



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 20 FEBRUARY 2023 AT 6.00 PM**

- In the Chair** : Alderman F Agnew
- Committee Members Present (In Person)** : Aldermen - T Campbell and J Smyth
Councillors – J Archibald-Brown, H Cushinan, R Lynch, M Magill and B Webb
- Committee Members Present (Remotely)** : Councillors – A Bennington, S Flanagan, R Kinnear and R Swann
- Non-Committee Members Present (In Person)** : Councillor - Foster
- Non-Committee Members Present (Remotely)** : Councillors – Dunlop, Kelly and McWilliam
- Public Speakers** :
- | | |
|--------------------------|-----------------------------------|
| Councillor Paul Dunlop | In Objection (Items 3.1 & 3.2) |
| Councillor Neil Kelly | In Objection (Items 3.1 & 3.2) |
| Les Ross | In Objection (Item 3.3) |
| Andy Stephens | In Support (Consultant, Item 3.3) |
| Councillor Robert Foster | In Objection (Item 3.5) |
| Phillip Brett MLA | In Objection (Item 3.5) |
| Gary Dodds | In Support (Item 3.5) |
| Sam McKee | In Support (Item 3.5) |
| Azman Khairuddin | In Support (Item 3.6) |
| Stephen Flynn | In Support (Item 3.6) |
| Azman Khairuddin | In Support (Agent, Item 3.11) |
| Warren McBride | In Support (Applicant, Item 3.11) |
| Martine Gray | In Support (Applicant, Item 3.13) |
- Officers Present** : Director of Economic Development & Planning - M McAlister
Deputy Director of Planning – S Mossman
Head of Planning Development Management – B Diamond
Borough Lawyer & Head of Legal Services – P Casey
Senior Planning Officer – J McKendry
Senior Planning Officer – K O'Connell
Local Development Plan & Enforcement Manager – S Thompson
ICT Helpdesk Officer – J Wilson
ICT Helpdesk Officer – D Mason

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the February 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 information had been uploaded to the Council website and Northern Ireland Planning Portal in advance of the meeting. The Chairperson further advised that Addendum reports relating to Items 3.1, 3.5, 3.6 and 3.10, 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 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

Chief Executive J Dixon

2 DECLARATIONS OF INTEREST

Items 3.1 and 3.2 – Councillor Archibald–Brown
Item 3.5 – Alderman Agnew, Councillor Webb and Councillor Foster (non-pecuniary interest)

PART ONE PLANNING APPLICATIONS

Having declared an interest in Items 3.1 and 3.2 Councillor Archibald-Brown left the Chamber.

The Chairperson advised Members that Items 3.1 and 3.2 would be taken together but voted on individually.

ITEM 3.1 APPLICATION NO: LA03/2021/0845/F

PROPOSAL:	Proposed development of 14No. dwelling units consisting of 7No. apartments, and 7No. townhouses
SITE/LOCATION:	51B Riverside, Antrim, BT1 4BL
APPLICANT:	Gribbin Homes

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

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

Councillor Paul Dunlop
Councillor Neil Kelly

In Objection
In Objection

Proposed by Alderman Campbell
Seconded by Councillor Webb 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 policy provisions contained in the Strategic Planning Policy Statement and Planning Policy Statement 7, Policy QD 1 in that it has not been demonstrated that the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout in that the proposed development would result in a detrimental impact on landscape features within the Conservation Area due to the impact on exist trees.**
2. **The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Planning Policy Statement 6, Policy BH 12 ‘New Development in a Conservation Area’ in that it has not been demonstrated that the proposed development preserves or enhances the character and appearance of the area or that the proposed development would not have an impact on protected trees within the application site.**
3. **The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy FLD 3 of PPS15 Planning & Flood Risk in that a complete Drainage Assessment has not been provided and the development, if permitted may increase the risk of flooding elsewhere through increased surface water runoff.**
4. **The development is contrary to Planning Policy Statement 2 Natural Heritage and the Strategic Planning Policy Statement for Northern Ireland in that it would have an unacceptable adverse impact on bats and insufficient information has been submitted to establish otherwise.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.2 APPLICATION NO: LA03/2021/0848/DCA

PROPOSAL:	Demolition of dwelling and outbuildings
SITE/LOCATION:	51B Riverside, Antrim, BT1 4BL
APPLICANT:	Mr John Gribbin

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse Conservation Area Consent.

