



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 17 OCTOBER 2022 AT 6.00 PM**

- In the Chair** : Alderman F Agnew
- Committee Members Present (In Person)** : Aldermen - T Campbell and J Smyth
Councillors – J Archibald-Brown, A Bennington, H Cushinan, S Flanagan, R Lynch, M Magill and B Webb
- Committee Members Present (Remotely)** : Councillors – R Kinnear and R Swann
- Non-Committee Members Present (Remotely)** : Alderman - McGrath
Councillors – R Foster and N Ramsay
- Public Speakers** :
- | | |
|--------------------|-----------------------------------|
| Alderman J McGrath | In Objection (Item 3.1) |
| Alastair McKinley | In Support (Agent, Item 3.1) |
| Ian Crockard | In Support (Agent, Item 3.4) |
| Tom Quinn | In Support (Agent, Item 3.6) |
| Brian Duffin | In Support (Applicant, Item 3.6) |
| Simon Wells | In Support (Item 3.8) |
| Richard Burnside | In Support (Agent, Item 3.9) |
| Lorraine Simmons | In Support (Applicant, Item 3.9) |
| Geraldine Hagan | In Support (Agent, Item 3.12) |
| David Donaldson | In Support (Agent, Item 3.13) |
| Colin Press | In Support (Applicant, Item 3.14) |
| Kerry-Anne Donnell | In Support (Agent, Item 3.16) |
- Officers Present** : Director of Economic Growth and Planning - M McAlister
Deputy Director of Planning – S Mossman
Borough Lawyer & Head of Legal Services – P Casey
Head of Planning Development Management (Interim)
– B Diamond
Senior Planning Officer – K O'Connell
Senior Planning Officer – A Leathem
Senior Planning Officer – J McKendry
System Support Officer – C Bell
ICT Helpdesk Officer – J Wilson
Member Services Manger – A Duffy
Member Services Officer – L Irwin

CHAIRPERSON'S REMARKS

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

Although COVID restrictions had been relaxed, to manage numbers and minimise risk, members of the public and press could continue to access those parts of the Council meetings which they are entitled to attend through the livestream on the Council's website.

The Chairperson advised Members that Addendum reports relating to Items 3.9, and 3.13 along with the Site Visit report had been circulated electronically to Members in advance of the meeting, with hard copies being made available in the Chamber.

The Chairperson further advised Members that Items 3.3 and 3.15 had been withdrawn by the applicants.

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 J Dixon

2 DECLARATIONS OF INTEREST

Item 3.16 - Councillor Cushinan
Item 3.18 - Chief Executive J Dixon

Alderman Campbell joined the meeting during the next Item and was therefore unable to vote on Item 3.1.

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2021/0162/F

PROPOSAL:	Replacement transformers with integral coolers and construction of replacement 33KV switch house. Demolition of existing transformer bunds, 33KV switch house and ripple house will be required
SITE/LOCATION:	Glengormley main substation, accessed via lane between 409 and 413 Antrim Road, Newtownabbey, BT36 5ED
APPLICANT:	James McCann NIE Networks Ltd

Kieran O'Connell, 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 –

Alderman Julian McGrath	In Objection
Alastair McKinley	In Support/ Agent
Kyle McMullan	In Support/ (for questions)
Catriona Cooper	In Support/ Agent (for questions)

Proposed by Councillor Webb

Seconded by Councillor Flanagan that planning permission be granted.

On the proposal being put to the meeting 9 Members voted in favour, 1 against and 0 abstentions, it was agreed

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 landscaping along the boundary with Kirkdale be provided, allowed to grow on, and, maintained at a height of no less than 3 metres.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.2 APPLICATION NO: LA03/2022/0327/F

PROPOSAL: Extension to building for workshop and storage space for existing trailer hire company

SITE/LOCATION: 11 Ormonde Avenue, Newtownabbey, BT36 5AT

APPLICANT: Ashcroft Trailer Hire Warehousing

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 Alderman Smyth

Seconded by Councillor Magill that planning permission be granted.

