



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 14 AUGUST 2023 AT 6.00 PM**

- In the Chair** : Councillor R Foster
- Committee Members Present (In Person)** : Aldermen - M Magill and S Ross
Councillors – S Cosgrove, H Cushinan and B Webb
- Committee Members Present (Remotely)** : Councillors – J Archibald-Brown, A Bennington, S Flanagan, R Kinnear and AM Logue
- Non-Committee Members Present (In Person)** : Councillor S Wilson
- Public Speakers** :
- | | |
|------------------|----------------------------------|
| Richard Lutton | In Objection (Item 4.1) |
| Johann Muldoon | In Support (Agent, Item 4.1) |
| Paul Fox | In Support (Applicant, Item 4.1) |
| Kieran Burns | In Support (Agent, Item 4.2) |
| Maire McNamee | In Support (Agent, Item 4.6) |
| Chris Cassidy | In Support (Agent, Item 4.7) |
| Nichola McGregor | In Objection (Item 4.8) |
| Tom Stokes | In Support (Agent, Item 4.8) |
| Ryan Townsend | In Objection (Item 4.9) |
| James Kelly | In Objection (Item 4.9) |
| Conor Magill | In Support (Item 4.9) |
| Gerry Tumelty | In Support (Agent, Item 4.10) |
- Officers Present** : Deputy Chief Executive & Director of Economic Development and Planning - M McAlister
Deputy Director of Planning & Building Control – S Mossman
Borough Lawyer & Head of Legal Services – P Casey
Head of Planning Development Management – B Diamond
Head of Corporate Affairs – J McIntyre
Local Development Plan & Enforcement Manager – S Thompson
Senior Planning Officer – J McKendry
Senior Planning Officer – A Leathem
Senior Planning Officer – A Wilson
ICT Systems Support Officer – C Bell
ICT Helpdesk Officer – D Mason
Member Services Officer – C McIntyre

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the August 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 additional information relating to Item 4.1 had been uploaded to the Northern Ireland Planning Portal in advance of the meeting. He added that an Addendum report relating to Item 4.8 had been uploaded to the Council website and the Site Visit report, along with an updated speakers' list had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

The Chairperson further advised Members that Item 4.11 had been withdrawn by Officers and Item 4.13 had been withdrawn by the Applicant.

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

Alderman Campbell

2 DECLARATIONS OF INTEREST

Items 4.3 & 4.4 – Councillor Archibald-Brown

3 INTRODUCTION OF NEW STAFF

Eleanor McCann, Planning Assistant
Ashleigh Wilson, Senior Planning Officer

Best wishes were extended to Laura Irwin, Member Services Officer and Kieran O'Connell, Senior Planning Officer

PART ONE PLANNING APPLICATIONS

Alderman Magill left the Chamber during Item 4.1.

Councillor Kinnear entered the meeting remotely during Item 4.1 and was therefore unable to vote.

ITEM 4.1 APPLICATION NO: LA03/2021/0933/F

| | |
|-----------------------|--|
| PROPOSAL: | Proposed development of 14no. social housing units (including 6no. bespoke complex needs homes). |
| SITE/LOCATION: | Lands at 30m SW of 3 Rosewood Lane, Parkgate (accessing Parkgate Road and Ballysavage Road) |
| APPLICANT: | Rural Housing Association |

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee, advising that additional information had been uploaded to the NI Planning Portal in advance of the meeting and made a recommendation to refuse planning permission.

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

| | |
|----------------|----------------------|
| Richard Lutton | In Objection |
| Johann Muldoon | In Support/Agent |
| Paul Fox | In Support/Applicant |

Proposed by Councillor Webb

Seconded by Councillor Cosgrove 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 proposal is contrary to the Strategic Planning Policy Statement and Policy CTY 5 of Planning Policy Statement 21 in that it has not been demonstrated that the social housing need identified by the Northern Ireland Housing Executive cannot readily be met within an existing settlement in the locality (Parkgate).**
- 2. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY 5 of Planning Policy Statement 21 in that the development would not be designed to integrate sympathetically with its surroundings.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of Planning Policy Statement 15, Planning and Flood Risk, in that it has not been demonstrated that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from development elsewhere.**

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

ITEM 4.2 APPLICATION NO: LA03/2021/0999/F

| | |
|-----------------------|--|
| PROPOSAL: | Proposed residential development consisting of 12 no. dwellings, including 8 no. houses and 4 no. apartments, with associated roads, landscaping and access works. |
| SITE/LOCATION: | Site at 2 Crumlin Road, Crumlin, BT29 4AD |
| APPLICANT: | BR Construction |

Alicia Leathem, 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 –

Kieran Burns In Support/Agent

Proposed by Councillor Cosgrove
Seconded by Councillor Webb that planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 1 against and 1 abstention and it was agreed

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

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

Having declared an interest in Items 4.3 and 4.4, Councillor Archibald-Brown left the meeting remotely.