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

Councillor Paul Dunlop	In Objection
Councillor Neil Kelly	In Objection

Proposed by Alderman Campbell
Seconded by Councillor Webb that Conservation Area Consent 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 conservation area consent be refused for the following reason:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy BH14 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it has not been demonstrated that a suitable redevelopment scheme has been approved that would justify the buildings demolition.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Archibald-Brown returned to the Chamber.

ITEM 3.3 APPLICATION NO: LA03/2021/0237/F

PROPOSAL:	1 no replacement dwelling and 2 no additional dwellings and site works
SITE/LOCATION:	48 Circular Road, Jordanstown, Newtownabbey
APPLICANT:	Christine Jennings

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

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

Les Ross	In Objection
Andy Stephens	In Support/Consultant
Hadleigh Jess	In Support (for questions)

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

On the proposal being put to the meeting 8 Members voted in favour, 2 against and 0 abstentions.

In favour: Aldermen – F Agnew, T Campbell and J Smyth
Councillors – J Archibald-Brown, Bennington, Flanagan, Swann and Webb.

Against: Councillors Cushinan and Lynch

and it was agreed that planning permission be refused for the application, the detail of which being delegated to Officers due to the following reasons:

the demolition of the existing building and the development of three dwellings in replacement would have a detrimental impact on the character and appearance of the surrounding area.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Magill joined the meeting at this point.

Councillor Kinnear joined the meeting remotely.

ITEM 3.4 APPLICATION NO: LA03/2022/0852/F

PROPOSAL: Proposed 3 storey office development comprising of flexible office accommodation, break-out space and meeting rooms along with associated site works, car parking and boundary treatments.

SITE/LOCATION: Lands at former Police Station site, Glenwell Road, Glengormley

APPLICANT: Antrim and Newtownabbey Borough Council

Kieran O'Connell, 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 Alderman Smyth

Seconded by Councillor Archibald-Brown that planning permission be granted.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstention, 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

Having declared an interest in Item 3.5 Alderman Agnew left the Chamber and Councillor Archibald-Brown took to the Chair.

ITEM 3.5 APPLICATION NO: LA03/2021/0745/F

PROPOSAL:	Residential development comprising 33 no. units (19 no. Category 1, 3 Wheelchair Units and 11 no. General Needs), access, parking, landscaping and associated site works.
SITE/LOCATION:	Lands at 285-291 Shore Road, Newtownabbey, Belfast, BT37 9RW
APPLICANT:	Clanmill Housing/Littleoak Abbey SPV Ltd

Barry Diamond, Head of Planning Development Management, introduced the Planning Report and associated addendum report 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 –

Councillor Robert Foster	In Objection
Phillip Brett MLA	In Objection
Gary Dodds	In Support
Sam McKee	In Support

Proposed by Alderman Campbell

Seconded by Alderman Smyth that planning permission be refused.

On the proposal being put to the meeting 8 Members voted in favour, 1 against and 2 abstentions.

In favour: Aldermen –T Campbell and J Smyth

Councillors – J Archibald-Brown, Bennington, Flanagan, Magill, Swann and Webb.

Against: Councillor Lynch.

Abstentions: Councillors Cushinan and Kinnear

and it was agreed that planning permission be refused for the application, the detail of which being delegated to Officers due to the following reasons:

The proposed development would result in overlooking, dominance, inappropriate scale, massing and design, and inadequate parking leading to road safety issues in terms of overspill and displaced car parking.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Agnew returned to the meeting and resumed as Chair.

Alderman Smyth left the Chamber during Item 3.6 and was therefore unable to vote on this item.

ITEM 3.6 APPLICATION NO: LA03/2022/0662/F

PROPOSAL:	Retention of dwelling and garage (amended siting and access to dwelling and garage approved under LA03/2020/0123/F) and design change to garage.
SITE/LOCATION:	27 Glebe Road (site 4 - 70m north of 7 Glebe Road Newtownabbey)
APPLICANT:	Mr Stephen Flynn

Barry Diamond, Head of Planning Development Management, 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 –

Azman Khairuddin	In Support
Stephen Flynn	In Support/Applicant

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

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

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', in that, if permitted, it would result in an unacceptable adverse effect on an adjacent approved property in terms of overlooking and dominance.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Smyth returned to the Chamber.

Councillor Flanagan left the meeting at this point.

