



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 15 APRIL 2019 AT 6.30 PM**

- In the Chair** : Councillor H Cushinan
- Committee Members Present** : Aldermen – F Agnew, T Campbell, and J Smyth  
Councillors – J Bingham, P Brett, D Hollis, R Lynch, M Magill, S Ross and B Webb
- Non-Committee Members Present** : Alderman T Burns  
Councillors P Dunlop, A Logue, J Montgomery and M Rea,
- In Attendance** : Mr Tom Stokes – Public Speaker  
Mr Lewis Creighton – Public Speaker  
Mr Michael Martin – Public Speaker  
Mr Robert Millar – Public Speaker  
Mr William Orbinson QC – Public Speaker  
Mr David Donaldson – Public Speaker  
Mr John Blair MLA – Public Speaker  
Mr Seamus Fay – Public Speaker  
Mr Ivan McClean – Public Speaker  
Mr Barry Beatty – Public Speaker  
Mr Robin Park – Public Speaker  
Mr Lawrence Thompson – Public Speaker
- Officers Present** : Chief Executive – J Dixon  
Director of Economic Development and Planning - M McAlister  
Borough Lawyer & Head of Legal Services – P Casey  
Head of Planning - J Linden  
Acting Senior Planning Officer – M O'Reilly  
Media & Marketing Officer – J McIntyre  
ICT Officer - C Bell  
Member Services Officer - S Boyd  
Mayor and Member Services Officer - S Fisher

**CHAIRPERSON'S REMARKS**

The Chairperson welcomed Committee Members to the monthly Planning Committee Meeting and reminded all present of the protocol for speaking and timeframes accorded.

The Chief Executive 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.

The Chairperson advised Members that Item 3.2 had been withdrawn by Officers, Item 3.3 had been withdrawn by the applicant and that additional information for Items 3.4, 3.6 and a revised speakers list had been circulated in advance of the meeting with hard copies being provided at the meeting.

**1 APOLOGIES**

Alderman R Swann

**2 DECLARATIONS OF INTEREST**

None

## PART ONE DECISIONS ON PLANNING APPLICATIONS

### ITEM 3.1 APPLICATION NO: LA03/2018/0917/F

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<b>PROPOSAL:</b>	Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking, site access from Doagh Road, landscaping and all associated site and access works
<b>SITE/LOCATION:</b>	Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey
<b>APPLICANT:</b>	Kemark No 2 Ltd

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Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

- Mr Robert Millar
- Mr Tom Stokes
- Mr Lewis Creighton (available for questions)
- Mr Michael Martin (available for questions)

Proposed by Councillor Lynch  
Seconded by Councillor Bingham

**that planning permission be granted for the application subject to the conditions set out in the Planning Report together with an additional 5 conditions relating to the matters outlined below, the detail of which was delegated to Officers:**

- 1. Additional screen planting is to be provided to the graded embankment north of Unit 4 - the proposed distribution centre**
- 2. The proposed acoustic fence to be increased to 2.1 metres in height**
- 3. The proposed acoustic fence to be erected prior to the commencement of any other development**
- 4. A maximum of 10 Heavy Good Vehicles to be permitted between the hours of 11pm – 7am to service Unit 4**
- 5. A Noise Assessment to be carried out within six months of Unit 4 becoming operational or as otherwise requested by the Council on foot of complaints received.**

on the proposal being put to the meeting 9 Members voted in favour, 2 against and 0 abstentions and it was agreed.