ITEM 4.3 APPLICATION NO: LA03/2020/0489/F

| | |
|-----------------------|--|
| PROPOSAL: | Erection of 44no. Dwellings |
| SITE/LOCATION: | Ballyhamage House, 43 The Burn Road, Doagh, BT39 0QH |
| APPLICANT: | Suzanne McConnell |

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 Councillor Cushinan
Seconded by Councillor Webb that planning permission be granted.

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 granted for the application subject to the conditions set out in the Planning Report and that Officers provide additional information to Members in relation to compliance with Council's Biodiversity Plan and nesting.

ACTION BY: Barry Diamond, Head of Planning Development Management

ITEM 4.4 APPLICATION NO: LA03/2020/0490/LBC

| | |
|-----------------------|---|
| PROPOSAL: | Part demolition, conversion & alterations of listed buildings to provide 2no. detached dwellings, 5no. townhouses and 2no. apartments |
| SITE/LOCATION: | Ballyhamage House, 43 The Burn Road, Doagh, BT39 0QH |
| APPLICANT: | Suzanne McConnell |

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant listed building consent.

There were no public speakers to address this Item.

Proposed by Councillor Cushman
Seconded by Councillor Webb that listed building consent be granted.

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

that listed building consent be granted for the application subject to the conditions set out in the Planning Report.

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

Alderman Magill returned to the Chamber.

Councillor Archibald-Brown returned to the meeting remotely.

ITEM 4.5 APPLICATION NO: LA03/2023/0193/F

| | |
|-----------------------|---|
| PROPOSAL: | Erection of storage distribution warehouse depot with ancillary office accommodation, access and parking provision and all other associated site works to include for hard and soft landscaping works along with provision of a temporary wastewater treatment system |
| SITE/LOCATION: | Lands adjacent and 30 metres north of No 14 Plasketts Close, Fergusons Way, Kilbegs Industrial Estate, Antrim |
| APPLICANT: | Tyre Call Limited |

Barry Diamond, Head of Planning Development Management, 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 Cosgrove
Seconded by Councillor Logue 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 & Building Control

ITEM 4.6 APPLICATION NO: LA03/2023/0258/F

| | |
|-----------------------|---|
| PROPOSAL: | Proposed extension to Diageo Baileys Global Supply facility to support production demand. The extension will include additional warehouse capacity, staff facilities, solar PV and associated external plant equipment. Increase in staff car parking. EV charging points, trailer bays, improved site access, associated landscaping, external lighting columns and all associated site works. |
| SITE/LOCATION: | Diageo Baileys Global Supply, 2 Enterprise Way, Newtownabbey, BT36 4EW |
| APPLICANT: | Diageo Baileys Global Supply |

Barry Diamond, Head of Planning Development Management, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

Maire McNamee

In Support/Agent

Proposed by Councillor Webb

Seconded by Alderman Magill 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 & Building Control

ITEM 4.7 APPLICATION NO: LA03/2022/1036/F

| | |
|-----------------------|---|
| PROPOSAL: | Proposed replacement storage shed associated with an existing filling station and shop, associated car parking and site works |
| SITE/LOCATION: | 179 Moneynick Road, Toome, Antrim |
| APPLICANT: | Mr John McCorley |

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 –

Chris Cassidy

In Support/Agent

Proposed by Councillor Flanagan

Seconded by Councillor Bennington that planning permission be refused.

