



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 20 MAY 2024 AT 6.00 PM**

- In the Chair** : Councillor R Foster
- Committee Members Present (In Person)** : Aldermen - T Campbell, M Magill and J Smyth
Councillors – J Archibald-Brown, A Bennington, S Cosgrove, H Cushinan, R Kinnear and B Webb
- Non-Committee Members Present (In Person)** : Councillor R Lynch
- Presenter (In Person)** : Mark Hand, Director, Royal Town Planning Institute
Sion Mainwaring, Student, Royal Town Planning Institute
- Public Speakers** :
- | | |
|-------------------------|---------------------------------------|
| Martin Kelly | In Support (Agent, Items 4.1 and 4.2) |
| Mark Adrian | In Support (Applicant, Item 4.3) |
| David Mounstephen | In Support (Consultant, Item 4.3) |
| Darren McCluney | In Support (Applicant, Item 4.4) |
| Mark Campbell | In Support (Agent, Item 4.4) |
| Joanne McNeilly | In Support (Applicant, Item 4.5) |
| Aidan McKendry | In Support (Agent, Item 4.5) |
| Chris Cassidy | In Support (Agent, Items 4.5 and 4.9) |
| Roy Greer | In Support (Agent, Item 4.11) |
| Councillor Roisin Lynch | In Support (Item 4.14) |
| Hannah Bateson | In Support (Item 4.14) |
- Officers Present** : Director of Economic Development and Planning - M McAlister
Borough Lawyer & Head of Legal Services – P Casey
Head of Planning Development Management – B Diamond
Head of Corporate Affairs – J McIntyre
Senior Planning Officer – A Leathem
Senior Planning Officer – J McKendry
Senior Planning Officer – A Wilson
ICT Helpdesk Officer – A Cole
Member Services Officer – C McIntyre

CHAIRPERSON'S REMARKS

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

The Chairperson advised Members that additional confidential information relating to Item 4.14 had been provided in advance of the meeting. Addendum reports relating to Items 4.4, 4.5 and 4.8, the Site Visit Report, and 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The Chairperson further advised Members that Items 4.10, 4.12 and 4.15 had been withdrawn by the applicants.

The Borough Lawyer and Head of Legal Services reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

1 APOLOGIES

Councillor S Flanagan
Councillor AM Logue
Richard Baker, Chief Executive
Sharon Mossman, Deputy Director of Planning and Building Control

2 DECLARATIONS OF INTEREST

Item 4.2 – Councillor J Archibald-Brown

3 PRESENTATION

A presentation was provided by Mark Hand, Director of the Royal Town Planning Institute (RTPI) for Wales and Northern Ireland, following which a Member's question was answered in respect of the Institute's Code of Conduct.

The Chairperson remarked that it would be useful for information to be provided to Full Council on the work of the RTPI and thanked Mr Hand for his presentation.

ACTION BY: Majella McAlister, Director of Economic Development and Planning

PART ONE PLANNING APPLICATIONS

ITEM 4.1 APPLICATION NO: LA03/2023/0957/F

PROPOSAL:	Erection of extension to existing school and other ancillary/associated works.
SITE/LOCATION:	Antrim Primary School, 31 Station Road, Antrim, BT41 4AB.
APPLICANT:	Education Authority

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 –

Martin Kelly

In Support/Agent

Proposed by Councillor Kinnear

Seconded by Alderman Campbell that planning permission be granted.

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 granted for the application subject to the Conditions set out in the Planning Report with an additional Condition that the car parking area is available to visitors for the dropping off and collecting of children.

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

Having declared an interest in Item 4.2, Councillor Archibald-Brown left the Chamber.

ITEM 4.2 APPLICATION NO: LA03/2023/0958/F

PROPOSAL:	Erection of extension to existing school and other ancillary/associated works.
SITE/LOCATION:	Fairview Primary School, Hillmount Avenue, Ballyclare, BT39 9HS
APPLICANT:	Education Authority

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 –

Martin Kelly

In Support/Agent

Proposed by Councillor Cosgrove
Seconded by Councillor Kinnear 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.

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

Councillor Archibald-Brown returned to the Chamber.

ITEM 4.3 APPLICATION NO: LA03/2023/0600/F

PROPOSAL: Demolition of part of the existing Tramways Shopping Centre, proposed extension to existing Eurospar retail unit along with additional associated forecourt parking and new landscaped space to link beside remaining Tramways Shopping Centre.