*ACTION BY: John Linden, Head of Planning*

**ITEM 3.2 APPLICATION NO: LA03/2018/0994/O**

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- PROPOSAL:** Redevelopment of garden centre site to deliver a new garden centre development and associated landscaping, car parking and road and access works to the Old Ballyclare Road and Ballyclare Road. This includes the permanent retention of the existing garden centre building for garden centre retail, restaurant and covered production use; the retention of the garden centre building currently under construction on site and its use for garden centre retail, covered production, a farm shop, a coffee shop and ancillary storage; and the erection of a new garden centre building for ancillary storage. (Variation of conditions 3, 4 and 6 from approval LA03/2018/0299/F to allow an increase in the total net retail floorspace area within the approved building A and B from 2425sqm to 3145sqm, comprising an increase in the area permitted for other garden retail net retail floorspace from the 492sqm approved to 1212sqm and an increase in the area permitted for gift lines and/or domestic use utensils and decorative objects within the net retail floorspace area permitted for other garden retail from the 200sqm approved to 350sqm)
- SITE/LOCATION:** Coleman's Garden Centre, 6 Old Ballyclare Road, Templepatrick, Antrim, BT39 0BJ
- APPLICANT:** Eastonville Traders Ltd
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The Chairperson advised Members that Officers had withdrawn this application from the Agenda.

*NO ACTION*

**ITEM 3.3 APPLICATION NO: LA03/2018/1086/O**

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- PROPOSAL:** Proposed site for new dwelling
- SITE/LOCATION:** 43a Old Manse Road, Newtownabbey, BT37 0RU
- APPLICANT:** Mr & Mrs White
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The Chairperson advised Members that this application had been withdrawn by the applicant.

*NO ACTION*

Councillor Hollis left the Chamber.

**ITEM 3.4 APPLICATION NO: LA03/2017/0895/F**

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<b>PROPOSAL:</b>	Change of use from farm buildings and yard to provide an extension of existing commercial car park for users of Belfast International Airport
<b>SITE/LOCATION:</b>	Lands adjacent to and approx. 50m North East of 10 Crooked Stone Road, Aldergrove
<b>APPLICANT:</b>	Mr A Hyde

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Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

- Councillor J Montgomery
- Alderman T Burns
- Councillor M Rea
- Councillor A Logue
- Councillor P Dunlop
- Mr William Orbinson QC
- Mr David Donaldson
- Mr John Blair MLA
- Mr Seamus Fay

Proposed by Councillor Brett  
Seconded by Alderman Campbell

**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 AMP 10 of the Planning Policy Statement 3: Access Movement & Parking in that the analysis provided by the applicant has not demonstrated that there is a need for the facility nor has any need been identified in any published Transport Plan.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 & 11 of Planning Policy Statement 21: Sustainable Development in the Countryside in that it has not been demonstrated that the farm business is currently active and the proposal does not involve the reuse of an existing farm building.**

**In agreeing the recommendation to refuse permission the Committee also delegated authority to Officers to withdraw reason of refusal 2 should an appeal be lodged in circumstances where it is demonstrated the farm business is active and Officers are content the proposal otherwise meets with the provisions of Policy CTY 11 of PPS 21.**

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

*ACTION BY: John Linden, Head of Planning*

*Councillor Hollis returned to the Chamber.*

*Councillor Brett and Alderman Campbell left the Chamber.*

**ITEM 3.5 APPLICATION NO: LA03/2019/0014/O**

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**PROPOSAL:** Site of infill dwellings and garage (Site 1 access off Ballyrobert Road, site 2 access of Springwell Road)

**SITE/LOCATION:** Site approx. 50m NW of 446 Ballyclare Road and adjacent to the junction of Ballyclare Road, Ballyrobert Road, Kingsmoss Road and Springwell Road, Newtownabbey

**APPLICANT:** Mr Barry Beatty

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Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

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

- Mr John Blair MLA
- Mr Barry Beatty
- Mr Ivan McClean

Proposed by Alderman Smyth  
Seconded by Alderman Agnew

that outline planning permission be refused.

on the proposal being put to the meeting 3 Members voted in favour, 3 against and 2 abstentions. The Chairperson used his casting vote against the proposal, the proposal was declared not carried.