On the proposal being put to the meeting 8 Members voted in favour, 2 against and 1 abstention and it was agreed

that 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 policy provisions contained in the Strategic Planning Policy Statement and Policy PED 3 of PPS 4, Planning and Economic Development, in that it has not been demonstrated that the development proposal could be accommodated through the reuse or extension of existing buildings on site and the proposed building is not in proportion with existing buildings.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement, Policies PED 3 and PED 9 of PPS 4, Planning and Economic Development, and Policies CTY 1, CTY 13 and CTY 14 of PPS 21, Sustainable Development in the Countryside, in that the proposal does not respect the scale of original buildings and the design of the building is inappropriate for the site and locality; the site is unable to provide a suitable degree of enclosure for the proposal to integrate sympathetically as part of the overall development; and measures to aid integration into the landscape have not been provided.**

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

ITEM 4.8 APPLICATION NO: LA03/2023/0430/F

PROPOSAL: Retention of upgraded extraction system to support the manufacturing of construction materials (retrospective)

SITE/LOCATION: Unit 3B, Norfill Business Park, Antrim, BT41 4LD

APPLICANT: Errigal Commercial Developments Ltd

Johanne McKendry, Senior Planning Officer, introduced the Planning Report and associated addendum Report to the Committee and made a recommendation to grant retrospective planning permission.

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

| | |
|------------------|------------------|
| Nichola McGregor | In Objection |
| Tom Stokes | In Support/Agent |

Proposed by Councillor Bennington

Seconded by Councillor Flanagan that retrospective planning permission be refused.

On the proposal being put to the meeting 6 Members voted in favour, 2 against and 3 abstentions.

In favour: Alderman Ross
Councillors – Archibald-Brown, Bennington, Flanagan, Kinnear, Webb

Against: Councillors – Cushinan, Foster

Abstentions: Alderman Magill
Councillors – Cosgrove, Logue

and it was agreed that retrospective planning permission be refused for the application, the detail of which to be delegated to Officers.

The reason for the decision contrary to the Officer's recommendation was that the application would have an adverse impact on the amenity of residents in respect of noise.

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

Councillor Archibald-Brown left the meeting remotely during Item 4.9.

ITEM 4.9 APPLICATION NO: LA03/2022/1085/F

| | |
|-----------------------|---|
| PROPOSAL: | Dwelling and garage |
| SITE/LOCATION: | Rear of 2 & 3 The Poplars, Randalstown (access onto Staffordstown Road) |
| APPLICANT: | Sinead McLaughlin |

Alicia Leathem, 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 –

| | |
|---------------|--------------|
| Ryan Townsend | In Objection |
| James Kelly | In Objection |
| Conor Magill | In Support |

Proposed by Councillor Webb
Seconded by Alderman Ross that planning permission be granted.

On the proposal being put to the meeting 9 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 and, in addition, a condition added, the wording of which to be delegated to Officers, that no development shall commence until a Consent to Discharge has been issued by the NI Environment Agency.

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

Councillor Webb left and returned to the Chamber during Item 4.10 and was therefore unable to vote.

ITEM 4.10 APPLICATION NO: LA03/2022/0824/F

| | |
|-----------------------|---|
| PROPOSAL: | Proposed shed for keeping of vintage vehicles and garden mowers and equipment |
| SITE/LOCATION: | 67 Whitehouse Park, Newtownabbey, BT37 9SH |
| APPLICANT: | Mr and Mrs Robert McMichell |

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 –

Gerry Tumelty

In Support/Agent

Proposed by Councillor Bennington

Seconded by Councillor Foster that planning permission be refused.

On the proposal being put to the meeting 4 Members voted in favour, 3 against and 2 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 Criteria (a) of Policy EXT1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that the siting of the building away from the existing dwelling, its scale, massing, design and external materials of the proposal are not sympathetic with the built form of the existing property and are uncharacteristic of the area.**

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

ITEM 4.11 APPLICATION NO: LA03/2023/0318/F

| | |
|-----------------------|--|
| PROPOSAL: | Conversion of existing building to ancillary residential accommodation associated with existing dwelling |
| SITE/LOCATION: | 17 Grange Road, Nutts Corner, Crumlin |
| APPLICANT: | Mr & Mrs D Smyth |

The Chairperson advised that Item 4.11 had been withdrawn by Officers.

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

Alderman Magill left and returned to the Chamber during Item 4.12 and was therefore unable to vote.

ITEM 4.12 APPLICATION NO: LA03/2023/0316/F

| | |
|-----------------------|---|
| PROPOSAL: | Erection of stable and riding area for personal use |
| SITE/LOCATION: | 50m NW of 5C Ballyquillan Road, Crumlin, BT29 4DD |
| APPLICANT: | Caroline Newell |

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 Webb

Seconded by Councillor Flanagan 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 reason:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the building will add to an existing ribbon of development.**

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

ITEM 4.13 APPLICATION NO: LA03/2023/0387/RM

PROPOSAL: Erection of dwelling and garage
SITE/LOCATION: 25m North of 28C Drumsough Road, Randalstown, BT41 2NW
APPLICANT: Mr Patrick Mullan

The Chairperson advised that Item 4.11 had been withdrawn by the Applicant.