SITE/LOCATION: 290 Antrim Road, Newtownabbey, BT36 7QT

APPLICANT: Henderson Group

Ashleigh Wilson, 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 –

Mark Adrian	In Support (Applicant, Item 4.3)
David Mounstephen	In Support (Consultant, Item 4.3)

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

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 granted for the application subject to the Conditions set out in the Planning Report.

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

Mark Hand and Sion Mainwaring left the Chamber at this point.

Councillor Kinnear left and returned to the Chamber during Item 4.4 and was therefore unable to vote.

ITEM 4.4 APPLICATION NO: LA03/2023/0963/F

PROPOSAL: Proposed development of vacant land for storage and distribution of fireworks including erection of storage units, office accommodation, associated site works, concrete set down area, perimeter fence, gates and security protection system

SITE/LOCATION: 120m east of No. 23 Ladyhill Road, Ladyhill Quarry, Antrim, BT41 2RF

APPLICANT: FW Imports

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

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

Darren McCluney
Mark Campbell

In Support/Applicant
In Support/Agent

Proposed by Councillor Webb

Seconded by Alderman Magill that consideration of the planning application be deferred for a period of 4 weeks to allow for the submission of additional information by the applicant with the information to be submitted to Officers by 30 May 2024.

On the proposal being put to the meeting 7 Members voted in favour, 2 against and 0 abstentions.

that consideration of the planning application be deferred for a period of 4 weeks for the submission of additional information by the applicant with the information to be submitted to Officers by 30 May 2024.

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

Alderman Magill left and returned to the Chamber during Item 4.5 and was therefore unable to vote.

ITEM 4.5 APPLICATION NO: LA03/2024/0117/F

PROPOSAL: Hairdressing Salon Building in garden (Retrospective)

SITE/LOCATION: 11 Roxhill, Antrim, BT41 3ER

APPLICANT: Joanne McNeilly

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

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

Joanne McNeilly	In Support/Applicant
Aidan McKendry	In Support/Agent
Chris Cassidy	In Support/Agent

Proposed by Alderman Campbell
Seconded by Councillor Webb that planning permission be refused.

On the proposal being put to the meeting 5 Members voted in favour, 4 against and 0 abstentions, and it was agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that the retailing element of the development lies outside any designated town centre and it has not been demonstrated that a suitable site does not exist within the town centre or other retailing area.**

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

Councillor Kinnear left the Chamber during Item 4.6 and was therefore unable to vote.

ITEM 4.6 APPLICATION NO: LA03/2023/0328/O

PROPOSAL:	Site for infill dwelling and garage
SITE/LOCATION:	Lands approx. 90m North West of 154C Seven Mile Straight, Muckamore, Antrim, BT41 4QY
APPLICANT:	Mel Lucas

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

There were no public speakers to address this item.

Proposed by Alderman Campbell
Seconded by Councillor Webb that outline 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 outline 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 and Building Control

ITEM 4.7 APPLICATION NO: LA03/2023/0329/O

PROPOSAL: Site for infill dwelling and garage

SITE/LOCATION: Approx 30m NW of 154c Seven Mile Straight, Muckamore, Antrim, BT41 4QY

APPLICANT: Mel Lucas

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

There were no public speakers to address this item.

Proposed by Councillor Webb
Seconded by Alderman Campbell that outline 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 outline 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

Councillor Kinnear returned to the Chamber during Item 4.8 and was therefore unable to vote.

Councillor Archibald-Brown left and returned to the Chamber during item 4.8 and was therefore unable to vote.

ITEM 4.8 APPLICATION NO: LA03/2024/0115/F

PROPOSAL: Replacement Dwelling

SITE/LOCATION: 214 Belfast Road, Muckamore, Antrim, BT41 2EY

APPLICANT: Sam Morrison

Alicia Leathem, Senior Planning Officer, introduced the Planning Report and associated Addendum Report to the Committee and made an amended recommendation to grant planning permission in accordance with the Addendum Report.

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Alderman Magill and unanimously agreed that planning permission be granted.

On the proposal being put to the meeting 8 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 Addendum Report.

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

Alderman Smyth left and returned to the Chamber during Item 4.9 and was therefore unable to vote.

