



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 19 JUNE 2023 AT 6.00 PM**

- In the Chair** : Councillor R Foster
- Committee Members Present (In Person)** : Aldermen - T Campbell, M Magill and J Smyth
Councillors – A Bennington, S Cosgrove, H Cushman, S Flanagan, and B Webb
- Committee Members Present (Remotely)** : Councillors – R Kinnear and AM Logue
- Non-Committee Members Present (In Person)** : Councillor J Gilmour
- Public Speakers** :
- | | |
|--------------------------|----------------------------------|
| Maria Quinn | In Support (Applicant, Item 3.1) |
| Gary Dodds | In Support (Agent, Item 3.1) |
| James Clarke | In Objection (Item 3.3) |
| John Smylie | In Support (Agent, Item 3.3) |
| Councillor Julie Gilmour | In Objection (Item 3.4) |
| David McElrea | In Support (Agent, Items 3.6) |
| Vincent Connon | In Support (Applicant, item 3.8) |
| Azman Khairuddin | In Support (Agent, item 3.8) |
- Officers Present** : Director of Economic Development and Planning - M McAlister
Deputy Director of Planning – S Mossman
Borough Lawyer & Head of Legal Services – P Casey
Head of Planning Development Management – B Diamond
Senior Planning Officer – K O'Connell
Senior Planning Officer – J McKendry
Senior Planning Officer – A Leathem
ICT Systems Support Officer – C Bell
ICT Helpdesk Officer – D Mason
Member Services Officer – L Irwin
Member Services Officer – C McIntyre

CHAIRPERSON'S REMARKS

The Chairperson welcomed both new and existing Committee Members to the June Planning Committee Meeting and put on record the contribution that Councillor Lynch had made to the Committee over the past 5 years.

Members were reminded that the new Planning Protocol and Scheme of Delegation were now operational. The Chair drew attention to the speaking protocol, timeframes accorded and of the audio recording procedures.

The Chairperson advised Members that Addendum reports relating to Items 3.4, 3.9 and 3.10, the Site Visit report, and a speakers' list had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

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

Councillor J Archibald-Brown
Chief Executive J Dixon

2 DECLARATIONS OF INTEREST

Item 3.6 – Councillor AM Logue
Item 3.10 – Councillor B Webb

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2022/0356/F

PROPOSAL:	Proposed erection of a new post-primary school, ancillary accommodation with associated hard and soft play areas, provision of new and reconfigured sports facilities to the south of Bridge Road, replacement of floodlighting for a 3G pitch, parking, landscaping, site works and access arrangements from Doagh Road
SITE/LOCATION:	Lands at Three Mile Water Playing Fields, Doagh Road, Newtownabbey
APPLICANT:	Trustees of Abbey Community College

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

Maria Quinn
Gary Dodds
Philip Stinson
Gary Shields

In Support/Applicant
In Support/Agent
In Support/Consultant (for questions)
In Support/Consultant (for questions)

Proposed by Councillor Flanagan
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, 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

ITEM 3.2 APPLICATION NO: LA03/2021/0739/F

PROPOSAL:	Demolition of existing shed on the site. Proposed residential development comprising of 10 x 2 storey semi-detached dwellings and 2 x 2 storey town houses, associated infrastructure, carparking and landscaping
SITE/LOCATION:	Site 10m East of 10 and 19 Glenabbey Drive 10m East of 20 and 23 Glenabbey Avenue 10m East of 26 and 53 Glenabbey Crescent Newtownabbey BT37 0YT
APPLICANT:	T A Downey Limited

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

The undernoted public speakers were in attendance -

Edelle Henry	In Support/Agent (for questions)
Dermot Monaghan	In Support/Consultant (for questions)

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, 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

ITEM 3.3 APPLICATION NO: LA03/2022/0094/F

PROPOSAL:	Demolition of existing detached dwelling and development of the site to create (4) four detached dwelling units with garages, including associated site works
SITE/LOCATION:	862 Antrim Road, Templepatrick, Ballyclare, BT39 0AH
APPLICANT:	Glenoak Limited

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

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

James Clarke	In Objection
John Smylie	In Support/Agent

Proposed by Councillor Flanagan
Seconded by Alderman Smyth that planning permission be granted.