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

Aldermen Magill and Ross left the Chamber.

PART TWO OTHER PLANNING MATTERS

ITEM 4.14

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS JULY 2023

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

Two (2) appeals were dismissed during July 2023 by the Planning Appeals Commission (PAC) in relation to LA03/2021/0224/F (2021/A0165), proposed replacement garage at 37 Abbey view, Muckamore and LA03/2022/0154/F (2022/A0088) erection of single story replacement agricultural style shed to the west of site and new replacement timber fencing to front of site (retrospective development) at 168 Doagh Road, Ballyclare; copies of these decisions were circulated.

One (1) appeal was allowed by the PAC in July in relation to LA03/2020/0891/O (2021/A0151), site for one detached dwelling (one and a half storey and single detached garage) at the garden to rear of No.16 Lenamore Drive, Jordanstown; a copy of the decision was also circulated.

Proposed by Councillor Flanagan
Seconded by Councillor Cushman and agreed

that the report be noted.

NO ACTION

ITEM 4.15

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT JULY 2023

Prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act were required to give at least 12 weeks' notice to the Council that an application for planning permission was to be submitted. This was referred to as a Proposal of Application Notice (PAN). Three (3) PANs were registered during July 2023, the details of which are set out below.

LA03/2023/0506/PAN

Mixed use development comprising Class B business uses and sui-generis uses.

50 Moira Road, Crumlin, BT29 4JL.

The Auction Yard Ltd, 50 Moira Road, Crumlin, BT29 4JL.

5 July 2023.

12 week expiry: 27 September 2023.

LA03/2023/0539/PAN

Extension to existing school and other ancillary/associated works.

Fairview Primary School, Hillmount Ave, Ballyclare.

Education Authority, 40 Academy Street, Belfast.

28 July 2023.

12 week expiry: 20 October 2023.

LA03/2023/0542/PAN

Extension to existing school and other ancillary/associated works.

Antrim Primary School, 31 Station Road, Antrim.

Education Authority, 40 Academy Street, Belfast.

28 July 2023.

12 week expiry: 20 October 2023.

Under Section 27 of the 2011 Planning Act obligations were placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12-week period set down in statute, an application was submitted, this must be accompanied by a Pre-Application Community consultation report outlining the consultation that had been undertaken regarding the application and detailing how this had influenced the proposal submitted.

Proposed by Councillor Flanagan
Seconded by Councillor Cushman and agreed

that the report be noted.

NO ACTION

ITEM 4.16

P/PLAN/83 NORTHERN IRELAND STATISTICS AND RESEARCH AGENCY (NISRA) PLANNING STATISTICS – ANNUAL STATISTICAL BULLETIN 2022/2023 FOR THE PERIOD APRIL 2022 TO MARCH 2023

The annual Northern Ireland Planning Statistics 2022/23 Statistical Bulletin produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI) had been released on 6 July 2023, a copy of which was circulated.

The Annual Bulletin advised that key events during the last 2 years had impacted on both planning activity and processing performance in 2022/23. The factors identified included the continued and varying restrictions put in place due to the coronavirus (COVID-19) pandemic, that during January and February 2022 the Northern Ireland Planning Portal was inaccessible for a period of time and a significant change in IT system within planning in December 2022. ASRB, DfI indicated that all these factors should be borne in mind and recommend caution when interpreting figures and making comparisons with other time periods and performance across Councils.

The figures showed that during the period from April to March 2023, the total number of planning applications received in Northern Ireland was 11,217, a decrease of eighteen percent on the previous year. This comprised of 11,072 local and 144 major applications.

During 2022/23 a total of 732 new applications were received by the Council, a decrease of 175 from the previous year. Whilst this pattern of decrease was also experienced by all Councils in Northern Ireland, Antrim and Newtownabbey Borough Council were the fourth ranked Council to experience the least decrease in new applications.

Major Planning Applications

Figures showed that from April 2022 to March 2023 the Council processed 16 Major planning applications, a 100 percent increase in comparison to the previous year. Across all Planning Authorities in NI the average processing time for major applications during 2022/23 was 57.8 weeks, the Council performance exceeded this achieving an average processing time of 52.1 weeks.

Local Planning Applications

Average processing time for local applications during 2022/23 was 19 weeks, Council's performance exceeded this achieving an average processing time of 13.4 weeks. The Council was one of only three Councils to achieve the statutory target of 15 weeks during 2022/2023.