ITEM 4.9 APPLICATION NO: LA03/2024/0004/F

PROPOSAL:	Retrospective application for farm storage shed
SITE/LOCATION:	Approx. 190m SW of 50 Maghereagh Road, Randalstown
APPLICANT:	Thomas Downey

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 –

Chris Cassidy

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 reason:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 1 and Policy CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to demonstrate that the agricultural holding is active and established and the applicant has not provided sufficient information to demonstrate that the building is necessary for the efficient use of an active and established agricultural holding.**

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

ITEM 4.10 APPLICATION NO: LA03/2024/0042/F

PROPOSAL: Proposed shed for housing sheep
SITE/LOCATION: 140M NE of No. 89 Ballyrobin Road, Antrim, BT41 4TF
APPLICANT: Tara Gardiner

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

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

Alderman Magill left the Chamber during Item 4.11 and was therefore unable to vote.

ITEM 4.11 APPLICATION NO: LA03/2023/0951/F

PROPOSAL: Erection of a farm dwelling and retention of two buildings to provide a garage and storage shed
SITE/LOCATION: 100m west of 54b Templepatrick Road, Ballyclare, BT39 9TX
APPLICANT: Mr N Woodside

Ashleigh Wilson, 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 –

Roy Greer

In Support/Agent

Proposed by Alderman Campbell
Seconded by Councillor Bennington that planning permission be refused.

On the proposal being put to the meeting 6 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 provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that c) the new building is not visually linked or sited to cluster with an established group of buildings on the farm.**
- 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for a farm dwelling in accordance with Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal will appear prominent**

within the landscape and the site lacks any form of long established boundary treatments and relies primarily on new landscaping for integration and fails to blend with the landform.

- 3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an farm dwelling in accordance with Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal will appear prominent within the landscape and result in a suburban style build-up of development when viewed with existing development.**

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

ITEM 4.12 APPLICATION NO: LA03/2024/0029/O

PROPOSAL: Erection of dwelling and garage
SITE/LOCATION: 30 metres south of No 33 Lisglass Road, Ballyclare
APPLICANT: Sean Magee

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

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

Alderman Magill returned to the Chamber at this point.

ITEM 4.13 APPLICATION NO: LA03/2024/0057/F

PROPOSAL: Extension of residential curtilage, construction of general purpose garage and feed store, secure parking area for vehicles including horse boxes, tractors and privately owned cars used for stock car racing, circulation space and parking area for three lorries plus provision of paddock/exercise area for ponies.
SITE/LOCATION: To the rear of 13 Ballyhill Road, Ballyhill Lower, Crumlin, BT29 4TN
APPLICANT: Paul Crooks

Ashleigh Wilson, 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 Bennington 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 (SPPS) 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.**
2. **The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy OS 3 of Planning Policy Statement 8 Open Space, Sport and Recreation, in that the proposal is not readily absorbed into the landscape and would have an adverse impact on the visual amenity and character of the local landscape; and the scale of the ancillary building is not considered appropriate to the local area.**
3. **The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would appear as a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the design of the building is inappropriate for the site and locality; the proposal fails to blend with the existing landform; and the proposal does not respect the traditional pattern of settlement exhibited in the area.**
4. **The proposal is contrary to the policy provisions in the Strategic Planning Policy Statement, Policy OS 3 of Planning Policy Statement 8 Open Space, Sport and Recreation and Policy FLD 3 of Planning Policy Statement 15 Planning and Flood Risk in that it has not been demonstrated that satisfactory arrangements are provided for drainage to mitigate potential flood risk to the proposed development and development elsewhere.**

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

ITEM 4.14 APPLICATION NO: LA03/2023/0949/O

PROPOSAL:	Dwelling & Garage
SITE/LOCATION:	Site 50 Metres North East of No. 3 Carmorn Road, Antrim, BT41 3NX
APPLICANT:	Gabriel Bateson

Johanne McKendry, Senior Planning Officer, introduced the Planning Report and associated additional sensitive information to the Committee and made a recommendation to refuse outline planning permission.

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

Councillor Roisin Lynch

In Support

Hannah Bateson

In Support/Applicant

Proposed by Councillor Foster

Seconded by Councillor Webb that consideration of the planning application be deferred to allow for the submission of additional information.

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

It was unanimously agreed that consideration of the planning application be deferred to allow for the submission of additional information.

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

ITEM 4.15 APPLICATION NO: LA03/2023/0326/O

PROPOSAL:	Site for Dwelling and Double Garage
SITE/LOCATION:	Lands 250m SE of 275 Ballymena Road, Tardree, Antrim
APPLICANT:	Audrey Currie

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

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

PART TWO OTHER PLANNING MATTERS

ITEM 4.16

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

1 Purpose

The purpose of this report was for Members to note the planning applications decided under delegated powers and decisions issued by the PAC in April 2024.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during April 2024 under delegated powers together with information relating to planning appeals was circulated for Members' information.

