant Officers, and other Members of the Planning Committee attend the event (Nominations to be confirmed.)

Proposed by Councillor Kinnear

Seconded by Councillor Webb and agreed that

the Chairperson and Vice Chairperson along with relevant Officers, and other Members of the Planning Committee attend the event.

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

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Alderman Magill
Seconded by Alderman Smyth and agreed that

the following Committee business be taken In Confidence.

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

PART ONE DECISION ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.27 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Alderman Campbell
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 3.28 IN CONFIDENCE ENFORCEMENT: TREE PRESERVATION ORDERS REVIEW

Sharon Mossman, Deputy Director of Planning and Building Control, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Alderman Campbell
Seconded by Councillor Bennington and unanimously agreed that

delegated authority be approved for Officers to proceed to serve 40 in total Provisional Tree Preservation Orders and to engage with the Department for Infrastructure in relation to revocation of 8 identified Tree Preservation Orders.

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

ANY OTHER RELEVANT BUSINESS

A Member requested that any future applications with the potential for significant development outside the settlement limit of Newtownabbey, having potential encroachment of development into the Belfast Hills, should be referred for consideration by Planning Committee Members.

It was unanimously agreed that this would be actioned by the planning section.

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

A Member expressed thanks to Officers on completion of a lengthy Agenda.

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Flanagan

Seconded by Councillor Kinnear 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 11.18pm.

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.