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

Proposed by Councillor Magill  
Seconded by Councillor Lynch

**that outline planning permission be granted subject to relevant standard conditions relating to access, design and landscaping, the detail of which was delegated to Officers.**

The reasons for a decision contrary to the Officer's recommendation were that Members considered the proposed development would be in keeping with the provisions of Policy CTY 8 for infill development on the basis the proposed plot size did respect those in the vicinity of the site. Furthermore the site is distinct in that the proposal is located at an existing rural cluster/crossroads site with a community facility nearby and will in effect round off and consolidate existing development at this location.

The Head of Planning advised Members that the Council's Environmental Health Section (EHS) consultation response had requested a Noise Assessment be submitted and it was agreed that this should be submitted forthwith unless EHS was content that the matter could be taken forward by way of a planning condition. This matter was delegated to the Head of Planning.

On the proposal being put to the meeting 4 Members voted in favour, 3 against and 2 abstentions and it was agreed.

In favour: Councillors H Cushman, D Hollis, R Lynch, M Magill  
Against: Aldermen F Agnew, J Smyth  
Councillor W Webb  
Abstentions: Councillors J Bingham, S Ross

*ACTION BY: John Linden, Head of Planning*

*Alderman Campbell returned to the Chamber.*

*Councillor Brett returned briefly to the Chamber and then left again.*

*Councillor Hollis left the meeting at this point.*

### **ITEM 3.6 APPLICATION NO: LA03/2019/0098/F**

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**PROPOSAL:** Extension of curtilage of dwelling (to provide front garden)  
**SITE/LOCATION:** 40m North of 108A Cidercourt Road Crumlin BT29 4RX  
**APPLICANT:** Mr & Mrs Brian Somers

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Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

- Councillor M Rea
- Alderman T Burns
- Mr Lawrence Thompson
- Ms Jennifer Shaw
- Mr Robin Park

Proposed by Alderman Campbell  
Seconded by Councillor Bingham and 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 and Policy CTY1 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 provisions of the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the extension of curtilage if permitted, would result in a suburban style of build-up further eroding the rural character of the area.**

*ACTION BY: John Linden, Head of Planning*



## **PART TWO OTHER PLANNING MATTERS**

### **ITEM 3.7**

#### **P/PLAN/1 - DELEGATED PLANNING DECISIONS AND APPEALS**

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

Proposed by Alderman Campbell  
Seconded by Alderman Smyth and unanimously agreed

**that the report be noted.**

*NO ACTION*

### **ITEM 3.8**

#### **P/PLAN/1 - PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT**

Members were aware that 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). Three PANs were registered during March 2019 the details are set out below.

**PAN Reference:** LA03/2019/0159/PAN  
**Proposal:** Proposed pig finisher unit to include air scrubber, associated ancillary building (welfare facilities/feed kitchen), 6no feed bins, slurry store/reception tank, concrete hardstanding yard and upgrade to existing access  
**Location:** Lands approximately 150m northwest of no 140 Steeple Road Kells BT42 3NP  
**Applicant:** Mr Robert Park  
**Date Received:** 4 March 2019  
**12 week expiry:** 27 May 2019

**PAN Reference:** LA03/2019/0214/PAN  
**Proposal:** Proposed convenience retail unit variation of condition 2 and the removal of conditions 3 & 4 of planning approval ref U/2010/0548/F to facilitate convenience retailer  
**Location:** Unit 3 Longwood Retail Park Longwood Road Newtownabbey BT37 9UL  
**Applicant:** Mr Robert Park  
**Date Received:** 14 March 2019  
**12 week expiry:** 6 June 2019

**PAN Reference:** LA03/2019/0241/PAN  
**Proposal:** Site for residential development  
**Location:** Lands at Neillsburn Plantation Antrim Road Templepatrick  
(located between the residential developments of Kingscourt  
and Knightswood)  
**Applicant:** SVM Properties  
**Date Received:** 22 March 2019  
**12 week expiry:** 14 June 2019

Members recalled that 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 what consultation 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 3.9**

#### **P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS 2018/19 – THIRD QUARTERLY BULLETIN FOR THE PERIOD OCTOBER – DECEMBER 2018**

The third quarterly provisional planning statistics for 2018/19 produced by the Analysis, Statistics and Research Branch (ASRB) of the Department for Infrastructure (DfI), a copy of which was circulated, were released on 21 March 2019.