ITEM 3.7 APPLICATION NO: LA03/2020/0506/F

PROPOSAL:	Part-demolition of existing buildings to rear of 19-21 Market Square and proposed residential development comprising 15no. apartments
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SITE/LOCATION: Lands to the rear of 19, 20, 21 & 21 A-F Market Square, Antrim

APPLICANT: Mr B Heffron

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

There were no public speakers to address this item.

Proposed by Councillor Archibald-Brown

Seconded by Alderman Smyth that planning permission be refused.

On the proposal being put to the meeting 9 Members voted in favour, 0 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 of paragraph 6.18 of the Strategic Planning Policy Statement, Policy BH 12 of PPS 6 'Planning Archaeology and the Built Heritage' and Section 104 (11) of the Planning Act (NI) 2011 in that, if permitted, the proposal would neither preserve nor enhance the character, appearance and setting of the Conservation Area given the layout and arrangement of the development as well as the loss of protected trees in the Conservation Area.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not maintain or enhance the distinctive character and appearance of the Conservation Area, does not respect the surrounding context and is inappropriate to the character and topography of the site in terms of the layout and landscaped and hard surfaced areas and would result in a cramped form of development on a restricted site.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not respect features of the built heritage and landscape features have not been protected or integrated into the overall design and layout of the development.**
- 4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not make adequate provision for private open space and landscaped areas as an integral part of the development.**
- 5. The proposal is contrary to paragraph 6.304 of the Strategic Planning Policy Statement, Policy AMP 7 of Planning Policy Statement 3 'Access, Movement and Parking' and criterion (f) of Policy QD 1 of PPS 7 'Quality Residential Environments' in that it has not been demonstrated that the proposal warrants a reduced level of car parking provision to serve the development.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Lynch left the Chamber during Item 3.8 and was therefore unable to vote on this item.

ITEM 3.8 APPLICATION NO: LA03/2021/0666/O

PROPOSAL:	Site for one infill dwelling
SITE/LOCATION:	Lands between 591 Doagh Road and No. 1 Ashley Park, Newtownabbey
APPLICANT:	David and Kim Morrow

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 Cushinan

Seconded by Councillor Webb that outline 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 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

The Chairperson took Items 3.11 and 3.13 at this point of the meeting.

ITEM 3.11 APPLICATION NO: LA03/2022/1040/F

PROPOSAL:	Dwelling (within an infill site)
SITE/LOCATION:	Lands 20m South East of 20 Umgall Road Crumlin BT29 4UJ
APPLICANT:	Mr Warren McBride

Johanne McKendry, Senior Planning Officer, introduced the Planning 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 –

Azman Khairuddin
Warren McBride

In Support/Agent
In Support/Applicant

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

On the proposal being put to the meeting 7 Members voted in favour, 4 against and 0 abstentions, and 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 CTY1 of PPS 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, it fails to meet with the provisions for an infill dwelling in accordance with CTY8 of PPS21 and it fails to meet the provisions for a dwelling within a cluster in accordance with Policy CTY2a of PPS21.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 in that the design of the building is inappropriate for the site and its locality and as a result fails to integrate.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14, in that, it results in a suburban style build-up of development when viewed with existing and approved buildings and will result in a detrimental change to, and erode, the rural character of the countryside.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.13 APPLICATION NO: LA03/2022/0738/F

PROPOSAL:	Retrospective application for extension to existing balcony with access/fire escape staircase, retention of garage and first floor living space (kitchen, dining and living room)
SITE/LOCATION:	33 Bernice Road, Newtownabbey, BT36 4QZ
APPLICANT:	Martine Gray

Barry Diamond, Head of Planning Development Management, 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 –

Martine Gray

In Support/Applicant

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, 2 against and 0 abstentions, it was agreed

that planning permission be refused for the following reason:

- 1. The development is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7- Residential Extensions and Alterations, in that the balcony extension and external staircase have an unacceptable impact on the privacy and amenity of neighbouring residents by way of overlooking.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Lynch returned to the Chamber.

Councillor Magill left the Chamber during Item 3.9 and 3.10 and was therefore unable to vote on this item.

