



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 21 OCTOBER 2019 AT 6.00 PM**

- In the Chair** : Alderman P Brett
- Committee Members Present** : Aldermen – F Agnew and T Campbell
Councillors – J Archibald, H Cushinan, S Flanagan
R Kinnear, M Magill, R Swann and B Webb
- Non-Committee Members Present** : Alderman D Kinahan
Councillors – A Bennington, G Finlay, N Kelly,
V McWilliam and R Wilson
- Public Speakers** : Lorna Strange - In Objection (Item 3.16)
Councillor N Kelly - In Objection (Item 3.17)
Councillor G Finlay - In Objection (Item 3.17)
Bronagh McKernan - In Objection (Item 3.17)
Damien Kearney - In Support (Agent for Item 3.17)
Eamonn Loughrey - In Support (Agent for Item 3.18)
Carrie McDonagh - In Support (Items 3.20 & 3.21)
Alderman D Kinahan - In Support (item 3.22)
Robert Logan - In Support (Agent for Items 3.22 & 3.24)
Kenneth Flemming - In support (Applicant for Item 3.24)
- Officers Present** : Deputy Chief Executive - M McAlister
Head of Planning – J Linden
Principal Planning Officer - B Diamond
Senior Planning Officer – J Winters
Senior Planning Officer – J McKendry
Senior Planning Officer – K O'Connell
Acting Senior Planning Officer – M O'Reilly
ICT Change Officer – A Cole
Member Services Officer - S Boyd

CHAIRPERSON'S REMARKS

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

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

The Deputy Chief Executive, Majella McAlister, reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

1 APOLOGIES

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

2 DECLARATIONS OF INTEREST

None

PART ONE GENERAL PLANNING MATTERS

ITEM 3.1

P/PLAN/1 - DELEGATED PLANNING DECISIONS AND APPEALS

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

Proposed by Councillor Webb
Seconded by Councillor Archibald and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.2

P/PLAN/1 – CORRESPONDENCE FROM THE CHIEF PLANNER IN THE DEPARTMENT FOR INFRASTRUCTURE REGARDING VISITS TO COUNCIL PLANNING COMMITTEES

The Chief Planner and Director of Regional Planning in the Department for Infrastructure, Angus Kerr, had recently written to the Chief Executive to provide feedback on visits undertaken by Departmental Officials to all Council Planning Committees).

Whilst not identifying specific Councils, the letter (circulated) highlighted a number of issues that emerged from the Departmental visits.

In light of the matters raised, Officers will continue to review current procedures and the Protocol for the Operation of the Planning Committee as part of ongoing continuous improvement. Account will be taken of relevant case law and the forthcoming review of the planning system to be undertaken by the NI Audit Office, to ensure that the Council's high standards are maintained and any improvements considered necessary will be brought forward for Members' consideration.

Proposed by Councillor Webb

Seconded by Councillor Flanagan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.3

AGENDANI NORTHERN IRELAND PLANNING CONFERENCE 2019

Members were advised that the AgendaNI annual Northern Ireland Planning Conference takes place this year on Wednesday 20 November 2019 at Titanic Belfast (flyer circulated).

The agenda for the event include(s):

1. An update on Local Development Plans.
2. Impact of Brexit on planning.
3. Analysis of all significant planning judgements.
4. Delivering key infrastructure projects.
5. People-centred planning: Wellbeing and ageing.
6. Who decides: The future of major infrastructure projects.
7. Planning in local authorities.
8. Developing social housing.
9. Best practice case studies.

Places at this event cost £195 plus VAT

Proposed by Councillor Webb

Seconded by Councillor Magill and unanimously agreed that

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

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

ITEM 3.4

DEPARTMENT FOR INFRASTRUCTURE SPONSORED TRAINING EVENT FOR MEMBERS ON ENVIRONMENTAL IMPACT ASSESSMENT

Members were advised that NILGA and the Department for Infrastructure are sponsoring a training event on Environmental Impact Assessment specifically for

Elected Members across Northern Ireland. The session will be delivered by Josh Fothergill Training and Consulting and it will take place at the Dunsilly Hotel, Antrim on 25th October 2019 10.30 – 1.00pm (flyer circulated).