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

ITEM 3.3 APPLICATION NO: LA03/2022/0078/F

PROPOSAL:	Proposed infill housing scheme consisting of 2no one bedroom ground floor apartments and 1no two bedroom first floor apartment
SITE/LOCATION:	970-974 Shore Road, Newtownabbey
APPLICANT:	MEA Ltd

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

ITEM 3.4 APPLICATION NO: LA03/2022/0189/F

PROPOSAL:	Conversion of No.7 Main Street, Ballyclare to 3No. apartments with 2 No. new-build dwellings to rear and accessed off Millburn Mews.
SITE/LOCATION:	7 Main Street Ballyclare and site to rear accessed off Millburn Mews, Ballyclare
APPLICANT:	Tony Burdett

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

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

Ian Crockard

In Support/ Agent

Proposed by Councillor Flanagan

Seconded by Councillor Bennington that planning permission be refused.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, it was unanimously 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 overlooking and existing properties in terms of dominance and general disturbance.**
- 2. The proposal is contrary to the SPPS and PPS 3 in that it has not been demonstrated that *adequate parking provision* and visibility splays can be provided where the proposed access joins Millburn Mews and that the development would not prejudice the safety and convenience of road users.**

3. **The proposal is contrary to the SPPS as it has not been demonstrated that there are no risks to human health as the result of any contamination present on the application site.**
4. **The proposal is contrary to the SPPS and PPS 2 as it has not been demonstrated that the development would not have a detrimental impact on biodiversity and protected species.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.5 APPLICATION NO: LA03/2022/0441/O

PROPOSAL:	Proposed site of housing development
SITE/LOCATION:	14 Niblock Road, Antrim
APPLICANT:	James Fee

Kieran O'Connell, 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 Archibald-Brown

Seconded by Alderman Campbell that outline planning permission be refused.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, 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 and criterions 'a' and 'b' of Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development fails to respect the characteristics of the application site and landscape features are not protected and integrated in a suitable manner into the overall design and layout of the development.**
2. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and criterion 'a' of Policy AMP 2 of PPS 3 'Access, Movement and Parking' in that it has not been demonstrated that the development proposal will not prejudice road safety or significantly inconvenience the flow of traffic.**
3. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies NH 2 and NH 5 of Planning Policy Statement 2 'Natural Heritage' as it has not been demonstrated that the development proposal will result in environmental harm to Species Protected by Law and Species or Features of Natural Heritage Importance.**
4. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement as it has not been demonstrated that the development proposal would not cause harm to an interest of acknowledged importance, namely human**

health, as it has not been demonstrated that the identified risk to human health can be satisfactorily mitigated against.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.6 APPLICATION NO: LA03/2022/0605/F

PROPOSAL:	Change of use from engineering workshop to Tachograph Centre and alteration of existing vehicle access to create one way vehicle access system for both the engineering works and the Tachograph Centre.
SITE/LOCATION:	29 Cargin Road, Toomebridge, Co Antrim, BT41 3NU
APPLICANT:	Mr and Mrs Duffin

Alicia Leathem, 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 –

Tom Quinn
Brian Duffin

In Support/ Agent
In Support/ Applicant

Proposed by Alderman Smyth

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

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

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies PED 2, PED 3 and PED 4 of Planning Policy Statement 4, Planning and Economic Development in the Countryside, in that the change of use does not constitute the expansion of an existing economic development or the redevelopment of an established economic development in the countryside and there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.7 APPLICATION NO: LA03/2022/0185/F

PROPOSAL:	Erection of agricultural building (cattle shed) including ancillary siteworks in association with existing established and active farm business
SITE/LOCATION:	120m NE of 16 Rickamore Road Templepatrick BT39 0ET

APPLICANT: S, R & A Nicholson

Johanne McKendry, 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 Webb

Seconded by Councillor Bennington that planning permission be refused.

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

that 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 CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that the building is necessary for the efficient use of an active and established agricultural holding, in addition it has not been demonstrated that there are no alternative sites available at another group of buildings on the farm holding.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would not be sited beside existing farm buildings.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside and Policy NH1 of PPS2 Natural Heritage, in that the proposed development may have a detrimental impact on the site selection features of a European Designated Site through increased ammonia emissions.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.8 APPLICATION NO: LA03/2022/0609/F

PROPOSAL: Retrospective application for retention of existing farm shed.