On the proposal being put to the meeting 10 Members voted in favour, 1 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

ITEM 3.4 APPLICATION NO: LA03/2023/0060/F

PROPOSAL:	Installation of a 20m telecoms street pole with antenna and associated ancillary equipment cabinets
SITE/LOCATION:	Area of adopted footpath outside 147 Jordanstown Road, Newtownabbey
APPLICANT:	CK Hutchison Networks (UK) Ltd

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 Elected Member addressed the Committee –

Councillor Julie Gilmour	In Objection
--------------------------	--------------

Proposed by Councillor Bennington
Seconded by Councillor Flanagan that planning permission be refused.

On the proposal being put to the meeting, 11 Members voted in favour, 0 against and 0 abstentions, and 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 TEL 1 of Planning Policy Statement 10 Telecommunications, and relevant guidance within DCAN 14 in that the proposal, if approved, would be visually intrusive in the streetscape, by way of its height, location and prominence and would have a detrimental impact on the visual amenity of the area.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, as it has not been demonstrated that the proposed development, if permitted, would not prejudice the safety and convenience of road users because it has not been demonstrated that the proposed development would not be located within the required visibility splays.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Flanagan left and returned to the Chamber during Item 3.5 and was therefore unable to vote.

ITEM 3.5 APPLICATION NO: LA03/2022/0979/F

PROPOSAL:	Erection of Stables and Hay and Machinery Shed
SITE/LOCATION:	150m East of 36A Speerstown Road, Moorfields, Ballymena
APPLICANT:	Jumping Dale Equestrian, 80 Collin Road, Moorfields, Ballymena

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 Alderman Campbell

Seconded by Councillor Webb that 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 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, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy OS3 of Planning Policy Statement 8, Open Space, Sport**

and Outdoor Recreation, in that the proposal does not possess a recreational element.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Magill left and returned to the Chamber during Item 3.6 and was therefore unable to vote.

Councillor Logue, having declared an interest in item 3.6, left the meeting remotely.

ITEM 3.6 APPLICATION NO: LA03/2023/0158/F

PROPOSAL:	Retention of an external storage area for 3no. wind turbine towers, associated blades and 2no. stacked storage units, on redundant concrete hardstand and temporary 1.8 metre high fencing (Temporary permission for a period of 3 years)
SITE/LOCATION:	Approximately 37m South of 55a Nutts Corner Road Crumlin
APPLICANT:	Rosaleen McNulty

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 –

David McElrea

In Support/Agent

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, 0 against and 0 abstentions, and it was unanimously agreed

that planning permission be refused for the following reasons:

- 1. The development is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy PED 2 of Planning Policy Statement 4 “Planning and Economic Development”, in that no exceptional circumstances exist as to why the development must be located in this rural location.**
- 2. The development is contrary to the policy provisions of the Strategic Planning Policy statement and Policy PED 9 of Planning Policy Statement 4 “Planning and Economic Development”, in that, if approved the development would fail to deliver a high quality design and layout; and lack suitable boundary treatments or landscaping to assist with integration into the landscape.**
- 3. The development 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 site lacks established boundaries to provide a suitable degree of enclosure to aid integration.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Logue returned to the meeting remotely.

Alderman Campbell left the Chamber during Item 3.7 and was therefore unable to vote.