ITEM 3.9 APPLICATION NO: LA03/2022/1043/O

PROPOSAL:	Dwelling and Detached Garage
SITE/LOCATION:	Site approx. 35m North East of No. 34 Ballymather Road, Nutts Corner, Crumlin, BT29 4UL
APPLICANT:	Virgil and Imogen Bates and C. McClaverty

Johanne McKendry, Senior 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 Alderman Smyth

Seconded by Councillor Webb that outline 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 outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 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, it fails to meet with the provisions for an infill dwelling in accordance with CTY8 of PPS21, it fails to meet the provisions for a dwelling within a cluster in accordance with Policy CTY2a and fails to comply with the provisions of a farm dwelling in accordance with CTY 10 of PPS21.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted lead to a build-up of development and will result in a detrimental change to, and erode, the rural character of the countryside.**

3. The proposal is contrary to the SPPS and Policies NH 4 and NH 5 of PPS 2 as it has not been demonstrated that the development would not have an adverse impact on biodiversity namely of the Nutts Corner Farm Priority Habitat, or protected species.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.10 APPLICATION NO: LA03/2022/0920/F

PROPOSAL: Replacement dwelling and associated ancillary development
SITE/LOCATION: 8 Ladyhill Road Antrim BT41 2RF
APPLICANT: Len Ireland

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

There were no public speakers to address this item.

Proposed by Alderman Smyth
Seconded by Councillor Lynch 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 Addendum Report.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Webb left and returned to the Chamber during Item 3.12 and was therefore unable to vote on this Item.

ITEM 3.12 APPLICATION NO: LA03/2022/0931/O

PROPOSAL: Dwelling and domestic garage on a farm
SITE/LOCATION: Lands 60m south of 68 Church Road Randalstown BT41 3JW
APPLICANT: Mr Christopher McCann

Barry Diamond, Head of Planning Development Management, 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 Bennington

Seconded by Councillor Magill that outline 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 outline 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 provisions contained in the Strategic Planning Policy Statement and Policies CTY 10 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building if permitted, would not be visually linked with an established group of buildings on the farm holding.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, appear unduly prominent in the landscape, the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure, and ancillary works do not integrate with their surroundings.**
- 4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, appear unduly prominent in the landscape and the impact of ancillary works would damage rural character.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Webb returned to the Chamber.

ITEM 3.14 APPLICATION NO: LA03/2022/0787/F

PROPOSAL:	Construction of a new access ramp to the rear of the building
SITE/LOCATION:	55-59 High Street, Antrim, BT41 4AY
APPLICANT:	Karl Property Investments Ltd

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 Alderman Smyth
Seconded by Councillor Webb that planning permission be granted.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, 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

PART TWO GENERAL PLANNING MATTERS

ITEM 3.15

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

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

Two (2) appeals were dismissed during January 2023 by the Planning Appeals Commission (PAC) in relation to LA03/2021/1115/O (2022/A0047), proposed site for a dwelling and garage at lands 30m approximately north-east of No 57 Craigstown Road, Randalstown, and LA03/2021/1107/O (2022/A0048) proposed site for a dwelling and garage at lands approximately 35m south-west of No 63 Craigstown Road, Randalstown and copies of these decisions were circulated.

One (1) further appeal was withdrawn by the Agent during January in relation to LA03/2022/0091/LDP (2022/L0002), proposed completion of dwelling in accordance with planning approvals T2004/1470/O, T/2007/0929/RM and T/2009/0029/F at lands approximately 130m north-east of 174 Magherabeg Road, Randalstown, and a copy of the correspondence from the PAC was also circulated.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.16

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

Prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). Two (2) PANs were registered during January 2023.

PAN Reference:	LA03/2023/0001/PAN
Proposal:	Proposed new business park to include 4 no. new storage and distribution warehouses with ancillary offices, 10 no. commercial units comprising a mix of light industry, trade counter with showroom, office, research & development, exhibition space, start-up business units, roof mounted solar panels, refurbishment and extension of existing industrial warehouses, 3 new access points onto Enkalon Road, new internal estate road (closing up estate access), HGV parking, car parking and all associated site works.
Location:	Lands bounded by Kilbegs Business Park to the north, Enkalon Industrial Road to the East, Castlewater residential development to the south west and Allen Park Sport Hub to the West, Antrim BT41 4LS
Applicant:	Errigal Commercial Developments Ltd, 11 Gortnahey Road, Dungiven
Date Received:	11 January 2023
12 week expiry:	5 April 2023

