



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE HELD
IN MOSSLEY MILL ON MONDAY 18 JANUARY 2016 AT 6.30 PM**

- In the Chair** : Alderman R Swann
- Committee Members Present** : Aldermen - F Agnew, T Campbell, J Smyth
Councillors - T Beatty, J Bingham, H Cushinan, B Duffin,
T Hogg, D Hollis and S Ross
- Non-Committee Members Present** : Alderman T Burns
Councillors - R Lynch and N McClelland
- In Attendance** : Ms Ann Shannon - Public Speaker
Mrs Margaret Madden - Public Speaker
Mr Azman Khairuddin - Public Speaker
Mr Brian Magill - Public Speaker
Mr Joe Diamond - Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon
Director of Community Planning & Regeneration -
Ms M McAlister
Head of Planning - Mr J Linden
Principal Planning Officer - Mr B Diamond
Head of Media & Marketing Manager - Mrs T White
Legal Advisor - Mr Paul Casey
Systems Support Officer - Mr A Cole
Senior Mayor and Member Services Officer - Mrs K Smyth
Member Services Officer - Mrs D Hynes

CHAIRMAN'S REMARKS

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

1 APOLOGIES

Councillor Webb.

2 DECLARATIONS OF INTEREST

None.

PART ONE - PLANNING APPLICATIONS AND RELATED DEVELOPMENT MANAGEMENT AND ENFORCEMENT ISSUES

DECISIONS ON PLANNING APPLICATIONS

ITEM 3.1 - APPLICATION NO: U/2015/0069/F

PROPOSAL: Proposed erection of 40 No. dwellings (comprising 5 No. detached, 32 No. Semi-detached and 3 No. townhouses) and associated car parking, landscaping, site, road and access works.

SITE/LOCATION: Lands at Upper Hightown Road, to the south of Hightown Terrace,
Newtownabbey

APPLICANT: Latner 10 Developments Ltd

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee. He advised that this application had been considered and approved by the Planning Committee at its meeting on 18 December 2015, but indicated that the Planning Report had omitted 2 conditions that had been recommended by the Northern Ireland Environment Agency Historic Monuments Branch in view of the archaeological sensitivity of the site.

Accordingly the Planning Report had been amended to incorporate the recommended conditions and the application was being returned to Committee with a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Bingham

Seconded by Councillor Beatty and unanimously agreed

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

ITEM 3.2 - APPLICATION NO: LA03/2015/0543/F

PROPOSAL: Retrospective application for a decking area to the rear of dwelling (raised approx. 1.4m higher than previous location)

SITE LOCATION: 30 Riverside, Antrim

APPLICANT: Mrs M. Madden

Barry Diamond, Principal 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 -

- Ann Shannon
- Margaret Madden
- Azman Khairuddin

Proposed by Alderman Campbell
Seconded by Councillor Hollis and unanimously agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the Strategic Planning Policy Statement and Policy EXT 1 of Addendum to Planning Policy Statement 7: Residential Extensions and Alterations, in that the proposal, if permitted, would result in an unacceptable detrimental impact on the privacy of No. 32 Riverside, Antrim.**

ITEM 3.3 - APPLICATION NO: LA03/2015/0546/O

PROPOSAL: Proposed dwelling and garage

SITE/LOCATION: Adjacent to 22 Crumlin Road, Aldergrove

APPLICANT: Mr Stephen Thompson

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

The undernoted Elected Member addressed the Committee and responded to enquiries from Members as requested -

- Alderman T Burns

There was a brief interlude in confidence to allow Members to discuss sensitivities associated with the application.

Proposed by Councillor Duffin
Seconded by Alderman Smyth and

on the proposal being put to the meeting 9 Members voted in favour, 1 against and 1 abstention, 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 Policies CTY 1 & 6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused. In addition it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of the applicant.**
- 2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that, the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings, that would not respect the traditional pattern of settlement exhibited in this area and would, if permitted create a ribbon of development and would therefore result in a detrimental change to (further erode) the rural character of the countryside.**

ITEM 3.4 - APPLICATION NO: LA03/2015/0604/F

PROPOSAL: Farm dwelling and detached garage with new access lane

SITE/LOCATION: Site Adjacent to and 50m North of 9 Oldstone Hill, Antrim

APPLICANT: Andrew McMinn

Barry Diamond, Principal 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 -

- Brian Magill

Proposed by Alderman Smyth
Seconded by Councillor Bingham and

on the proposal being put to the meeting 10 Members voted in favour, 1 against and no abstentions, it was agreed

that the application be deferred to allow for the submission of an amended access arrangement and then returned to Committee within 2 months for further consideration.