ITEM 3.7 APPLICATION NO: LA03/2023/0283/F

PROPOSAL:	New dwelling and integral garage and associated site works (CTY 2a and CTY 8)
SITE/LOCATION:	Lands approximately 90 metres northeast of 89 Tildarg Road, Kells, BT42 3NY
APPLICANT:	Mr & Mrs D and L Allen

Alicia Leathem, 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 Bennington

Seconded by Councillor Flanagan that 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 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 Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions 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 and the proposal does not represent a small gap site sufficient only to accommodate a maximum of two dwellings.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk (PPS 15), in that it has not been demonstrated that there are adequate measures to manage and mitigate any increase in flood risk arising from the development.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Campbell returned to the Chamber during Item 3.8 and was therefore unable to vote.

ITEM 3.8 APPLICATION NO: LA03/2023/0171/F

PROPOSAL:	Covered livestock pen (retrospective application)
SITE/LOCATION:	65m to the north-east of 5e Ballyquillan Road Aldergrove Crumlin BT29 4DD
APPLICANT:	Vincent Connon

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

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

Vincent Connon	In Support/Applicant
Azman Khairuddin	In Support/Agent

Proposed by Councillor Flanagan

Seconded by Councillor Cosgrove that retrospective planning permission be granted.

On the proposal being put to the meeting, 3 Members voted in favour, 5 against and 2 abstentions, and the proposal was declared not carried.

In favour: Councillors Cosgrove, Cushman and Flanagan

Against: Alderman Smyth
Councillors – Bennington, Foster, Kinnear and Webb

Abstentions: Alderman Magill
Councillor Logue

A further proposal was then put to the meeting.

Proposed by Councillor Logue

Seconded by Councillor Kinnear that the item be deferred pending receipt of additional information.

On the proposal being put to the meeting 7 Members voted in favour, 3 against and 0 abstentions.

In favour: Alderman Magill
Councillors – Bennington, Cushman, Cosgrove, Flanagan, Kinnear, Logue

Against: Alderman Smyth

Councillors - Foster and Webb

and it was agreed that the item be deferred to allow for the submission of additional material within 2 weeks for further consideration at the July Committee meeting.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.9 APPLICATION NO: LA03/2023/0070/F

PROPOSAL:	Ground floor side extension with two storey rear extension and internal works and new front porch
SITE/LOCATION:	8 Gleneden Park, Jordanstown, Newtownabbey, BT37 0QL
APPLICANT:	Grace & Matt Evans

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

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Alderman Smyth that planning permission be refused.

On the proposal being put to the meeting 10 Members voted in favour, 1 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 of the Strategic Planning Policy Statement and Policy EXT1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that, the proposed development, if permitted, would result in a detrimental impact to the amenity of neighbouring residents by way of dominance and the overbearing nature of the proposed extension.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Webb, having declared an interest in item 3.10, left the meeting.

ITEM 3.10 APPLICATION NO: LA03/2023/0038/F

PROPOSAL:	Boundary fence (retrospective)
SITE/LOCATION:	12 Merville Mews, Newtownabbey, BT37 9SP
APPLICANT:	Mr James Whiteside

Alicia Leathem, Senior Planning Officer, introduced the Planning Report and associated Addendum Report to the Committee and made a recommendation to refuse retrospective planning permission.

There were no public speakers to address this item.

Proposed by Councillor Bennington

Seconded by Councillor Cosgrove that retrospective 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 planning permission be refused for the following reasons:

- 1. The proposal is contrary to the Policy provisions of the Strategic Planning Policy Statement for Northern Ireland and Policy EXT 1 of Addendum to Planning Policy Statement 7 “Residential Extensions and Alterations in that if the development were approved, it would detract from the appearance and character of the site and surrounding area by way of scale, massing, design and inappropriate use of materials.**
- 2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that the subject fence would, if permitted, prejudice the safety and convenience of road users as it would interfere with the visibility splays at the junction of Whitehouse Park and Shore Road.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Webb returned to the meeting.

PART TWO OTHER PLANNING MATTERS

ITEM 3.11

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS APRIL & MAY 2023

A list of planning decisions issued by Officers during April and May 2023 under delegated powers together with information relating to planning appeals was circulated for Members' information.