There is no cost attached to this training event and there are six places available to Elected Members of the Council.

Proposed by Councillor Swann

Seconded by Councillor Archibald and unanimously agreed that

the Chairperson and Vice Chairperson (or their nominees) and other Committee Members attend this training event.

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

ITEM 3.5

JUDICIAL REVIEW OF PAC DECISION ON PLANNING APPLICATION LA03/2017/0644/F (PAC REFERENCE: 2018/A0072) FOR RESIDENTIAL DEVELOPMENT AT BALLYCORR ROAD, BALLYCLARE

Carson McDowell Solicitors have recently copied documents to the Council as a notice party in their application on behalf of QTH Ltd and Mr Robert Lewis to judicially review the decision of the Planning Appeals Commission (PAC) to dismiss the planning appeal on the development outlined below.

APPLICATION NO: LA03/2017/0644/F
APPEAL REF: 2018/A0072
PROPOSAL IN BRIEF: Residential housing development of 124 no. dwellings
SITE/LOCATION: Land to the north of 93 to 103 Ballycorr Road north east of 13 to 27 Elizabeth Gardens and south east of 92 Ballyeaston Road, Ballyclare
APPLICANT: QTH

Members recalled that an appeal was lodged with the PAC on this application in default of a decision being made by the Council. This is what is commonly referred to as a Non-Determination Appeal. Following a report to full Council in October 2018 and the Planning Committee in May 2019, the Council put forward two reasons for refusal in relation to the scheme. Following an informal hearing held on 22 May 2019 the PAC dismissed the appeal due to the unacceptable impact that the proposed development would have on the free flow of traffic onto the Ballycorr Road and the Ballyeaston Road contrary to Policy AMP2 of PPS3.

In its response to the proposed judicial review challenge lodged by Carson McDowell, the PAC conceded that, in relation to one of the matters raised, its decision was flawed. Following this concession by the PAC, the Council's Planning Section has recently been made aware that the appeal decision has been quashed by the High Court and that the planning appeal is to be re-heard by the PAC before a new Commissioner.

Officers will defend the Reasons of Refusal previously agreed by Council at the new informal hearing before the PAC.

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

the report be noted.

NO ACTION

ITEM 3.6

P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS – PLANNING MONITORING FRAMEWORK 2018-2019

The first Northern Ireland Planning Monitoring Framework, a copy of which was circulated, was published on 19 September 2019 by the Department for Infrastructure's Analysis, Statistics and Research Branch.

The statistical bulletin includes details of performance across the three statutory targets for major development applications, local development applications and enforcement cases alongside a suite of additional indicators that are intended to provide a more comprehensive assessment of planning activity by each Council. The bulletin presents a summary of the indicators for Northern Ireland, as well as relevant indicator data for each local planning authority. This is the first year of reporting the framework, and therefore the data is presented for 2018-19 only.

The framework has been developed by the Department for Infrastructure in collaboration with local planning authorities, and has been informed by best practice in other jurisdictions.

In addition to information on Council performance measured against the 3 statutory targets during 2018-19 previously reported to Committee, the figures provide information on the level of delegation in each Council and the proportion of Committee decisions taken against Officer recommendation. This latter information should however be treated with caution and Officers advised that no direct comparison could be made with other Councils as each Council has its own Scheme of Delegation for planning matters.

Delegated Powers and Planning Committee

The figures show that decisions on 86.5% of planning applications submitted to the Council were delegated to Officers, slightly below the NI average of 91.5%.

101 applications were determined by the Planning Committee during 2018-19 with 9.9% of decisions contrary to Officer recommendation which compares favourably with the NI average of 11.9%

Officers pointed out that the Planning Monitoring Framework was also meant to include information on planning appeals during 2018-19 for each planning authority, but the Department has advised that data for the selected indicators is still under development in collaboration with the Planning Appeals Commission.