3. Planning Appeal Commission Decisions

Three (3) appeals were dismissed during April 2024 by the Planning Appeals Commission (PAC).

Planning application: LA03/2022/0220/O

PAC reference: 2022/A0139
Proposed Development: Site for dwelling and garage and associated ancillary works
Location: 50m NW of 28A Crosshill Road Crumlin
Date of Appeal Submission: 20/01/2023
Date of Appeal Decision: 09/04/2024

Planning application: LA03/2022/0221/O
PAC reference: 2022/A0140
Proposed Development: Site for dwelling and garage and associated ancillary works
Location: 30m SE of 28E Crosshill Road Crumlin
Date of Appeal Submission: 20/01/2023
Date of Appeal Decision: 09/04/2024

Planning application: LA03/2023/0158/F
PAC reference: 2023/A0059
Proposed Development: Retention of an external storage area for 30no. Wind turbine towers
Location: Approximately 37m South of 55a Nutts Corner Road
Date of Appeal Submission: 20/09/2023
Date of Appeal Decision: 16/04/2024

One (1) Enforcement Notice was quashed at appeal and development granted planning permission through Ground A appeal.

Planning application: LA03/2021/0276/CA
PAC reference: 2022/E0052
Proposed Development: Unauthorised battery energy storage facility (not in accordance with planning appeal approval 2018/A0248)
Location: Lands at Doagh Road, Kells (Approx 137m NE of Kells Substation and Approx 56m SW of 3 Whappstown Road
Date of Appeal Submission: 30/03/2023
Date of Appeal Decision: 26/04/2024

A copy of the decision was circulated.

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

the report be noted.

NO ACTION

ITEM 4.17

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

1. Purpose

The purpose of this report was for Members to note the Proposal of Application Notice received during April 2024.

2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fall into the Major development category were required to:

- give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted.
- 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 have been 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.

3. Proposal of Application Notices

PAN Reference:	LA03/2024/0283/PAN
Proposal:	Proposed commercial development comprising of unmanned retail petrol forecourt, HGV bunkering facility, drive thru coffee pod, offices including surface level solid fuel area and bunkering, lance washers, valet bays, covered car wash conveyor, commercial unit and proposed roundabout, site accesses and alterations to existing food store entrance
Location:	Lands immediately North West of Asda, 150 Junction One Retail Park, and approximately 130m South East of Homebase, 140 Junction One retail Park, Antrim, BT41 4LQ
Applicant:	LCC Group Ltd
Date Received:	26 April 2024
12 week expiry:	July 2024.

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

the report be noted.

NO ACTION

ITEM 4.18

P/FP/LDP19 PUBLICATION OF THE ANNUAL HOUSING MONITOR REPORT 2024

1. Purpose

The purpose of this report was to advise Members that the Annual Housing Monitor Report for 2024 had now been prepared.

2. Introduction/Background

Members would recall that the Annual Housing Monitor for the Borough was 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 remained available within the 30 settlements of the Borough.

The Monitor took account of all sites within settlements, where the principle of housing had 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 are inputted into the survey and used to inform the results of the Monitor.

3. Key Issues

The 2024 Monitor (circulated), covered the period 1 April 2023 to 31 March 2024, and indicated that there was remaining potential for some 8,725 dwelling units on 404 hectares of housing land within the settlements of the Borough. Some 483 dwellings were completed during this period, a significant reduction from the 738 units built in the 2022/2023 reporting period.

Whilst unconfirmed, this reduction may be attributed to rising inflation, the increase in the UK (Bank of England) interest base rate, the cost of living 'crises' and/or continued bottlenecks in global supply chains.

Details for the individual sites were set out in a series of maps and associated tables. It was intended that the findings of the 2024 survey would be made available to the public on the Council's website.

4. Summary

The Annual Housing Monitor 2024 had been prepared and a copy was circulated.

Proposed by Councillor Bennington

Seconded by Alderman Magill and unanimously agreed that

the report be noted and that the Annual Housing Monitor 2024 be published on the Council website.

ACTION BY: Kathryn Bradley, Planning and Economic Development Business Support Manager

ITEM 4.19

P/PLAN/1 PRELIMINARY END OF YEAR PLANNING REVIEW

1. Purpose

The purpose of this report was to recommend that Members note a summary of the planning decisions made during 2023/24.