There was one (1) appeal decided by the Planning Appeals Commission (PAC) in April 2023 in relation to LA03/2020/0569/F (PAC Ref 2021/A0121). The proposal was the change of use from outbuilding and yard to motoring school to include extension to curtilage, retention of extended hardstanding area and proposed extension to existing outbuilding, proposed alterations of access onto the Lylehill Road and retention of access onto Ballyutoag Road and a 2m high boundary gate at 133 Ballyutoag Road. The appeal was allowed and full planning permission granted subject to conditions, with a copy of the decision circulated.

Two (2) appeals were decided by the PAC in May 2023 in relation to LA03/2021/0669/O (PAC Ref 2022/A0003) a proposed site for 2no. infill dwellings and garages approx. 30m

south of 89 Magheralane Road, Randalstown. This appeal was allowed subject to conditions, and, an appeal in relation to LA03/2019/0833/F (PAC Ref 2021/A0108) for a proposed development of 2 no. detached dwellings at land north and east of 1a Nursery Park, Antrim was dismissed (copies of both decisions were circulated).

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

the report be noted.

NO ACTION

ITEM 3.12

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

Members were reminded that the Council's Planning Section's Statement of Community Involvement (SCI) paragraph 2.18(c) set out that a Local Development Plan (LDP) Steering Group would be set up; a high-level co-ordinating body that would ensure oversight and strategic input. The group meets on a quarterly basis to report on pertinent LDP issues.

Following a recess, due to the Coronavirus (COVID-19) period, a meeting of the group took place on 4 May 2023. Draft minutes of this meeting were circulated for Members' information.

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

the report be noted.

NO ACTION

ITEM 3.13

G/LEG/084 & P/PLAN/1 CORRESPONDENCE FROM THE DEPARTMENT OF INFRASTRUCTURE (DfI) REVISED SCHEME OF DELEGATION UNDER THE PLANNING ACT (NORTHERN IRELAND) 2011 AND THE PLANNING (DEVELOPMENT MANAGEMENT) REGULATIONS (NORTHERN IRELAND) 2015 AS AMENDED

Correspondence (circulated) had been received from the Department for Infrastructure (DfI) confirming approval of the Scheme of Delegation (circulated) as approved at the April Planning Committee meeting. The amended Scheme of Delegation had been adopted with effect from 1 June 2023.

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

the report be noted.

NO ACTION

ITEM 3.14

P/FP/10 CORRESPONDENCE FROM THE DEPARTMENT OF INFRASTRUCTURE (Dfi) REVISED STATEMENT OF COMMUNITY INVOLVEMENT UNDER THE PLANNING ACT (NORTHERN IRELAND) 2011 AND THE PLANNING (STATEMENT OF COMMUNITY INVOLVEMENT) REGULATIONS (NORTHERN IRELAND) 2015

Correspondence (circulated) had been received from the Department for Infrastructure (Dfi) confirming approval of the Statement of Community Involvement (circulated), as approved at the April Planning Committee meeting.

Proposed by Alderman Campbell

Seconded by Councillor Bennington and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.15

P/PLAN/1 CORRESPONDENCE FROM DEPARTMENT FOR INFRASTRUCTURE (Dfi) - PERMITTED DEVELOPMENT RIGHTS STATUTORY RULE "THE PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) ORDER (NORTHERN IRELAND) 2023" (S.R 2023 NO. 95)

Correspondence (circulated) had been received from the Department for Infrastructure (Dfi) Regional Planning Governance and Legislation department advising Dfi had made a Statutory Rule entitled "The Planning (General Permitted Development) (Amendment) Order (Northern Ireland) 2023 (S.R. 2023 No.95).

As part of its ongoing programme of expanding the scope of the permitted development regime, Dfi consulted last Autumn on amendments to the Planning (General Permitted Development) Order (NI) 2015 (GPDO). Following consideration of responses to the consultation, Dfi had taken the decision to amend permitted development rights for the installation of microgeneration equipment.