Officers did however advise Members that information held by the Council indicates that during 2018-19 the Planning Appeals Commission decided 21 appeals, against planning decisions taken by the Council. The Commission allowed 7 appeals and upheld the Council's decision in 14 cases. This equates to some 33% of appeals being allowed in the Borough, similar to the figure for 2017-18, and below the Northern Ireland average of 37%.

Proposed by Councillor Flanagan
Seconded by Councillor Webb and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.7

P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS 2018/19 – FIRST QUARTERLY BULLETIN FOR THE PERIOD APRIL – JUNE 2019

The first quarterly provisional planning statistics for 2019/20 produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), a copy of which was circulated, were released on 26 September 2019.

The figures show that during the period from April to June 2019, the total number of planning applications received in Northern Ireland was 3,403, which is an increase of over 7% on the previous quarter (January – March 2019), and up 5% on the same quarter in 2018/19. The total number of decisions issued during this period was 3,009.

During this first quarter period a total of 227 new applications were received by Antrim and Newtownabbey Borough Council (an increase of over 15% against the last quarter and up some 8% against the first quarter last year above the NI trend) with 210 decisions issued.

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures show that the Council took on average 26.2 weeks to process and decide Major planning applications during the first quarter against the target of 30 weeks. This performance maintains last year's Major performance and ranks amongst the top three of the 11 Councils and also reflects well against the average processing time of 55.8 weeks across all Councils. However, Members should note that these figures relate to a very small number of Major applications (only three applications during the first quarter) and should therefore be interpreted with care. A more realistic performance figure will only become apparent towards the year end and Members should be aware there are a number of Major applications over 12 months old that are likely to come forward to Committee over the next 6-9 months for determination. This could clearly impact on the Council's Major performance target by year end.

The DfI figures show that the Council took on average 10.4 weeks to process and decide Local planning applications during the first quarter against the target of 15 weeks. This performance marks an improvement over performance during 2018-19 and again ranks among the top three of the 11 Councils and reflects well against

the average processing time of 13.8 weeks across all Councils. The figures also show that the Council ranked first in the overall proportion of Local applications processed within 15 weeks.

In relation to enforcement the DfI figures highlight that the Council's planning enforcement team again recorded the shortest time taken, 8 weeks, to process 70% of enforcement cases to target conclusion which compares favourably with the average processing time of 23.1 weeks across all Councils. The team's performance also ranked first in the proportion of cases brought to target conclusion within the performance target of 39 weeks.

Proposed by Alderman Campbell

Seconded by Councillor Webb and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.8

P/FP/LDP/1 - LOCAL DEVELOPMENT PLAN QUARTERLY UPDATE JULY 2019 – SEPTEMBER 2019

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

Following the launch of the draft Plan Strategy on 28 June 2019, the Council held a period of pre-consultation between 28 June and 25 July 2019. The 8-week formal consultation ran from 26 July to 20 September 2019 and 122 representations were received during this period.

The Council facilitated a stakeholder engagement day on 6 August 2019 which was attended by a range of community planning partners and representatives from neighbouring councils. The purpose of the engagement was to outline the draft Plan Strategy and clarify any matters arising. This engagement was followed up by a series of one-on-one meetings between Officers and statutory agencies including DfI, Translink and Invest NI for the purposes of providing clarity on any matters raised in relation to the draft Plan Strategy.

The draft Plan Strategy was widely publicised and promoted. The Forward Planning Team also undertook a number of public meetings and drop-in events throughout the Borough as outlined in Appendix A to this report.

During this period, the Forward Planning Team also attended the following meetings where plan related matters and cross boundary issues were discussed:-

- (a) The joint Department of Agriculture, Environment and Rural Affairs (DAERA) and Department for Infrastructure (DfI) Coastal Forum Working Group;
- (b) The joint Department of Agriculture, Environment and Rural Affairs (DAERA) and Department for Infrastructure (DfI) Coastal Planning Workshop Group;

- (c) The Metropolitan Area Spatial Working Group; and
- (d) The Belfast Metropolitan Transport Plan Project Board.