2. Introduction

As set out in the Protocol, on an annual basis Members of the Planning Committee should inspect a sample of implemented planning decisions in order to assess the quality of decision making. This should include a sample of decisions delegated to Officers to give assurance that the scheme of delegation is operating effectively and in line with the Council's views. An event will be held in due course for Elected Members on this matter.

As a preliminary end of year review, this reports sets out a summary of the decisions made by planning committee and by Officers through delegated powers.

3. Planning Performance 2023/24

In the year 1 April 2023 to year end March 2024:-

1. The PC decided a total of 119 planning applications and 9 enforcement cases
2. 19 majors
3. 3 overturns

A summary of the key decisions made during this period include:-

Burn Road Residential Development

Residential development comprising of 187 no. dwellings

Craighill Quarry Masterplan

Residential-led masterplan (c. 300 units); local community and neighbourhood facilities (including local retail and services units (Use Class A1/A2), a community hub, children's playground and medical/fitness facilities.

Airport Hotel

Hotel development comprising 81 bedrooms, food and beverage offer.

AMIC Global Point

Proposed industry-led research facility, roof mounted PV panels, car parking and associated site works.

Tamar Selby Ltd Nutts Corner

Industrial development providing floorspace for class B4 storage and distribution warehouse with ancillary buildings, car parking and areas of circulation and hardstanding.

Nutts Corner Storage and Distribution Facility

Storage and distribution facility comprising freezers, coolers, warehousing, cold dock, offices and staff welfare accommodation together with ancillary plant equipment and structures; regrading of site levels; access parking areas; associated landscaping including detention pond; truck marshalling area with vehicle maintenance facility and associated fuel tanks.

Diageo Baileys Extension

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.

AI Services redevelopment

Partial redevelopment of the site to include; demolition of existing sheds and erection of 4 no. new sheds including single storey midden, machinery and hay shed, livestock holding pens and two storey office, staff facilities and store.

Abbey Community College

New post-primary school, ancillary accommodation and sports facilities with associated hard and soft play areas, parking, landscaping, replacement of floodlighting for 3G pitch.

Gaelscoil & Naíscóil Éanna

New 7No. classroom primary school and nursery unit associated site works, infrastructure (including PV panels, Waste Water Treatment Works) and landscaping.

Monkstown Boxing Club

Demolition of existing boxing club and construction of The Box - Community Wellbeing Hub - comprising boxing club, gymnasium, classrooms and training rooms, music and dance studio, climbing zone, four social enterprise units, training kitchen, coffee dock and ancillary accommodation.

Ulster University Jordanstown Sports Centre

Two storey extension (2,794 gross sqm external) to the existing Sports Centre to include: a gym; fitness suites; physio room; student sports clubhouse with bar; teaching/event space; extended reception area; internal café space; changing rooms; equipment stores; plant rooms and ancillary multipurpose rooms.

Glengormley Public Realm Improvements

Comprising the resurfacing of existing footpaths and spaces and new roadside kerbs; new/replacement tree planting and soft landscape; new/replacement feature lighting; new/replacement railings and walls; new/replacement street furniture and realignment of pedestrian crossings and parking areas

In the year 1 April 2023 to year end March 2024 officers under delegated powers issued:-

637 delegated planning decisions

302 determinations in relation to other planning matters such as Pre application advice, non material changes, discharge of planning conditions, and work to protected trees.

The Council during this period achieved an average processing time of 13 weeks for local applications and 21 weeks for major applications making it one of the best performing Councils in NI.

The Chairperson and Alderman Magill welcomed the exceptional work carried out by Officers.

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

the report be noted.

NO ACTION

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Alderman Magill
Seconded by Councillor Cosgrove 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 DECISION ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 4.20 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Barry Diamond, Head of Planning Development Management, 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 Webb
Seconded by Councillor Cosgrove and unanimously agreed

that enforcement action to regularise the current breach of planning control and any future breach at the site in question or by the same owner/operator on lands adjacent to or in the vicinity of the site, be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

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

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Archibald-Brown
Seconded by Councillor Cosgrove and agreed that

any remaining Committee business be conducted in Open Session.

The Chairperson advised that the audio recording would recommence.

All Members concurred with Alderman Magill who congratulated the Chairperson for a very successful year in his role with the Planning Committee. The Chairperson thanked all Committee Members, Vice Chair, Officers and staff for their help during his tenure.

There being no further Committee business the Chairperson thanked Members for their attendance and the meeting concluded at 8.58pm.

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.