The Order would amend Part 2 (Installation of domestic microgeneration equipment) of the Schedule to the GPDO by substituting Class F (ground or water source heat pumps and Class G (air source heat pumps).

Details of the consultation together with the Dfi response (circulated) could be found at the following link: <https://www.infrastructure-ni.gov.uk/consultations/consultation-changes-planning-permitted-development-rights-protect-environment-and-help-address>

Proposed by Alderman Campbell

Seconded by Councillor Bennington and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.16

P/FP/LDP52 BELFAST CITY COUNCIL - BELFAST LOCAL DEVELOPMENT PLAN – PLAN STRATEGY AND DRAFT SUPPLEMENTARY PLANNING GUIDANCE

Members were reminded that Belfast City Council (BCC) previously corresponded with the Council on 12 May 2022 regarding the Department for Infrastructure (DfI) Direction under 12 (1) (b) of the Planning Act directing BCC to adopt their draft Plan Strategy (dPS) with the modifications subject to consultation, and publication of seventeen (17) Draft Supplementary Planning Guidance (SPG) to support the Plan.

Correspondence had been received from Ms. Kate Bentley, Director of Planning and Building Control (BCC) on 27 April 2023, advising that the period of consultation referred to above was now complete, and that BCC had resolved to adopt the Belfast Local Development Plan, dPS (circulated). This followed the Direction issued by DfI to adopt the Plan Strategy with specified modifications. This took place on 2 May 2023, and all final dPS documents and supporting statements, and the range of final SPGs were now available on BCC's corporate website: <https://www.belfastcity.gov.uk/ldp>

Officers from the Council's Forward Planning Team would continue to engage with representatives from BCC Forward Planning Team on planning issues of mutual concern, and through the ongoing quarterly Metropolitan Area Spatial Working Group meetings, and, draft Belfast Metropolitan Area Transport Plan currently being prepared by DfI Transport Planning Modelling Unit and external consultant.

A response to BCC had been drafted.

Proposed by Alderman Campbell

Seconded by Councillor Bennington and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.17

P/FP/LDP 19 PUBLICATION OF THE ANNUAL HOUSING MONITOR REPORT 2023

The Annual Housing Monitor for the Borough had been undertaken by the Forward Planning Team in order to inform the Local Development Plan process and gain an understanding of the amount of housing land supply that remains available within the 30 settlements of the Borough.

The Monitor took account of all sites within settlements, where the principle of housing has been established. As a result, it included details of the number of dwellings approved on unzoned sites (whether through extant or expired permissions), as well as information on the number of dwellings approved or that could be provided on zoned housing land. Information from Building Control commencements and completions were inputted into the survey and used to inform the results of the Monitor.

The 2023 Monitor, a copy of which was circulated, covered the period 1 April 2022 to 31 March 2023, and indicated that there was remaining potential for some 9,287 dwelling

units on 432 hectares of housing land within the settlements of the Borough. Some 738 dwellings were completed during this period, which compared favourably to the 620 units built in the 2021/2022 reporting period. By some margin this is the highest dwelling completion rate in the Borough since the transfer of planning powers in April 2015.

Details for the individual sites were set out in a series of maps and associated tables. It was intended that the findings of the 2023 survey would now be made available to the public on the Council's website.

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

the report be noted and that the Annual Housing Monitor 2023 be published on the Council website.

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

ITEM 3.18

P/FP/LDP/96 DEPARTMENT FOR INFRASTRUCTURE (DfI) INITIAL STAKEHOLDER ENGAGEMENT REVIEW OF PLANNING (DEVELOPMENT MANAGEMENT) REGULATIONS (NI) 2015

Correspondence (circulated) had been received from the Department for Infrastructure (DfI), Strategic Planning regarding a review of the Planning (Development Management) Regulations (NI) 2015 as part of its planning improvement work programme.