Senior Officers from the Council attended public examination sessions in Wrexham on the Wrexham Local Development LDP 2013-2028 which were held on 3-4 September 2019. Valuable insight was gained in respect of the complexities of the current Local Development Plan examination process and how the soundness of Plan documents is likely to be tested.

Officers attended the Royal Town Planning Institute NI Annual Conference which took place on 17 September 2019 at the Europa Hotel, Belfast. The conference was attended by Ms Julie Thompson, Permanent Secretary of DfI who gave a key note speech.

Mid and East Antrim Borough Council's Local Development Plan draft Plan Strategy public launch event took place on 17 September 2019 at the Braid Theatre, Ballymena. The Mayor and Officers attended the launch as a neighbouring council.

On 26 September 2019, the Council hosted the NI Minerals Working Group which was held at Antrim Castle Gardens.

Proposed by Councillor Webb

Seconded by Councillor Flanagan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.9

P/FP/LDP/1/LDP/4 – LOCAL DEVELOPMENT PLAN DRAFT PLAN STRATEGY – PUBLICATION OF RESPONSES TO PUBLIC CONSULTATION AND COUNTER REPRESENTATIONS

The Council's Local Development Plan draft Plan Strategy was published on 28 June 2019. Following the launch event, the Council held a period of pre-consultation between 28 June and 25 July 2019 and a formal public consultation on the draft Plan Strategy document from 26 July to 30 September 2019. As part of this consultation, a number of public meetings and drop-in sessions were held across the Borough, attended by Officers from the Forward Planning Team.

In response to the public consultation the Council received 122 written responses from a range of sources; the details of which were circulated. This included representations submitted by Government Departments, other statutory partners and developers as well as comments by residents and local groups,

The written responses ranged from short, succinct letters to detailed technical documents. As the Department for Infrastructure (DfI) has an oversight role in relation to the preparation of the Local Development Plan, a copy of the representation made by the DfI Strategic Planning Directorate was circulated for Members attention. All the representations made will now be reviewed in detail by Officers with a view to reporting to Members in due course. In preparation for an

Independent Examination of the draft Plan Strategy before the Planning Appeals Commission (PAC), the Council is required to prepare a summary of all the main issues identified as a result of the public consultation and to provide a summary report to DfI/PAC.

Members were recently notified that all the representations received through the public consultation have now been made available at Mossley Mill and Antrim Civic Centre, as well as on the Council's website for the purposes of public inspection and for the next stage of the public consultation process known as 'Counter Representations'. Any person can make a Counter Representation, but only in relation to any site specific policy representations received to the draft Plan Strategy. The period for Counter Representations is 8 weeks and this commenced on Friday 11 October 2019 and will end at 5pm on 6 December 2019. All Counter Representations will be made available for inspection as soon as reasonably practical thereafter.

Proposed by Alderman Campbell

Seconded by Councillor Archibald and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.10

P/FP/LDP/96 – DEPARTMENT FOR INFRASTRUCTURE 2016-BASED HOUSING GROWTH INDICATORS

Members were advised that on 25 September 2019, the Department for Infrastructure (DfI) wrote to all Heads of Planning (circulated) to advise that it had undertaken an exercise with the Northern Ireland Statistics and Research Agency to refresh the Housing Growth Indicators (HGI) set out in the Regional Development Strategy (circulated). DfI has advised that the revised HGIs take account of updated data and now cover the period up to 2030 to better align with work being taken forward by Councils on their new Local Development Plans.

The revised 2016-based figures issued by DfI provide an estimate of future housing need in Northern Ireland over a 15 year period up to 2030 and provide an update on the 2012-based estimates previously published by the Department.

