



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON WEDNESDAY 13 NOVEMBER 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 Lynch, M Magill, S Ross, R Swann and B Webb
- Non-Committee Members Present** : Aldermen - T Burns and D Kinahan
Councillors – P Dunlop, N Kelly and R Wilson
- Public Speakers** : David McLorian - In Support (Agent Item 3.5)
Councillor R Wilson - In Objection (Item 3.6)
Councillor N Kelly - In Objection (Item 3.6)
Alderman T Burns - In Support (Items 3.6 & 3.15)
Alderman D Kinahan - In Support (Item 3.6)
Colette McCloskey - In Objection (Item 3.6)
Bronagh McKernan - In Objection (Item 3.6)
Damien Kearney - In Support (Agent Item 3.6)
Councillor P Dunlop - In Support (Item 3.7)
Gary Anderson - In Support (Applicant Item 3.9)
Dr Tony Quinn - In Support (Agent Item 3.9)
Jim Gregg - In Objection (Item 3.11)
Alderman D Kinahan - In Objection (Item 3.11)
John Patterson - In Objection (Item 3.11)
David Donaldson - In Support (Agent Item 3.11)
- Officers Present** : Deputy Chief Executive - M McAlister
Head of Planning – J Linden
Legal Services Officer (Solicitor) – E Keenan
Principal Planning Officer - B Diamond
Senior Planning Officer – K O'Connell
Acting Senior Planning Officer – M O'Reilly
Planning Officer – S de Brun
Systems Support Officer – C Bell
Member Services Officer - S Boyd

CHAIRPERSON'S REMARKS

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

The Chairperson reminded Members that, in line with current operational procedures for the Committee, 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 Legal Services Officer (Solicitor) 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 Kinnear
Chief Executive – J Dixon
Borough Lawyer and Head of Legal Services – P Casey

2 DECLARATIONS OF INTEREST

Item 3.6 – Alderman Burns
Item 3.11 – Councillor Lynch
Item 3.11 – Alderman Kinahan
Item 3.16 – Councillor Webb

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 October 2019 under delegated powers was circulated for Members' attention together with information received this month on planning appeals.

Proposed by Councillor Flanagan
Seconded by Councillor Magill and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.2

P/PLAN/1 - SUSTAINABLE WATER – A LONG-TERM WATER STRATEGY FOR NORTHERN IRELAND (2015-2040) – THIRD ANNUAL STRATEGY PROGRESS REPORT

The Department for Infrastructure's Water and Drainage Policy Division wrote to the Council (copy circulated) to advise that the third Annual Strategy Progress Report on "Sustainable Water – a Long Term Strategy for Northern Ireland" had been published.

The Report (copy circulated) highlighted the programmes and plans that have been put in place to date to tackle and improve the areas of drinking water, flood risk, environmental requirements and water and sewerage services.

Proposed by Councillor Flanagan

Seconded by Councillor Archibald and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.3

P/FP/LDP/54 – MID AND EAST ANTRIM BOROUGH COUNCIL LOCAL DEVELOPMENT PLAN 2030 DRAFT PLAN STRATEGY

Members were advised that on 17 September 2019 the Mayor and Sharon Mossman from the Council's Forward Planning Team attended the public launch of the Mid and East Antrim Borough Council (MEABC) Local Development Plan 2030 draft Plan Strategy at the Braid Centre, Ballymena.

The formal 8-week public consultation period is now open and runs from 16 October 2019 to 5pm on 11 December 2019. The draft Plan Strategy and all associated documents are available at:

<https://www.midandeastantrim.gov.uk/business/planning/local-development-plan>

A summary of the MEABC draft Plan Strategy was circulated.

In terms of the tests of soundness, the main cross boundary tests are as follows:-

- *C4. Has the plan had regard to other relevant plans, policies and strategies relating to the council's district or to any adjoining council's district?*
- *CE1. The plan sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant is it in conflict with the plans of neighbouring councils.*

Members were advised that no significant conflict with Antrim and Newtownabbey's draft Plan Strategy had been identified by Officers. On that basis a draft response was circulated for approval.

Members noted that in its response to the Antrim and Newtownabbey draft Plan Strategy 2030 consultation, MEABC also noted no significant conflict.

Officers from the Forward Planning Team would now continue to engage with their counterparts in MEABC in relation to the preparation of our respective Local Development Plans and any cross boundary issues arising.

Proposed by Alderman Agnew
Seconded by Councillor Flanagan and unanimously agreed

that the draft response to Mid and East Antrim Borough Council be approved.

ACTION BY: John Linden, Head of Planning

ITEM 3.4

G/MSMO/2 CHANGE TO MEMBERSHIP OF THE PLANNING COMMITTEE BY THE DEMOCRATIC UNIONIST PARTY

Following recent membership changes within the Democratic Unionist Party, the Nominating Officer advised of the following change to the Planning Committee effective from 5 November 2019:

Name	
Councillor Stephen Ross	Member of the Planning Committee

Proposed by Councillor Flanagan
Seconded by Councillor Magill and unanimously agreed

that the change in Membership by the Democratic Unionist Party be noted.