PAN Reference:	LA03/2023/0002/PAN
Proposal:	Proposed hotel development, comprising 81 No. bedrooms, food and beverage offer, including new site access, car parking, landscaping and all associated site and access works, (Renewal of application Ref: LA03/2018/0006/F)
Location:	Lands situated at the junction of Ballyrobin Road and Antrim Road and 120 meters east of Hillhead Farm, 6 Antrim Road, Crumlin Co Antrim
Applicant:	JH Turkington & Sons Ltd, James Park, Mahon Road, Portadown
Date Received:	11 January 2023
12 week expiry:	5 April 2023

Under Section 27 of the 2011 Planning Act obligations are 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 is submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

Proposed by Alderman Campbell
 Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.17

P/PLAN/1 PLANNING PORTAL UPDATE

Members were aware of recent media coverage from The Royal Society of Ulster Architects (RSUA) around the new Planning Portal.

Whilst the Department for Infrastructure (Dfi) have acknowledged that there had been some issues with the new Planning Portal since its launch, they have agreed a plan with the supplier (TerraQuest) to roll out a series of updates/fixes ('Releases') to the system every two weeks, starting on 9 February 2023.

In addition, Dfi have updated their website (see link below) to include a Frequently Asked Questions (FAQs) section which would provide further advice for Agents/Architects/members of the public on new releases to the new Planning Portal. <https://www.infrastructure-ni.gov.uk/articles/planning-portal-faqs>

Dfi would also be holding a series of workshops with a small group of Agents/Architects later this month to explain the various elements of the public facing portal, to hear their concerns and what improvements could be considered for the future. The Council would also be holding a similar workshop with Agents/Architects in the near future.

Proposed by Alderman Campbell

Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.18

CE/OA/044 & P/PLAN/1 PLANNING IMPROVEMENT PROGRAMME

Following the release of reports from the Northern Ireland Public Accounts Committee (PAC) and the Northern Ireland Public Accounts Committee (NIAO) in relation to the performance of planning across Northern Ireland, correspondence had been received from Department for Infrastructure (Dfi) regarding the Planning Improvement Programme.

The correspondence recognised that a number of the recommendations set out in the PAC and NIAO reports were business as usual for each planning authority and sought assurance from the Council that these will be progressed. A draft response to this correspondence was circulated for consideration.

In addition to the above suggested Work Programme, the Planning Section would consider its own Planning Improvement Work Programme. This would include taking forward those elements of improvement that are feasible at local level through the proposals coming forward and also a review of its own mechanisms to bring further improvements to customer services. A draft programme would be brought forward in due course.

Julie Thompson, Deputy Secretary (DfI) had also written to all Chief Executives (circulated) on 07 February 2023 with an update on the establishment of the interim Regional Planning Commission, in response to a PAC recommendation and to support the Planning Improvement Programme in Northern Ireland. It was anticipated that the interim Commission would hold its first meeting on 24 February 2023. A copy of the Terms of Reference for the interim Regional Planning Commission was circulated for Members' information.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed that

the report be noted and the response to DfI be approved.

ACTION: Sharon Mossman, Deputy Director of Planning

ITEM 3.19

P/FP/LDP/6 ENGAGEMENT WITH DfI STRATEGIC PLANNING DIVISION, PLANNING IMPROVEMENT WORKSHOP

Members were reminded that the Northern Ireland Audit Office (NIAO) published a performance report in February 2021 'Planning in Northern Ireland'. The report considered that the current planning system in Northern Ireland is not meeting its plan-making objectives and noted that to date, no local authority has published a draft Plan Strategy. The report contained a number of recommendations including one that the Department and Councils work in partnership to review current Local Development Plan (LDP) timetables to ensure they are realistic and achievable, and to identify what support Councils need to achieve them.

As an outworking of the NIAO report, Senior Officers from the Council attended a Planning Improvement Workshop for LDPs on 24 January 2023 hosted by The Department for Infrastructure (DfI) Strategic Planning Division. The workshop was facilitated by senior representatives from the Welsh Government and Welsh Planning Inspectorate: Vicky Robinson, Chief Planning Inspector, Tony Thickett Deputy Chief Planning Inspector and Mark Newey, Head of Plans, the Welsh Government. The workshop was also attended by Senior Planning Officers from all Councils across the province and Principal Commissioner, Ms. Mandy Jones from The Planning Appeals Commission.

The workshop focused on joint learning experiences to date from the LDP and public examination process, group discussion on the identification of areas for improvements, and the prioritisation of actions to ensure LDPs are completed in a more effective and efficient manner.