The 2016-2030 based HGIs identify a need for 84,800 new dwellings for all of Northern Ireland during this 15 year period (some 7,230 dwellings per annum) compared to the previous 2012-2025 HGI estimate which was for 94,000 dwellings over a 13 year period (some 5,656 dwellings per annum). This represents an overall reduction for Northern Ireland of some 22%

The refreshed 2016-2030 HGIs for Antrim and Newtownabbey Borough Council identify a need for 4,200 new dwellings. This equates to 280 dwellings per annum over a 15 year period. This compares to the previous 2012-2025 estimate which was 7,200 new dwellings. This equated to 554 dwellings per annum over a 13 year period. Ultimately this represents an overall reduction for the Borough of almost 50%.

Officers are urgently considering the implications of the revised HGIs produced by the Department for the Council's Local Development Plan and have requested a meeting with relevant DfI Officials.

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 Webb and agreed that

the following Committee business be taken In Confidence.

ITEM 3.11 - IN CONFIDENCE

P/FP/LDP/118 – MINUTES OF BELFAST METROPOLITAN TRANSPORT PLAN PROJECT BOARD

The most recent meeting of the Belfast Metropolitan Transport Plan Project Board was held on 12 September 2019. A number of issues were discussed primarily relating to the evidence base being prepared by the Department for Infrastructure (DfI) in relation to the Belfast Metropolitan Transport Plan. In addition a new chair, Liz Loughran, has been appointed to the Project Board. Ms Loughran advised that an Independent Consultation Performance Review is being undertaken in relation to DfI Transport Plans.

The minutes of the previous meeting on 11 June 2019 (circulated) were agreed at the meeting on 12 September 2019.

Proposed by Councillor Webb
Seconded by Alderman Campbell and agreed that

the report be noted.

NO ACTION

ITEM 3.12 – IN CONFIDENCE

P/FP/LDP/43 – NORTHERN IRELAND MINERALS WORKING GROUP MEETING

The most recent meeting of the Northern Ireland Minerals Working Group organised by the Department for Economy's Mineral and Petroleum Branch and Geological Survey for Northern Ireland was hosted by Antrim and Newtownabbey Borough Council on 17 June 2019 at Antrim Castle Gardens. The meeting was attended by representatives from the Department for the Economy, the Department for Infrastructure, representatives from other Councils' Local Development Plan Teams and Officers from the Council's Forward Planning team.

Items for discussion included a geosciences report and an update on the annual minerals statement and quarry permissions data.

In addition, the group's draft Terms of Reference (TOR) was tabled for discussion and final agreement. Members were reminded the TOR was noted by Committee on 18 June 2018. A copy of the TOR was circulated for Members' agreement.

A copy of the minutes of the previous working group meeting held on 14 June 2018 were agreed at this meeting and were circulated for information. Furthermore, the working group has agreed to meet on a bi-annual basis. The next meeting is scheduled for March 2020 and will be hosted by Ards and North Down Borough Council.

Proposed by Alderman Campbell

Seconded by Councillor Flanagan and unanimously agreed that

the Terms of Reference for the Northern Ireland Minerals Working Group are agreed.

ACTION BY: John Linden, Head of Planning

ITEM 3.13 – IN CONFIDENCE

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

The ninth meeting of the Metropolitan Area Spatial Working Group took place on 12 June 2019 at Lisburn and Castlereagh City Council offices.

Issues discussed included an update on progress from consultees and Councils including Local Development Plan timescales, the Department for Infrastructure's draft Practice Note 10: Submitting Development Plan Documents for Independent Examination (IE) and preparation of the Belfast Metropolitan Transport Plan and Local Transport Studies.

The minutes of this meeting (circulated) were agreed at the most recent meeting of the working group held on 9 September and hosted by Ards and North Down Borough Council.

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

the report be noted.

NO ACTION

ITEM 3.14 - IN CONFIDENCE

P/PLAN/34 – PLANNING ENFORCEMENT REPORT 2019-2020 – QUARTER 1

The Northern Ireland Planning Statistics Q1 Statistical Bulletin was released on 26 September 2019 by the Department for Infrastructure'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 Quarter 1 report was circulated and in view of the sensitive nature of some of this information was presented in confidence.