NO ACTION

ITEM 4.0

ANY OTHER BUSINESS

The Chairperson advised Members that a matter had been raised by Councillor Webb prior to the Meeting relating to an ongoing Enforcement case and recommended that the meeting be moved into In Confidence at this point.

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Magill
Seconded by Councillor Archibald and agreed that

the following Committee business be taken In Confidence.

The Chairperson advised that audio recording would now cease.

The Head of Planning, John Linden outlined the background to the ongoing Enforcement case and it was agreed that Officers would bring back a report to a subsequent Committee Meeting outlining the specifics of the case.

ACTION BY: John Linden, Head of Planning

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Lynch
Seconded by Councillor Flanagan and agreed

that any remaining Committee business be conducted in Open Session.

The Chairperson advised that audio recording would recommence.

There being no 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 November 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 the Site Visits and Items 3.5, 3.6 and 3.11 had been circulated to Members along with an updated Speakers' list with hard copies being made available in the Chamber, and that Item 3.10 had been withdrawn by the Applicant.

The Legal Services Officer (Solicitor) 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 Kinnear
Chief Executive – J Dixon
Borough Lawyer and Head of Legal Services – P Casey

2 DECLARATIONS OF INTEREST

Item 3.6 – Alderman Burns
Item 3.11 – Councillor Lynch
Item 3.11 – Alderman Kinahan
Item 3.16 – Councillor Webb

PART TWO PLANNING APPLICATIONS

ITEM 3.5 APPLICATION NO: LA03/2018/1096/F

PROPOSAL: Treatment facility for the depollution of End of Life Vehicles (Variation of condition 2 of Planning Approval Ref: U/2008/0540/F to allow for acceptance of additional waste types at the facility.)

SITE/LOCATION: 50 Trench Road, Mallusk, Newtownabbey, BT36 4TY

APPLICANT: McKinstry Metal Recycling Ltd

Michael O'Reilly, Acting 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 –

David McLorian In Support (Agent)

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 Addendum Report.

ACTION BY: John Linden, Head of Planning

Councillor Webb joined the meeting during Item 3.6 and was therefore unable to vote.

ITEM 3.6 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 and associated addendum 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 R Wilson In Objection
Councillor N Kelly In Objection

Alderman T Burns	In Support
Alderman D Kinahan	In Support
Colette McCloskey	In Objection
Bronagh McKernan	In Objection
Damien Kearney	In Support (Agent)

In exercising Members speaking rights Alderman Burns declared a non-pecuniary interest.

Proposed by Alderman Campbell
 Seconded by Councillor Swann

that planning permission be refused due to the unacceptable impact of the proposal on the amenity of the surrounding area.

On the proposal being put to the meeting 2 Members voted in favour, 7 against and 1 abstention, the proposal was declared not carried.

In favour: Alderman Campbell
 Councillor Swann
 Against: Aldermen - Agnew and Brett
 Councillors- Archibald, Flanagan, Lynch, Magill, and Ross
 Abstention: Councillor Cushinan

A further proposal was then put to the meeting that planning permission be granted.

Proposed by Councillor Flanagan
 Seconded by Councillor Archibald

On the proposal being put to the meeting 7 Members voted in favour, 2 against and 1 abstention, it was agreed

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

ACTION BY: John Linden, Head of Planning

ITEM 3.7 APPLICATION NO: LA03/2019/0726/RM

PROPOSAL:	New gateway entrance road and reconfiguration of internal road network and car parking arrangement, along with environmental improvement scheme consisting of hard/soft landscaping, public realm/street furniture and all other associated site works.
SITE/LOCATION:	Lands at The Junction Retail and Leisure Park, Ballymena Road, Antrim
APPLICANT:	Episo 4 Antrim S.a.r.l

Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to approve reserved matters.

There were no public speakers to address this item.

Proposed by Alderman Campbell
Seconded by Councillor Webb and unanimously agreed

that reserved matters be approved for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden, Head of Planning

ITEM 3.8 APPLICATION NO: LA03/2018/0599/F

PROPOSAL:	Proposed bedroom accommodation including rearrangement of car park layout.
SITE/LOCATION:	The Ramble Inn, 236 Lisnevenagh Road, Antrim, BT41 2JT.
APPLICANT:	John McLarnon, Ramble Inn

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission. He advised Members of an omission in the Report and that Officers wished to recommend an additional condition restricting the proposed accommodation to holiday/business use associated with the Ramble Inn as opposed to a permanent residential use.

There were no public speakers to address this item.

Proposed by Councillor Webb
Seconded by Alderman Agnew and unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report with the inclusion of an additional condition, the detail of which was delegated to Officers, to ensure that the bedroom accommodation was restricted to holiday/business use associated with the Ramble Inn as opposed to a permanent residential use.