Enforcement

The Bulletin provided no update in relation to performance against the statutory Enforcement target in relation to conclusion of cases within 39 weeks. An update would be reported to Members when this information would be available.

In relation to enforcement, the figures published remained provisional and may be subject to revision. DfI figures indicated that the Council opened 332 Enforcement cases during 2022/23 with 360 closed. The Council would continue to reduce the proportion of live enforcement cases that had been ongoing for over 2 years, this was currently sitting at 14% in comparison to almost 16% at 31 March 2022. The Council had the lowest proportion of cases over 2 years old across all Planning Authorities.

Proposed by Councillor Flanagan
Seconded by Councillor Cushinan and agreed

that the report be noted.

NO ACTION

ITEM 4.17

P/PLAN/1 PLANNING IMPROVEMENT PROGRAMME (PIP) UPDATE

The Permanent Secretary for the Department for Infrastructure, Dr Julie Harrison, had written to all Councils with an update on the Planning Improvement Programme (circulated) and had emphasised the important role all Councils had to play in this process. A copy of the programme, including work stream leads, governance arrangements and a list of membership of the Planning Improvement Project Board were circulated.

Each Council would take forward a number of matters at the local level as set out in the attachments. Officers were currently preparing a draft Antrim and Newtownabbey Planning Improvement Programme for Members' consideration which would incorporate areas identified at the local level alongside the Strategic PIP with central government. As part of the Strategic PIP, it had been proposed that the Council would lead an event with statutory consultees in relation to improving the Local Development Plan process in order to assist in the implementation and delivery of the Strategic PIP.

Proposed by Councillor Flanagan
Seconded by Councillor Cushinan and agreed

that the report be noted.

NO ACTION

ITEM 4.18

P/FP/LDP 1 LOCAL DEVELOPMENT PLAN STEERING GROUP MINUTES AND LOCAL POLICIES PLAN PREPARATORY STUDIES

The most recent meeting of the Local Development Plan Steering Group took place on 4 August 2023; a copy of the minutes were circulated.

Members were reminded that at the July Planning Committee, a Local Development Plan Quarterly Update was presented which identified some of the key work areas which Officers were undertaking in preparation for the Local Policies Plan.

One of these work areas involved the development of an evidence base in relation to the topic of 'Homes', which would support key decisions made as part of the Local Policies Plan. This evidence would provide the background for engagement with Elected Members in relation to housing zonings and planning guidance for the next stage of the Local Development Plan and ultimately the evidence base, which would be subject to public consultation and Independent Examination, in relation to the Council's approach to housing at the Local Policies Plan Stage.

It was now the intention of Officers to bring forward a detailed work programme regarding delivery. It was intended that workshops would be held with Elected Members as the evidence base developed.

Proposed by Councillor Flanagan
Seconded by Councillor Cushman and agreed

that the report be noted.

NO ACTION

ITEM 4.19

P/FP/LDP/001 MID AND EAST ANTRIM BOROUGH COUNCIL (MEABC) - LOCAL DEVELOPMENT PLAN 2030 - DRAFT PLAN STRATEGY UPDATE

Members were advised that on 2 August 2023 correspondence had been received from Mid and East Antrim Borough Council (MEABC) regarding an update to their Local Development Plan, draft Plan Strategy (circulated).

This correspondence advised that MEABC was now in receipt of a Direction from the Department for Infrastructure (under Section 12 of the Planning Act (Northern Ireland) 2011) regarding adoption of its Plan Strategy and also the Planning Appeals Commission Report into the Independent Examination of the MEABC Local Development Plan.

The correspondence also advised that prior to the adoption of the Plan Strategy a number of documents were being made available for public consultation, until 1 September 2023, these included a draft Habitats Regulation Assessment; Sustainability Appraisal; draft Equality Screening Report; and Rural Needs Impact Assessment.

All documents were made available on 4 August 2023 on the MEABC website and could be accessed during office hours at the MEABC Planning Office.

It was proposed that Officers review these final draft documents and respond to MEABC in due course.

Proposed by Councillor Flanagan
Seconded by Councillor Cushman and agreed

that Officers respond in due course.

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

ITEM 4.20

P/PLAN/1 NORTHERN IRELAND AUDIT OFFICE (NIAO) PLANNING FRAUD RISKS

Members were reminded that a report was presented to Planning Committee regarding the Guide on Planning Fraud Risks published by the Northern Ireland Audit Office in March 2023.