The DfI figures highlight that the Council's planning enforcement team opened 111 cases during the period, compared to 109 during the same period last year. 136 cases met target conclusion within 39 weeks, compared to 140 during the same period last year. The Section recorded an average time of 8.0 weeks, to process 70% of enforcement cases to target conclusion compared to 12.6 weeks during the same period last year. Prosecutions were initiated in relation to 2 cases, compared with 9 during the same period last year.

Members noted that the Council has maintained its status as the top performing Planning Enforcement Team in Northern Ireland.

Proposed by Councillor Webb
Seconded by Councillor Archibald and unanimously agreed that

the report be noted.

NO ACTION

PART TWO - DECISIONS ON ENFORCEMENT CASES

ITEM 3.15 - ENFORCEMENT CASE: LA03/2019/0013/CA

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

Proposed by Alderman Campbell
Seconded by Councillor Flanagan and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Flanagan
Seconded by Councillor Magill and agreed

that any remaining Committee business be conducted in Open Session.

There being no other business the Chairperson advised that there would be a short interval, with the remainder of Committee business resuming at 6.30 pm.

Meeting reconvened at 6.30pm.

CHAIRPERSON'S REMARKS

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

The Chairperson advised Members that Addendum reports relating to Items 3.16, 3.21 and 3.24 had been circulated to Members along with an updated Speakers list with hard copies being made available in the Chamber, and that Item 3.23 had been withdrawn by the Applicant and Item 3.25 had been withdrawn by Officers.

The Deputy Chief Executive, Majella McAlister, reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

1 APOLOGIES

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

2 DECLARATIONS OF INTEREST

None

PART TWO PLANNING APPLICATIONS

ITEM 3.16 APPLICATION NO: LA03/2019/0574/F

PROPOSAL:	Erection of portal frame shed for storage of engineering parts
SITE/LOCATION:	Newtownabbey Bus Depot, Glenville Industrial Estate, Newtownabbey
APPLICANT:	Translink

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report and associated addendum 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 –

Lorna Strange – In Objection

Proposed by Alderman Campbell

Seconded by Councillor Flanagan and unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report, incorporating an amendment to Condition 3, the detail of which was delegated to Officers, that the hours of operation of the facility be limited to 8am – 9pm Monday to Saturday.

ACTION BY: John Linden, Head of Planning

Councillor Archibald left and returned to the Chamber during Item 3.17 and was therefore unable to vote.

ITEM 3.17 APPLICATION NO: LA03/2019/0469/F

PROPOSAL:	Track for use as exercise/lane for own horses/farm machinery (retrospective)
SITE/LOCATION:	Approximately 30 metres west of 17 Whitehill Drive, Randalstown
APPLICANT:	Jim McAteer

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

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

Councillor N Kelly – In Objection
Councillor G Finlay – In Objection
Bronagh McKernan – In Objection

Damien Kearney - In Support (Agent)

Proposed by Alderman Agnew
Seconded by Councillor Magill

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

On the proposal being put to the meeting 4 Members voted in favour, 5 against and 0 abstentions, it was declared not carried.

A further proposal was then put to the meeting that planning permission be refused due to (1) the detrimental effect of the proposal on neighbouring property and loss of amenity arising; and (2) concerns over public safety.

Proposed by Alderman Campbell
Seconded by Councillor Webb and

on the proposal being put to the meeting 4 Members voted in favour, 5 against and 0 abstentions, it was declared not carried.

In favour: Alderman - Campbell
Councillors - Cushinan, Swann and Webb

Against: Alderman - Agnew and Brett
Councillors - Flanagan, Kinnear and Magill

The original proposal to grant planning permission subject to the conditions set out in the Planning Report was then put to the meeting again.