SITE/LOCATION: 100m SW of 12a Irish Hill Road, Ballyclare, BT39 9NQ

APPLICANT: Mr William Wells

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

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

Simon Wells

In Support

Proposed by Councillor Webb

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 0 abstention, it was unanimously agreed

that 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 CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that the building is necessary for the efficient use of an active and established agricultural holding, in addition it has not been demonstrated that there are no alternative sites available at another group of buildings on the farm holding.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would not be sited beside existing farm buildings.**
- 3. The proposal is contrary to the SPPS as it has not been demonstrated that there are no risks to human health as the result of any contamination present on the application site.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Kinnear joined the meeting.

ITEM 3.9 APPLICATION NO: LA03/2022/0349/F

PROPOSAL:	Erection of an agricultural shed
SITE/LOCATION:	250m NE of 60 Crosskennan Road, Antrim, BT41 2RE
APPLICANT:	Marion Simmons

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 –

Richard Burnside
Lorraine Simmons

In Support/ Agent
In Support/ Applicant

Proposed by Alderman Campbell

Seconded by Councillor Bennington that planning permission be refused.

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

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to Policy CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that the building is necessary for the efficient use of an active and established agricultural holding.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would not be sited beside existing farm buildings.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside and Policy NH1 of PPS2 Natural Heritage, in that the proposed development may have a detrimental impact on the site selection**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Magill left the Chamber during Item 3.10

ITEM 3.10 APPLICATION NO: LA03/2022/0639/O

PROPOSAL:	Site for dwelling and domestic garage on a farm based on Policy CTY 10
SITE/LOCATION:	50m north west of 69 Oldwood Road, Randalstown, BT41 2PP
APPLICANT:	Mr Paul Jordan

Alicia Leathem, 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 Campbell

Seconded by Councillor Flanagan that outline planning permission be refused.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, 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 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 in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the farm business has not been active for at least 6 years.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, would result in the creation of ribbon development along Oldwood Road.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Flanagan left the Chamber during Item 3.11

ITEM 3.11 APPLICATION NO: LA03/2022/0676/O

PROPOSAL:	Site for proposed dwelling and garage on a farm
SITE/LOCATION:	Approximately 25m south east of 17 Mount Shalgus Lane, Randalstown
APPLICANT:	Mr Eamon Robb

Alicia Leathem, 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 Campbell

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, 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 CTY1, CTY 10 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that, it has not been demonstrated that the farm business is active and established and it has not be satisfactorily demonstrated that no dwellings or development opportunities (outwith settlements) have been sold off the farm holding within 10 years from the date of application and the building if permitted, would not be visually linked or sited to cluster with an established group of buildings on the farm holding.**

- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, in that a new dwelling, if permitted, would result in a suburban style build-up of development; and the creation of ribbon development along Mount Shalgus Lane.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillors Flanagan and Magill returned to the Chamber during Item 3.12

ITEM 3.12 APPLICATION NO: LA03/2022/0418/O

PROPOSAL:	Site for detached farm dwelling and garage with associated site works
SITE/LOCATION:	Lands approx. 50m South East of 15 Crosshill Road, Crumlin, BT29 4BQ
APPLICANT:	Mr McKavanagh

Alicia Leathem 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 –

Geraldine Hagan

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 4 Members voted in favour, 6 against and 0 abstentions, the proposal was declared not carried.

A further proposal was then put to the meeting.

Proposed by Councillor Webb

Seconded by Councillor Archibald-Brown that outline planning permission be approved based upon the ownership of the land.

Following further discussion, this proposal was withdrawn.

A further proposal was then put to the meeting.

Proposed by Alderman Campbell

Seconded by Councillor Cushinan that the application be deferred for one (1) month.

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

the application be deferred for one (1) month to allow for a report to be brought back to the next Planning Committee meeting allowing Members to consider legalities and planning issues relating to land transfer, and that no further speaking rights to be granted to the applicant subject to legal team confirmation.

ACTION BY: Paul Casey, Borough Lawyer and Head of Legal

Councillor Swann left the meeting.

ITEM 3.13 APPLICATION NO: LA03/2022/0700/F

PROPOSAL:	Proposed replacement of existing garden centre with a single dwelling and removing all commercial buildings
SITE/LOCATION:	24A Donegore Hill, Muckamore, Antrim, BT41 2HW
APPLICANT:	Kaye Campbell

Alicia Leathem, Senior Planning Officer, introduced the Addendum report to the Committee and made a recommendation to grant planning permission.