ITEM 3.5 - APPLICATION NO: LA03/2015/0379/F

PROPOSAL: Raising roof of property to provide 4 bedrooms, bathroom and ensuite at first floor level

SITE/LOCATION: 40 Collinbridge Gardens, Collinward, Newtownabbey.

APPLICANT: Orla Heatley

Barry Diamond, Principal Planning Officer, advised Members that this application had been deferred and the applicant requested to submit accurate scaled plans for consideration.

There were no public speakers to address this item.

Proposed by Alderman Smyth
Seconded by Councillor Beatty and unanimously agreed

that the application be deferred to allow for the submission of accurate scaled plans for consideration.

ITEM 3.6 - APPLICATION NO: LA03/2015/0457/O

PROPOSAL: Proposed site of replacement dwelling and domestic garage

SITE/LOCATION: 200m SW of 47 Mucklerammer Road, Randalstown, BT41 3EZ

APPLICANT: Stewart Cameron

Barry Diamond, Principal 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 -

- Joe Diamond

Proposed by Councillor Cushinan

Seconded by Councillor Beatty and unanimously agreed

that the application be deferred to allow for the submission of an amended access arrangement and then returned to Committee within 2 months for further consideration.

ITEM 3.7 - APPLICATION NO: LA03/2015/0548/F

PROPOSAL: Erection of two storey farm dwelling.

SITE/LOCATION: 30m north west of 17 Tardree Road, Kells.

APPLICANT: Rachel Gibson

Barry Diamond, Principal Planning Officer, advised Members that this application had been withdrawn.

NOTED.

ITEM 3.8 - APPLICATION NO: V/2014/0181/F

PROPOSAL: Residential Development of 84 dwellings with associated access and landscaping. Access from Shorelands Drive

SITE/LOCATION: Land to the rear of 48-52 (even) Shorelands and south-west of 38-72 (even) Moyard Gardens 1-19 (odd) Shanagh Park and 18 Shannagh Avenue Greenisland

APPLICANT: Davcrow and KJC Estates

John Linden, Head of Planning, introduced the Planning Report to the Committee. He advised that the proposal is for a residential development comprising 84 dwellings, all of which are located within the Mid and East Antrim Borough Council (MEA) boundary while the access to the site is located within the Antrim and Newtownabbey Borough Council area. The application was processed by planning

officers in MEA Borough Council as the majority of the application site fell within the MEA Borough Council area. However as the proposed development lies partially within the Antrim and Newtownabbey Council area it requires the support of both Councils to proceed. Accordingly the MEA Planning Report presented and agreed by the MEA Borough Council on the 6th January 2015 was now being presented to the Committee with a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Duffin
Seconded by Councillor Bingham and

on the proposal being put to the meeting 10 Members voted in favour, 1 against and no abstentions, it was agreed

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

ITEM 3.9

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during December 2015 under delegated powers was circulated for Members' attention, together with information received this month on planning appeals.

Proposed by Councillor Beatty
Seconded by Alderman Smyth and agreed that

the report be noted.

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

ITEM 3.10

P/FP/10 - STATEMENT OF COMMUNITY INVOLVEMENT

Following Members approval in November 2015, the Council's draft Statement of Community Involvement (SCI) had been submitted to the Department of Environment for approval as required under the Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015.

Members were advised that the Department approved the draft Statement on 23 December 2015 without any amendments. A final SCI would now be published in January 2016 as required under the legislation, with an advert in the press advising when and where the SCI could be viewed. In addition, it would also be published on the Councils' website.

Proposed by Councillor Beatty
Seconded by Councillor Duffin and agreed that

the report be noted.

The Chairman thanked everyone for the attendance and there being no further Committee business under Part 2 of the agenda the Meeting concluded at 7.55pm.

MAYOR