Proposed by Alderman Brett
Seconded by Councillor Flanagan and

on the proposal being put to the meeting 4 Members voted in favour, 5 against and 0 abstentions, it was declared not carried.

A further proposal was then put to the meeting.

that the application be deferred and brought back to a future meeting for consideration.

Proposed by Alderman Campbell
Seconded by Councillor Webb and unanimously agreed.

ACTION BY: John Linden, Head of Planning

ITEM 3.18 APPLICATION NO: LA03/2019/0637/F

PROPOSAL: Change of use of existing unit to allow the sale of convenience, non bulky and bulky comparison goods

SITE/LOCATION: Unit 7, Longwood Retail Park, Longwood Road, Newtownabbey

APPLICANT: TJ Morris Ltd

Michael O'Reilly, Acting Senior Planning Officer, 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 –

Eamonn Loughrey - In Support (Agent)

Proposed by Councillor Archibald
Seconded by Councillor Flanagan and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

ITEM 3.19 APPLICATION NO: LA03/2019/0586/F

PROPOSAL: 4 no retail units, 1 no retail & leisure unit & 1 no DIY store with mezzanine floor & garden centre with associated car parking, landscaping & general site works (Variation of condition 6 of U/2004/0796/O regarding "bulky good" floorspace restriction to allow the floorspace within Unit 3 to be used by a convenience and comparison goods retailer)

SITE/LOCATION: Unit 3 Longwood Retail Park, Longwood Road, Newtownabbey

APPLICANT: Maizelands Ltd and Arringford Ltd

Michael O'Reilly, Acting 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 Webb and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

Councillor Magill left the Chamber and returned during Item 3.20 and was therefore unable to vote.

ITEM 3.20 APPLICATION NO: LA03/2019/0378/F

PROPOSAL:	Retention of three pre-fabricated building units, with Unit 1 and Unit 2 for use as Class B2 and Storage with Unit 4 as Class B3 with associated parking and site works (amended description)
SITE/LOCATION:	Site 200m east of 50 Moira Road (The Auction Yard) Nutt's Corner BT29 4JL
APPLICANT:	The Auction Yard Ltd

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee, advised of a minor rewording of the second proposed reason of refusal and made a recommendation to refuse planning permission.

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

Carrie McDonagh - In Support

Proposed by Alderman Campbell
Seconded by Councillor Archibald and

on the proposal being put to the meeting 7 Members voted in favour, 0 against and 2 abstentions, it was 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 CTY 1 of Planning Policy Statement 21 'Sustainable Development in the Countryside' in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy PED 4 of Planning Policy Statement 4 'Planning and Economic Development', in that: the proposal fails to demonstrate any exceptional circumstances for storage or distribution to be located within this rural area; the scale and use of the buildings will harm the rural character of the local area; the redevelopment does not provide any environmental benefits; the redevelopment does not deal comprehensively with the full extent of the site; and the additional buildings and use of land would have a detrimental impact on the visual amenity of the area.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 21 'Sustainable Development in the Countryside, Annex 1, Policy AMP 3 'Access to Protected Routes (Consequential Revision)' in that it would, if permitted, result in intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety**

ACTION BY: John Linden, Head of Planning

ITEM 3.21 APPLICATION NO: LA03/2019/0379/F

PROPOSAL:	Proposed use of existing building (unit 5) with associated outdoor storage area to east as storage and distribution (class B4) and retention of second building (Unit 3) to east for same use with associated parking and site works (retrospective)
SITE/LOCATION:	Unit 5 The Auction Yard Ltd 50 Moira Road Nutts Corner BT29 4JL
APPLICANT:	The Auction Yard Ltd

Johanne McKendry, Senior Planning Officer, introduced the Planning Report and associated addendum 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 –