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

David Donaldson

In Support/ Agent

Proposed by Alderman Smyth

Seconded by Councillor Lynch that planning permission be granted.

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

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Smyth left the Chamber during Item 3.14.

Councillor Lynch left and returned to the Chamber during Item 3.14 and was therefore unable to vote on Item 3.14.

ITEM 3.14 APPLICATION NO: LA03/2022/0762/O

PROPOSAL:	1 No. Two Storey House approx. 180m ²
SITE/LOCATION:	Site 22m South of 41 Hydepark Road Grange of Mallusk, Newtownabbey, BT36 4PY
APPLICANT:	Mr and Mrs C Press

Alicia Leathem, 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 –

Colin Press

In Support/ Applicant

Proposed by Councillor Cushman

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, 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 and Policy CTY1 of PPS 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 and it fails to meet with the provisions for an infill dwelling in accordance with CTY8 of PPS21.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY15 of PPS 21, Sustainable Development in the Countryside, in that if permitted, would mar the distinction between the settlement limit and the countryside and would result in urban sprawl.**
- 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 a dwelling on this site would, if permitted, create a build-up of development in this area and add to a ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.**
- 4. The proposal is contrary to the SPPS as it has not been demonstrated that there are no risks to human health as the result of noise or any contamination present on the application site.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Smyth returned to the Chamber.

ITEM 3.15 APPLICATION NO: LA03/2021/0499/O

PROPOSAL:	Proposed infill site for dwelling and garage
SITE/LOCATION:	90m N W of 156 Ballymena Road, Ballyclare
APPLICANT:	Pauline Pollock

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

Having declared an interest in Item 3.16 Councillor Cushinan left the Chamber.

ITEM 3.16 APPLICATION NO: LA03/2022/0698/F

PROPOSAL:	Site for dwelling and garage (variation of condition 6 from planning approval LA03/2021/1031/O to change ridge height limit from 5.5m to 7m)
SITE/LOCATION:	50m North West of 90 Roguery Road, Toomebridge, BT41 3PT
APPLICANT:	Paul McErlain

Alicia Leathem, 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 –

Kerry-Anne Donnell

In Support/ Agent

Proposed by Councillor Bennington

Seconded by Councillor Webb that planning permission be refused.

On the proposal being put to the meeting 9 Members voted in favour, 1 against and 0 abstentions, 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 Policies CTY 13 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in a prominent feature in the landscape.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Cushinan returned to the Chamber.

ITEM 3.17 APPLICATION NO: LA03/2022/0530/F

PROPOSAL:	Re-surfacing of existing car park and the provision of 3 new 6m high lighting columns with LED lamps.
SITE/LOCATION:	Public Car Park, 25m southeast of 17 Portglenone Road, Randalstown, Co. Antrim, BT41 3BE.

APPLICANT: Antrim and Newtownabbey Borough Council

Alicia Leathem, 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 Flanagan

Seconded by Councillor Lynch that planning permission be approved.

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

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.18 APPLICATION NO: LA03/2022/0727/F

PROPOSAL: Demolish rear conservatory and erect a new sun lounge, a new porch to the front entrance and render finish to the existing external walls

SITE/LOCATION: 22 Liester Park, Ballyrobert

APPLICANT: Campbell Dixon

Alicia Leathem, 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 Webb

Seconded by Alderman Campbell that planning permission be granted.

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

PART TWO OTHER PLANNING MATTERS

ITEM 3.19

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during September 2022 under delegated powers together with information relating to planning appeals was circulated for Members information.

One (1) appeal was upheld during September by the Planning Appeals Commission (PAC) in relation to LA03/2021/0167/O (PAC 2021/A0055) erection of 2 no infill dwellings and associated works at land between 149 and 151 Seven Mile Straight, Ballytweedy, Muckamore and a copy of this decision was also circulated.

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

the report be noted.