Following a review by the Planning and Internal Audit teams and in line with the guidance provided by the NIAO, it was proposed that a self-assessment form be completed by all those in the Council who were involved in any way in the planning process.

This would provide the baseline understanding of the level of awareness of the controls that were in place across the planning process and enable the development of an appropriate training and communication plan to ensure the Council's risk in relation to Planning Fraud continued to be adequately mitigated.

It was proposed that the self-assessment form would be issued to all Members of the Planning Committee by the end of August with a return date stated.

Proposed by Councillor Flanagan
Seconded by Councillor Webb and agreed

that the self-assessment form as outlined be progressed.

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

Aldermen Magill and Ross returned to the Chamber.

ITEM 4.21

P/PLAN/1 DEPARTMENT FOR AGRICULTURE, ENVIRONMENT AND RURAL AFFAIRS (DAERA) CALL FOR EVIDENCE ON IMPACTS OF AIR POLLUTION ON THE NATURAL ENVIRONMENT

The Department for Agriculture, Environment and Rural Affairs (DAERA) had launched an eight-week Call for Evidence on its Future Operational Protocol to assess the impacts of air pollutants, such as ammonia, on the natural environment; the Call for Evidence would close on 15 September 2023.

The recent consultation on the draft Ammonia Strategy was part of this programme of work and responses to the consultation were currently being considered by DAERA; the Call for Evidence was the next step in this programme of work.

DAERA, in its role as the appropriate nature conservation body in Northern Ireland, has a duty to provide advice to planning authorities and other competent authorities on the potential impacts of air pollution, including ammonia, from plans and projects on designated sites and protected habitats. The Northern Ireland Environment Agency (NIEA) performs this function for terrestrial/freshwater environments, on behalf of DAERA; this advice is provided through the use of an Operational Protocol.

Stakeholders had been invited to submit additional evidence that would contribute to the development and delivery of a scientifically robust, evidence-informed, Operational Protocol to protect our natural environment and ensure sustainable development of our agriculture sector. More information was available at <https://www.daera-ni.gov.uk/future-operational-protocol-a-call-for-evidence>

Proposed by Councillor Webb
Seconded by Councillor Flanagan and agreed

that Members respond on an individual or party political basis.

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

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Alderman Magill
Seconded by Councillor Webb 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 4.22

P/PLAN/1 ENFORCEMENT: ANNUAL REPORT UPDATE APRIL 2022 - MARCH 2023 – IN CONFIDENCE

The Northern Ireland Statistics Annual Statistical Bulletin for April 2022 – March 2023 prepared by DfI's Analysis, Statistics and Research Branch was published on 6 July 2023.

The Annual Report included detailed information on the Council's performance on enforcement cases measured against previous statistics and had been circulated for consideration 'in confidence' in view of the sensitive nature of some of the information provided.

The Dfl figures indicated that the Enforcement Team opened 332 cases and closed 360 cases in the year 2022-2023. This represented an increase of 29 cases opened from the previous year's figures. At this current time the target conclusion stats were not available, however the Enforcement Team closed 360 enforcement cases within this period.

In addition, during this period, the Planning Committee made decisions on 11 enforcement reports and 10 Enforcement Notices were issued, as well as 2 successful prosecutions.

Proposed by Councillor Cosgrove
Seconded by Councillor Flanagan and agreed

that the report be noted.

NO ACTION

ITEM 4.23

F/FP/LDP/30 TREE PRESERVATION ORDER TPO/2023/0003/LA03 – IN CONFIDENCE

Simon Thompson, Local Development Plan & Enforcement Manager, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this being delegated to appointed Officers.

Proposed by Councillor Webb
Seconded by Councillor Flanagan and agreed that

2) Six Mile Water Trust be advised that there is no justification for a provisional TPO to be placed on the remaining trees that comprise the Six Mile corridor; and

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

ITEM 4.24 ENFORCEMENT CASE: LA03/2021/0290/CA

Simon Thompson, Local Development Plan & Enforcement Manager, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove and unanimously agreed

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

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

Any Other Business

The Chairman invited Members to advise Officers of their attendance in advance of Site Visits prior to Planning Committee meetings in order to provide adequate transport arrangements.

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

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Webb
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 9.04pm.

MAYOR

Council Minutes have been redacted in accordance with the Freedom of Information Act 2000, the Data Protection Act 2018, the General Data Protection Regulation, and legal advice.