Carrie McDonagh - In Support

Proposed by Alderman Campbell
Seconded by Councillor Flanagan and

on the proposal being put to the meeting 6 Members voted in favour, 2 against and 2 abstentions, it was 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 CTY 1 of Planning Policy Statement 21 'Sustainable Development in the Countryside' in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy PED 4 of Planning Policy Statement 4 'Planning and Economic Development', in that: the proposal fails to demonstrate any exceptional circumstances for storage or distribution to be located within this rural area; the scale and use of the buildings will harm the rural character of the local area; the redevelopment does not provide any environmental benefits; the redevelopment does not deal comprehensively with the full extent of the site; and the additional buildings and use of land would have a detrimental impact on the visual amenity of the area.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 21 'Sustainable Development in the Countryside, Annex 1, Policy AMP 3 'Access to Protected Routes (Consequential Revision)' in that it would, if permitted, result in intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.**

ACTION BY: John Linden, Head of Planning

ITEM 3.22 APPLICATION NO: LA03/2019/0715/F

PROPOSAL:	Proposed 2 no. infill dwellings and garages
SITE/LOCATION:	60m SE of No. 9 Cloughogue Road, Toome, BT41 3PW
APPLICANT:	Mr B O'Donnell

Barry Diamond, Principal 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 –

Alderman D Kinahan	-	In Support
Robert Logan	-	In Support (Agent)

Proposed by Alderman Campbell
Seconded by Alderman Brett and

on the proposal being put to the meeting 8 Members voted in favour, 2 against and 0 abstentions, it was 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 CTY 1 of Planning Policy Statement 21 'Sustainable Development in the Countryside', in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it;**
 - (a) fails to meet with the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage; and**
 - (b) would result in the creation of a ribbon development on the Cloughogue Road.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, in that the two dwellings would, if permitted, represent an unduly prominent feature in the landscape.**
- 4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, in that the two dwellings would, if permitted:**
 - (a) represent an unduly prominent feature in the landscape; and**
 - (b) result in a suburban style build-up of development; and**
 - (c) result in the creation of ribbon development along the Cloughogue Road detrimental to and further eroding the rural character of this area.**

ACTION BY: John Linden, Head of Planning

ITEM 3.23 APPLICATION NO: LA03/2019/0627/O

PROPOSAL: New dwelling and garage
SITE/LOCATION: 60m East of 89 Ballyrobin Road, Muckamore, Antrim, BT41 4TF
APPLICANT: Mrs. Tara Gardiner

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

NO ACTION

ITEM 3.24 APPLICATION NO: LA03/2019/0654/F

PROPOSAL: Proposed replacement dwelling and garage
SITE/LOCATION: Approx 60m west of 7 Tobergill Road, Templepatrick Ballyclare, Co Antrim
APPLICANT: Mr and Mrs K Flemming

Barry Diamond, Principal Planning Officer, introduced the Planning Report and associated addendum 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 –

Kenneth Flemming - In Support (Applicant)
Robert Logan - In Support (Agent)

Proposed by Councillor Archibald
Seconded by Alderman Brett and unanimously agreed

that planning permission be granted for the application subject to the imposition of relevant standard conditions, the detail of which was delegated to Officers.

The reason for the decision contrary to the Officer's recommendation was that Members considered the building to be replaced, which it was accepted had previously been in use as a dwelling, exhibited the essential characteristics of a dwelling.

ACTION BY: John Linden, Head of Planning

ITEM 3.25 APPLICATION NO: LA03/2019/0716/F

PROPOSAL: Single garage to side of dwelling with associated new access and boundary fence

SITE/LOCATION: 9 Lismenary Road, Ballynure

APPLICANT: Mr M Davey

The Chairperson advised Members that this application had been withdrawn by Officers to consider additional information.

NO ACTION

ITEM 3.26 APPLICATION NO: LA03/2019/0501/F

PROPOSAL: Retention of domestic garage and extension to domestic curtilage

SITE/LOCATION: 35 metres west of 1 Brecart Road, Toomebridge

APPLICANT: Mr C Graham

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

There were no public speakers to address this item.

Proposed by Councillor Cushinan
Seconded by Councillor Flanagan and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 8.08 pm.

MAYOR