NO ACTION

ITEM 3.20

P/PLAN/83 NISRA PLANNING STATISTICS 2022/2023 – FIRST QUARTERLY BULLETIN FOR THE PERIOD APRIL TO JUNE 2022

The first quarterly provisional planning statistics for 2022/23 produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI) were released on 29 September 2022, a copy of which was circulated.

The Quarterly Bulletin advises that both planning activity and processing performance in 2021/22 continued to be impacted upon by the restrictions put in place due to the coronavirus (COVID-19) pandemic and that during January and February 2022, the Northern Ireland Planning Portal was inaccessible for a period of time. DfI indicates that both these issues should be borne in mind and recommend caution when interpreting figures and making comparisons with other time period and performance across Councils.

The figures show that during the period from April to June 2022, the total number of planning applications received in Northern Ireland was 3,061, a decrease of over three percent on the previous quarter (Q4, 2021/22) and down by nearly twenty-three percent on the same period a year earlier. This comprised of 3,027 local and 34 major applications.

During this first quarter period a total of 203 new applications were received by the Council, a decrease of 63 from the same period in 2021/22. Whilst this pattern of decrease was also experienced by all Councils in Northern Ireland, Antrim and Newtownabbey Borough Council were the third ranked Council to experience the least decreased of new applications.

Major Planning Applications

In relation to performance against statutory targets, whilst the Council did not determine any **Major** planning applications within the 30-week target time in the first three months of 2022/23, DfI highlights that across Councils there was an insufficient number of major applications processed to decision or withdrawal during the first three months of both the current and previous year to allow any meaningful

assessment of their individual performance. Comparison against the target and across Councils becomes more robust as the year progresses, with more applications being processed.

However, the Council determined three Major applications within the first quarter of 2022/23, an increase of one on the same period last year (2021/22).

Local Planning Applications

The Dfl figures show that the Council took on average 13.5 weeks to process and decide **Local** planning applications during the first three months of 2022/23 against the statutory target of 15 weeks. This represents a 0.5-week improvement for the same period last year (2021/22). This performance ranks the Council as one of four Councils to meet the target compared to the average of 16.6 weeks for all Councils.

Enforcement

In relation to enforcement, the Dfl figures indicate that the Council concluded 85.6% of cases within the statutory target of 39 weeks during the first quarter of 2022/23 and took an average 15 weeks to conclude. This represents a significant improvement from the same quarter last year, when 80.8% of cases were concluded within the statutory target with an average of 28.4 weeks to conclude.

Combined with Newry, Mourne and Down District Council, the Council closed the most enforcement cases by local authority for the first quarter of 2022/23 with 111 cases closed, an increase in 9 from the same period last year.

Proposed by Alderman Campbell

Seconded by Councillor Flanagan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.21

P/FP/LDP/1 LOCAL DEVELOPMENT PLAN, QUARTELY UPDATE (Q2) JULY TO SEPTEMBER 2022

The Council's Local Development Plan (LDP) advises that progress reports will be submitted on a quarterly basis to the Planning Committee. The circulated report covers the second quarter (Q2) of the 2022-23 business year (July to September 2022).

Local Development Plan Independent Examination

Following a report presented at the August 2022 Planning Committee, the Council anticipates that the Planning Appeals Commission (PAC) report on the Independent Examination (IE) of the Council's Draft Plan Strategy (DPS), which concluded on 29 June 2022, will be submitted to the Department for Infrastructure (Dfi) at the end of January 2023.

The Forward Planning Team has commenced work on the next stage of the LDP process, the Local Policies Plan (LPP). This will set out site-specific proposals, local policy designations and reasoned proposals for uses of land that will be required to

deliver the vision, objectives, spatial strategy and strategic policies that are defined in the Council's DPS. A meeting of the reconvened LDP Members Steering Group is due to take place in October 2022, and Officers intend to bring forward a draft LPP Work Plan to Members in due course.

In compliance with paragraph 2.28 of the Council's Planning Statement of Community Involvement, Officers from the Forward Planning Team are currently engaging with representatives from a range of key strategic partners regarding possible strategic priorities to be considered as work progresses on the LPP.