ACTION BY: John Linden, Head of Planning

ITEM 3.9 APPLICATION NO: LA03/2019/0511/F

PROPOSAL:	Change of use from car sales, showroom and stores to charity store and distribution centre (Retrospective)
SITE/LOCATION:	60 Greystone Road, Antrim
APPLICANT:	Blythswood Ireland Ltd

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

Councillor P Dunlop	In Support
Mr G Anderson	In Support (Applicant)
Dr T Quinn	In Support (Agent)

Proposed by Alderman Campbell
Seconded by Councillor Webb

that planning permission be refused.

On the proposal being put to the meeting 3 Members voted in favour, 2 against and 5 abstentions, it was agreed

that planning permission be refused for the following reason:

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

ACTION BY: John Linden, Head of Planning

ITEM 3.10 APPLICATION NO: LA03/2019/0272/F

PROPOSAL:	Replacement of A29 turbine (41.5m hub height, 56.5m tip height, approved under 2012/A0314) with V80 turbine not to exceed hub height of 60m and tip height of 100m. sub-station and switch room cabinets and associated works.
SITE/LOCATION:	Approx. 240m south west of no. 72 Boghill Road, Newtownabbey, Co. Antrim
APPLICANT:	Hill Power Ltd.

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

NO ACTION

Councillor Lynch left the Chamber having declared an interest in Item 3.11.

ITEM 3.11 APPLICATION NO: LA03/2018/0785/F

PROPOSAL: 5 no. detached dwellings and associated access road
SITE/LOCATION: Plots 13-17 Moylinney Mill, Nursery Park, Muckamore, Antrim
APPLICANT: Orrson Homes Ltd

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

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

Alderman D Kinahan	In Objection
Jim Gregg	In Objection
John Patterson	In Objection
David Donaldson	In Support (Agent)

In exercising Members' speaking rights Alderman Kinahan declared a non-pecuniary interest.

Proposed by Councillor Webb
Seconded by Alderman Brett

that planning permission be granted.

On the proposal being put to the meeting 6 Members voted in favour, 3 against and 1 abstention, it was agreed

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

ACTION BY: John Linden, Head of Planning

Councillor Lynch returned to the Chamber.

ITEM 3.12 APPLICATION NO: LA03/2019/0769/F

PROPOSAL: Proposed dwelling and garage (Renewal of planning permission T/2014/0300/F)
SITE/LOCATION: 200m SW of 86 Lylehill Road, Templepatrick, BT39 0HL
APPLICANT: BDO Northern Ireland

Barry Diamond, Principal 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 Alderman Agnew and 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 1 and CTY 10 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 and it fails to meet with the provisions for a farm dwelling in accordance with criteria (a) of Policy CTY 10.**

ACTION BY: John Linden, Head of Planning

ITEM 3.13 APPLICATION NO: LA03/2019/0549/O

PROPOSAL:	Proposed new two storey retirement dwelling and garage out-building associated
SITE/LOCATION:	Lands at 57 Ballyclare Road, Templepatrick
APPLICANT:	Mr Michael Frazer

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

There were no public speakers to address this item.

Proposed by Councillor Webb

Seconded by Alderman Campbell and unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 & CTY 10 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 and is not acceptable as a farm dwelling as a development opportunity has been sold off from the farm holding within 10 years of the date of the application.**
- 2. The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the intensification of use of an existing access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.**

ACTION BY: John Linden, Head of Planning

ITEM 3.14 APPLICATION NO: LA03/2019/0779/F

PROPOSAL:	Improvement of streetscape at entrance to Castle Mall through the provision of high quality paving, granite kerbing and street furniture across the site area. The scheme design will be consistent with previously completed phases of Environmental Improvement Schemes at Antrim.
SITE/LOCATION:	Castle Mall Entrance, High Street, Antrim, BT41 4AN
APPLICANT:	Antrim and Newtownabbey Borough Council

Sairead de Brun, 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 Archibald
Seconded by Councillor Magill 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 3.15 APPLICATION NO: LA03/2019/0610/F

PROPOSAL:	Proposed 35 no plot allotment development utilising existing access off Orchard Road
SITE/LOCATION:	Orchard Road Crumlin (Land 50m South of 12-22 Lakeview)
APPLICANT:	Antrim and Newtownabbey Borough Council

Sairead de Brun, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

Alderman T Burns In Support

Proposed by Councillor Ross
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

Councillor Webb declared an interest in the next item and left the Chamber.

ITEM 3.16 APPLICATION NO: LA03/2019/0611/F

PROPOSAL:	Proposed 36 no plot allotment development utilising existing access off Derrycoole Way
SITE/LOCATION:	Derrycoole Way Newtownabbey (Land 30m North and East of 34 Derrycoole Way & 152-166 Carmeen Drive
APPLICANT:	Antrim and Newtownabbey Borough Council

Sairead de Brun, 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 Ross
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 8.17 pm.

MAYOR