The review was considering the current hierarchy of developments, pre-application community consultation and mandatory pre-determination hearings. This included a review of the classes and thresholds in the "Schedule of Major Development thresholds and the jurisdictional criteria prescribed for the purposes of Section 26 of the Planning Act (Department's jurisdiction in relation to developments of regional significance). A copy of the current regulations was available at <https://www.legislation.gov.uk/nisr/2015/71/contents/made>.

DfI would be engaging with all Councils for feedback before public consultation in Autumn 2023. A copy of a draft response was circulated for Members' consideration.

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

the draft response be approved for submission to the Department.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.19

P/FP/LDP/96 DEPARTMENT FOR INFRASTRUCTURE (DfI) PUBLIC CONSULTATION ON REVIEW OF STRATEGIC PLANNING POLICY STATEMENT OF RENEWABLE AND LOW CARBON ENERGY

Correspondence had been received from the Department for Infrastructure (DfI), Strategic Planning regarding the launch of a public consultation on the review of the Strategic Planning Policy Statement (SPPS) on renewable and low carbon energy. The public consultation followed an earlier targeted engagement exercise with stake holders and would close at 5:00pm on 30 June 2023.

The public consultation covered Councils bringing forward spatial policies in Local Development Plans (LDP) which identified the most appropriate areas for renewable energy development, reuse of previously developed land for solar farms in the countryside, the clustering of anaerobic digesters to existing farm buildings and the extension/repowering of existing developments etc.

Council was currently in the process of adoption of its own LDP, Draft Plan Strategy (DPS) pending the release of the Planning Appeal Commissions (PAC) Independent Examination (IE) Report. Members were reminded that no date has been muted by the PAC for the release of this Report.

The consultation could be accessed via the following link <https://www.infrastructure-ni.gov.uk/consultations/draft-renewable-and-low-carbon-energy>. The document advised that the consultation may result in changes to the SPPS that deal with Renewable Energy.

Officers from the Council's Forward Planning Team had drafted a consultation response to the Department which is circulated for Members' consideration.

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

the report be noted and that the draft response be approved for submission to the Department.

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

ITEM 3.20

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (RTPI) NI PLANNING CONFERENCE 2023

Members were advised that the annual Royal Town Planning Conference would take place on Wednesday 6 September 2023 at the Europa Hotel, Belfast from 9am – 4pm.

Full details could be found on the following link:
<https://www.rtpi.org.uk/find-your-rtpi/rtpi-nations/rtpi-northern-ireland/northern-ireland-events/ni-planning-conference/>

In 2015, Northern Ireland moved to a new plan-led system with Local Development Plans (LDPs) taking shape and progress through the adoption process. The conference provided an opportunity for all those with a role in planning to come

together for discussion and debate. Elected Member cost to attend would be £60.00 inc VAT, RTPI Member £108.00 inc VAT and Non-Member £138.00 inc VAT.

It was suggested that all Members of the Planning Committee be afforded the opportunity to attend the Conference.

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

the Chairperson, Vice Chairperson and any other Member of the Planning Committee who so wishes, attends this conference along with the appropriate Officers and advises the Deputy Director of Planning accordingly.

ACTION BY: Sharon Mossman, Deputy Director of Planning

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Flanagan
Seconded by Councillor Bennington 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 DECISIONS ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.21

IN CONFIDENCE U/2007/0030/CA UNAUTHORISED BUILDING AND CHANGE OF USE OF LAND TO VEHICLE SALES

Simon Thompson, the Local Development Plan and Enforcement Manager, introduced the Enforcement Report to the Committee and made a recommendation to provide a further update in due course on ongoing enforcement proceedings.

Proposed by Councillor Flanagan
Seconded Councillor Bennington and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.22 IN CONFIDENCE ENFORCEMENT CASE: LA03/2023/0106/CA

Simon Thompson, the Local Development Plan and Enforcement Manager, introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action, the detail of which to be delegated to appointed Officers.

Proposed by Councillor Flanagan
Seconded Councillor Bennington and unanimously agreed

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

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

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Bennington
Seconded by Alderman Magill 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 8.24 pm.

MAYOR