A LDP training event took place on 20 September 2022 between the Council's Forward Planning Team, respective Officers from Fermanagh and Omagh District Council (FODC), Mid and East Antrim Borough Council (MEABC) and Mid Ulster District Council (MUDC), and each Council's shared legal Counsel regarding shared experience of IE and priorities for draft LPP programmes. This was followed up by a capacity building meeting on 29 September 2022, hosted the Council, involving Senior Forward Planning Officers from all Councils in Northern Ireland regarding shared knowledge of DPS, IE.

Local Development Plan Working Group Updates

(a) Belfast Metropolitan Area Spatial Working Group

A meeting of the Belfast Metropolitan Area Spatial Working Group (MASWG) took place virtually on 23 August 2022, hosted by the Council and chaired by the Chairman of the Council's Planning Committee. Updates were received from various councils and consultees in relation to LDP matters. Presentations were received from (a), Dr Marie Cowan, Director and Dr Rob Raine, Energy Geologist Geological Survey for Northern Ireland regarding geothermal resources and potential, and (b) Scientific Officers from the Department of Agriculture, Environment and Rural Affairs (the Northern Ireland Environment Agency) regarding the designation of environmental and landscape assets at LPP stage.

Members are advised that both Lisburn and Castlereagh City Council (LCCC) and MEABC have now completed the IE of their respective draft DPS publications. A copy of the agreed minutes for the previous meeting which took place on 24 May were circulated for Members information. The next MASWG meeting is due to take place on 1 November 2022, hosted by MEABC.

(b) Belfast Metropolitan Transport Plan, Project Board Meeting

Members are reminded that the DfI, Traffic Planning Management Unit (TPMU) has commissioned Atkins (Transport Planners) as partnering consultant to provide professional services in relation to the preparation and delivery of a draft Belfast Metropolitan Transport Plan (BMTP).

Whilst the BMTP encompasses five Council areas including the Council, it is envisaged the first draft of the BMTP will meet the terms of the wider Belfast Metropolitan Urban Area. Successive drafts will incorporate additional work as Draft Plan Strategies of other BMTP 2035 Councils are adopted. It is therefore proposed the third draft BMTP will include BCC, LCCC, and the Council. Although being proposed

in phases, the final BMTP 2035 will be published as one document and will be subject to a public consultation exercise.

The BMTP Project Board met on 26 September 2022 and updates were provided from representatives from DfI, TPMU and Aktins. Other updates provided included: (b) Project Terms of Reference, (c) Methodology, (d) Communications Strategy, and (e) Integrated Sustainability Assessment. These documents were circulated for Members consideration. The next meeting of the BMTP Project Board is due to take place in January 2023 (date, venue tbc).

(c) Climate Change

Officers from the Council's Forward Planning Team attended a DAERA/Solace NI workshop on 'Climate Change and Green Growth' on 28 September at Belfast City Hall.

The workshop involved discussions on: (a) the key requirements and timelines of the Climate Change Act (NI) 2022 which came into operation on 7 June 2022, (b) the main areas of interest and the potential roles for local government in these, (c) an update on the draft Green Growth Strategy; and (d) key issues, challenges and opportunities faced by local government in relation to Green Growth and Climate Change. A summary of the Green Growth Strategy and Climate Change Act was circulated for Members information.

Departments across the NI Civil Service continue to work collaboratively on policy areas that will deliver against the Green Growth agenda, including Energy, Agriculture, Transport, Buildings and Land Use. Land use planning will play a key role in both regulating and enabling climate action and green growth. As such, this workshop formed part of early collaborative engagement with local government which is a critical and encouraging step towards aiding government to inform effective policy and enable timely and effective climate action across all of Northern Ireland.

(d) Northern Ireland Minerals Working Group

Correspondence was received from Mr Paul Duffy, Acting Director of Development (MEABC) on 9 September 2023, directed to DfI Regional Planning Directorate seeking clarification regarding reconvening this working group to: (a) ensure a sufficient regional supply of minerals, and (b) to ensure adequate data demands are provided from operators which will assist Councils in the development of their minerals policies going forward - Copy circulated for Members' information.

Proposed by Alderman Campbell

Seconded by Councillor Flanagan and unanimously agreed that
the report be noted.

NO ACTION

ITEM 3.22

P/PLAN/071 REGIONALLY SIGNIFICANT PLANNING APPLICATION - KELLS SOLAR FARM (REFERENCE LA03/2015/0234/F)

Members are aware that Department for Infrastructure (DfI) was processing the following regionally significant planning application which 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 (site location map of the development was circulated for information only).