DfI Strategic Planning Division would now consider a range of actions to be presented to Councils, and these will be brought to Members for consideration in due course.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.20

P/FP/LDP1 LOCAL DEVELOPMENT PLAN, INDEPENDENT EXAMINATION UPDATE

Members were reminded that, as reported at the January 2023 Planning Committee, the Council anticipated the Planning Appeals Commission (PAC) report on the Independent Examination (IE) of the Council's Draft Plan Strategy (DPS), which concluded on 29 June 2022, would be submitted to the Department for Infrastructure (DfI) at the end of January 2023.

The Council received correspondence from the PAC on 31 January 2023, advising that work to finalise the Report was still ongoing and that it was now anticipated that the final draft of the report would be delivered to DfI by the end of February 2023. This notification has also been published on the PAC's website (below).

<https://www.pacni.gov.uk/antrim-newtownabbey>

Members were reminded that the PAC's published guidance entitled, 'Procedures for Independent Examination of Local Development Plans', stated that the anticipated timeline for Commissioner involvement in a plan, will be on average, 9-12 months. As the Draft Plan Strategy was submitted to the PAC in June 2021, a Commissioner appointed in September 2021, and a report was now anticipated for submission to DfI by the end of February 2023, the process was currently running at 21 months, with 17 months since the appointment of a Commissioner.

Members were reminded that following the PAC's submission of the IE report to DfI, the Department's role was to review the Commissioner's recommendations (approximately 12 weeks) and to issue the Council a direction to withdraw, adopt or adapt with changes.

Given the delay in the PAC issuing the report, the Chief Executive had since written to the Chief Commissioner of the PAC to note the report is to be released in February and also to DfI Deputy Secretary, Dr. Julie Harrison, seeking that the report was released to the Council by the Department once received in order to allow the Council to consider the timeframes involved to adoption and final plan. At present DfI advised that the report would not be released for a minimum of 12 weeks. Copies of these letters were circulated for Members' information.

These measures would allow the Council to review and consider its work programme for both the adoption of Plan Strategy and the Local Policies Plan (LPP) going forward. This would assist in the development of the Council's amended LDP Timetable.

The Forward Planning Team continued to undertake preparatory work on the next stage of the LDP process, the LPP.

Proposed by Alderman Campbell

Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

NO ACTION

PROPOSAL TO PROCEED 'IN CONFIDENCE'

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

the following Committee business be taken In Confidence.

The Chairperson advised that the livestream and audio recording would now cease.

PART TWO OTHER PLANNING MATTERS IN CONFIDENCE

ITEM 3.21

IN CONFIDENCE G/LEG/084 & P/PLAN/1 PLANNING PROTOCOL AND SCHEME OF DELEGATION

Sharon Mossman, Deputy Director of Planning, provided a verbal update advising Members that work was ongoing on the update of the operation of the Planning Protocol and the Scheme of Delegation and that a draft copy would be brought to a future meeting for Members consideration.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed that

the draft Planning Protocol and Scheme of Delegation be brought to a future Committee meeting for Members consideration.

ACTION: Paul Casey, Borough Lawyer & Head of Legal Services

PART ONE DECISIONS ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.22 ENFORCEMENT CASE: LA03/2019/0334/CA

Simon Thompson, Local Development Plan & Enforcement Manager, introduced the Enforcement Report to the Committee and made a recommendation that 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 Magill 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: Sharon Mossman, Deputy Director of Planning

ITEM 3.23 ENFORCEMENT CASE: LA03/2022/0353/CA

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

Proposed by Alderman Campbell
Seconded by Councillor Magill 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: Sharon Mossman, Deputy Director of Planning

ITEM 3.24 ENFORCEMENT CASE: LA03/2022/0172/CA

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

Proposed by Alderman Campbell
Seconded by Councillor Webb 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: Sharon Mossman, Deputy Director of Planning

ITEM 3.25

IN CONFIDENCE P/PLAN/1 ISSUE OF ENFORCEMENT NOTICE FOR UNAUTHORISED VEHICLE SALES

Members were provided with a verbal update by the Local Development Plan and Enforcement Manager, Simon Thompson.

Proposed by Councillor Archibald-Brown
Seconded by Councillor Lynch and unanimously agreed that

the report be noted.

NO ACTION

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Lynch
Seconded by Alderman Smyth 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 9.10 pm.

MAYOR