The figures show that during the period from October to December 2018, the total number of planning applications received in Northern Ireland was 3,204, an increase of nearly 9% on the previous quarter (2,942) but a 2% reduction on the same period in 2017 (3,265). The total number of decisions issued during this period was 2,988.

During the third quarter period a total of 183 new applications were received by Antrim and Newtownabbey Borough Council (an increase of 11 applications from the same period last year and therefore above the NI trend) whilst 195 decisions were issued.

In relation to performance against statutory targets the DfI figures show that the Council took on average 27 weeks to process and decide **Major** planning applications during the third quarter against the target of 30 weeks. This reflects well against the average processing time of 49.6 weeks across all Councils and has helped maintain the improved performance witnessed during the first two quarters such that overall performance for the year to date continues to rank amongst the top three of the 11 Councils. Furthermore the figures show that the Planning Section has recorded the highest proportion amongst all Councils of Major applications processed within the 30

week target which demonstrates the Council's ongoing commitment to prioritise these significant development schemes.

The Dfl figures show that the Council took on average 12.4 weeks to process and decide **Local** planning applications during the third quarter against the target of 15 weeks. This represents an improvement in the average processing time from the first two quarters and again has maintained the Planning Section's performance among the top three of the 11 Councils and reflects well against the average processing time of just over 15 weeks across all Councils.

In relation to **Enforcement**, the Dfl figures highlight that the Council's Planning Enforcement team has once again recorded the shortest time taken, circa 11 weeks, to process 70% of enforcement cases to target conclusion which compares favourably with the average processing time of some 25 weeks across all Councils. The team's performance also ranked first in the proportion of cases brought to target conclusion within the performance target of 39 weeks.

Whilst the final Dfl planning statistics for 2018/19 will not be available for some months, Members may wish to note that unvalidated information confirms that the Planning Section has met all statutory targets for the year – the first time this has been achieved since 2015/16.

Proposed by Alderman Campbell  
Seconded by Alderman Smyth and unanimously agreed

**that the report be noted.**

*NO ACTION*

### **ITEM 3.10**

#### **P/FP/LDP/62 - ENGAGEMENT WITH THE PLANNING APPEALS COMMISSION – LOCAL DEVELOPMENT PLAN INDEPENDENT EXAMINATION PROCEDURES INFORMATION SESSION**

The Planning Appeals Commission (PAC) is holding a public information event on Thursday 13 June 2019 at The Old Courthouse in Antrim to explain the anticipated role of the Commission in the Local Development Plan Independent Examination process and the procedures introduced by the 2011 Planning Act. Details of the event were circulate.

Elected Members are welcome to attend this event and should confirm with Sharon Mossman if they wish to attend.

Proposed by Alderman Campbell  
Seconded by Alderman Smyth and unanimously agreed

**that the report be noted.**

*NO ACTION*

### **ITEM 3.11**

#### **P/FP/LDP/1 /LDP/1 - LOCAL DEVELOPMENT PLAN QUARTERLY UPDATE JAN – MAR 2019**

The Council's Local Development Plan (LDP) Timetable advised that progress reports would be submitted on a quarterly basis to the Planning Committee. This report covers the fourth quarter of the 2018-2019 business year (January 2019 - March 2019).

The Forward Plan Team brought forward a number of reports to the Council during this period relating to the allocation and distribution of housing in the Borough, affordable housing and planning policy.

Work continued during this period regarding the drafting of the draft Plan Strategy document, finalisation of the evidence base and commencement of relevant assessments. It is anticipated that a working version of the draft Plan Strategy will be presented to Members in April for consideration.