Application Reference: LA03/2015/0234/F
Proposal: 50MW Solar Farm
Location: Lands located East and West of Whappstown Road and to the North of Doagh Road, Northwest of Kells, Co Antrim.
Applicant: Elgin Energy Esco Ltd

The Planning Appeal Commission's (PAC) hearing into the Department's Notice of Opinion to approve planning permission was held on 23-25 June and 01 & 02 July 2021. The PAC report (circulated) with the recommendation to grant planning permission for the Kells Solar Farm was received by the Department on 01 April 2022.

On 06 October 2022 the Department notified the Council that following consideration of the PAC's report, the Infrastructure Minister, John O'Dowd had decided to grant planning permission for the Kells Solar Farm. A copy of the Department's decision notice and addendum report is available to view on the Planning Portal www.planningni.gov.uk and was circulated for Member's information.

A copy of the Department's Regulation 25 (2)(b) Statement under the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2015, which details the reasons why the application was approved, was also circulated for Member's information.

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

the report be noted.

NO ACTION

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Flanagan
Seconded by Councillor Magill 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 3.23

P/PLAN/012/VOL2 NORTHERN IRELAND PLANNING PORTAL UPDATE - IN CONFIDENCE

In September 2022 Members were advised that work was ongoing on the delivery and implementation of the new Northern Ireland Planning Portal which will replace the current Northern Ireland Public Access.

The Department advised that a meeting will be held on 14 October to discuss a 'go live' date of 7 November 2022. As previously reported there will be up to three weeks of system downtime to facilitate the transition from the current system to the Planning Portal i.e. the current system will not be accessible over this period.

Training is currently being rolled out for staff and Members on the new Portal. If it is decided that the 'go live' date needs to be pushed back, Officers will adjust the roll out plans.

In a 'worst case' scenario where it is not possible to 'go live' with the new system this year, a backup plan which would involve an extension of the contract for the existing Portal may be activated. An update from the Department will be required in such a scenario with clarity regarding the cost and operational implications.

Correspondence had been received from DfI Planning, Safety and Transport Policy Group and was circulated for Members information. Further updates will be issued to Members when available.

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

the report be noted.

NO ACTION

ITEM 3.24

P/PLAN/1 NORTHERN IRELAND PLANNING STATISTICS ENFORCEMENT QUARTERLY UPDATE (Q1) 2022/23 - APRIL-JUNE 2022 – IN CONFIDENCE

The Northern Ireland Statistics Q1 2022-2023 Statistical Bulletin were released on 29 September 2022 by DfI's Analysis, Statistics and Research Branch. It includes information on the Council's performance on enforcement cases measured against the statutory performance targets set by DfI.

The Q1 enforcement report was circulated and in view of the sensitive nature of some of this information it was presented in confidence.

The DfI figures indicate that Council had concluded 85.6% of cases within the statutory target of 39 weeks during Quarter 1 and took on average 15 weeks to conclude. This represents a significant improvement from the same Quarter last

year, when 80.8% of cases were concluded within the statutory target with an average of 28.4 weeks to conclude.

Proposed by Alderman Campbell

Seconded by Councillor Flanagan and unanimously agreed that

the report be noted.

NO ACTION

PART ONE - DECISIONS ON ENFORCEMENT MATTERS – IN CONFIDENCE

ITEM 3.25 ENFORCEMENT CASE: LA03/2022/0122/CA

Sharon Mossman, Deputy Director of Planning, introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action, the detail of which is delegated to appointed Officers.

Proposed by Councillor Webb

Seconded by Councillor Flanagan that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

On the proposal being put to the meeting it was unanimously agreed

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

Following questions from Members the Deputy Director of Planning provided clarity on the status of Councils Enforcement Strategy.

ACTION BY: Sharon Mossman, Deputy Director of Planning

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Webb

Seconded by Councillor Flanagan and agreed

that any remaining Committee business be conducted in Open Session.

The Chairperson advised that audio recording would recommence.

There being no further Committee business the Chairperson thanked Members, Officers and IT staff for their attendance and the meeting concluded at 8.54 pm.

MAYOR