During this period the Metropolitan Local Development Plan Working Group and Department of Infrastructure Strategic Planning Working Group took place.

Proposed by Alderman Campbell  
Seconded by Alderman Smyth and unanimously agreed

**that the report be noted.**

*NO ACTION*

The Chair thanked Members who had served on the Committee, the Chief Executive, Director and Officers for their help and support during his time on the Committee.

A number of Members thanked the Chair, Vice Chair and Officers for their efficiency and paid tribute to Councillor Bingham, this being his last Planning Committee meeting, and wished him and fellow Members all the best for the future.

#### **IN CONFIDENCE'**

Proposed by Alderman Campbell  
Seconded by Councillor Magill and agreed that

**the following Committee business be taken In Confidence.**

The Chairperson advised that the audio recording would cease at this point

### **ITEM 3.12 IN CONFIDENCE**

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

The seventh meeting of the Metropolitan Area Spatial Working Group took place on 3 December 2018 at Mossley Mill, Newtownabbey.

Issues discussed included an update on progress from consultees and Councils including Local Development Plan timescales, preparation of the Belfast Metropolitan Transport Plan, affordable housing delivery and clarification on the role of the working group.

The minutes of this meeting were agreed at the most recent meeting of the working group held on 11 March 2019 and hosted by Belfast City Council.

A copy of the agreed minutes was circulated for information.

Proposed by Councillor Webb

Seconded by Alderman Campbell and unanimously agreed

**that the report be noted.**

*NO ACTION*

### **ITEM: 3.13 IN CONFIDENCE**

#### **P/PLAN/1 - PLANNING ENFORCEMENT REPORT 2018-2019 – QUARTER 3**

The Northern Ireland Planning Statistics Q3 Statistical Bulletin was released in March 2019 by the Department for Infrastructure's (DfI) Analysis, Statistics and Research Branch. It includes information on the Council's performance on enforcement cases measured against the statutory performance targets set by DfI.

The Quarter 3 report was circulated and in view of the sensitive nature of some of this information it was presented in confidence.

The DfI figures highlight that the Council's planning enforcement team opened 111 cases during the period, compared to 119 in the previous quarter. 115 cases were closed, compared to 120 during the previous quarter. The Planning Section processed 94.2% of enforcement cases to target conclusion within the 39 week target compared to 95.1% during the previous quarter. Prosecution was initiated in relation to 9 cases, compared to the initiation of 4 prosecutions during the previous quarter.

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

Proposed by Councillor Webb

Seconded by Alderman Campbell and unanimously agreed

**that the report be noted.**

*NO ACTION*

**ITEM 3.14 IN CONFIDENCE APPLICATION NO: LA03/2018/0063/F**

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<b>PROPOSAL:</b>	Erection of 49 apartments and 2 retail units at street level on Antrim Road
<b>SITE/LOCATION:</b>	Thunderdome Complex, 281-295 Antrim Road, Glengormley, Newtownabbey
<b>APPLICANT:</b>	K&M Restaurants Ltd

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Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee. He reminded Members that this application was currently at appeal and made a recommendation that delegated authority be granted to Officers to withdraw refusal reason 1 and speak on matters pertaining to refusal reason 3.

Proposed by Alderman Campbell  
Seconded by Councillor Magill and unanimously agreed

**That authorisation be granted to Officers to withdraw refusal reason 1 and to speak on matters pertaining to refusal reason 3.**

*ACTION BY: John Linden, Head of Planning*

**PROPOSAL TO PROCEED OUT OF 'IN CONFIDENCE'**

Proposed by Councillor Bingham  
Seconded by Alderman Smyth and agreed that

**the remainder of Committee business be taken in Open Session.**

The Chairperson advised that audio-recording would recommence at this point.

There being no further Committee business under Part 2 of the Agenda the Chairperson thanked everyone for their attendance and the meeting concluded at 9.37 pm.

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**MAYOR**