



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 11 DECEMBER 2023 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
- Committee Members Present (Remotely)** : Councillor S Flanagan
- Non-Committee Members Present (In Person)** : Councillor S Wilson
- Public Speakers** : Eamonn Loughrey In Support (Agent, Item 4.1)  
Councillor Stewart Wilson In Support (Item 4.3)  
Robin Magee In Support (Agent, Item 4.3)  
John Minford In Support (Applicant, Item 4.3)  
Adrian Campbell In Support (Applicant, Item 4.7)  
Samuel Jameson In Support (Applicant, Item 4.8)
- Officers Present** : Chief Executive – R Baker  
Director of Economic Development and Planning - M McAlister  
Deputy Director of Planning & Building Control – S Mossman  
Borough Lawyer & Head of Legal Services – P Casey  
Head of Planning Development Management – B Diamond  
Senior Planning Officer – J McKendry  
Senior Planning Officer – A Wilson  
Senior Planning Officer – A Leathem  
ICT Systems Support Officer – C Bell  
ICT Helpdesk Officer – D Mason  
Member Services Officer – C McIntyre

## CHAIRPERSON'S REMARKS

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

The Chairperson advised that Addendum reports relating to Items 4.2 and 4.3, the Site Visit report and updated Speaker's 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

Councillor AM Logue

### 2 DECLARATIONS OF INTEREST

None

### 3 INTRODUCTION OF NEW STAFF

Daniel Savage – Planning Assistant

## PART ONE PLANNING APPLICATIONS

### ITEM 4.1 APPLICATION NO: LA03/2022/0996/F

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<b>PROPOSAL:</b>	Industrial development providing floorspace for class B4 storage and distribution warehouse with ancillary buildings, car parking and areas of circulation and hardstanding, landscaping and boundary treatment.
<b>SITE/LOCATION:</b>	Lands west of the B101 Nutts Corner to Dundrod Road, located 425m southeast of Nutts Corner Roundabout, (immediately south of Lidl Distribution Warehouse and north of Nutts Corner Business Park, and 37m northwest of No 10 Dundrod Road), Dundrod Road, Nutts Corner, BT29 4SR.
<b>APPLICANT:</b>	Tamar (Selby Ltd)

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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 –

Eamonn Loughrey

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown 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*

#### **ITEM 4.2 APPLICATION NO: LA03/2022/0813/F**

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<b>PROPOSAL:</b>	39no. dwellings, parking, open space, and landscaping.
<b>SITE/LOCATION:</b>	Lands within the southwest portion of the former Craighill Quarry, east of Ballyeaston Road and south of Craighill Park, Ballyclare.
<b>APPLICANT:</b>	Craighill Developments Ltd.

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Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report and associated Addendum 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 Campbell 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 provisions of the Strategic Planning Policy Statement, Policy QD2 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments and Key Site Requirement (a) of draft Belfast Metropolitan Area Plan in that it has not been demonstrated how the comprehensive planning of the entire zoned area (BE 04/03) is to be undertaken and the proposal would result in unsatisfactory piecemeal development.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' and associated guidance Creating Places in that it has not been demonstrated that a quality residential development will be achieved as:**
  - a) the proposed development does not respect the surrounding context and is inappropriate to the character and topography of the site;**
  - b) the layout of the proposed development does not provide adequate provision for public and private open space; and**
  - c) the design and layout will have an unacceptable adverse impact on the residential amenity of proposed and approved dwellings on plots 48-52 of planning permission Ref:LA03/2017/0644/F by reason of overlooking, loss of privacy and dominance.**

3. **The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement, Planning Policy Statement 7 part (f) of Policy QD 1 and Planning Policy Statement 3, Policy AMP 7 and ancillary document, Parking Standards, in that if approved, an unsatisfactory level of parking would be provided to serve the proposed housing development.**

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

*Alderman Magill joined the meeting during Item 4.3 and was therefore unable to vote.*

*Alderman Smyth left and returned to the meeting during Item 4.3 and was therefore unable to vote.*

#### **ITEM 4.3 APPLICATION NO: LA03/2023/0407/O**

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<b>PROPOSAL:</b>	Erection of proposed housing development consisting of 16 no. dwellings and associated road accesses, site works and landscaping in place of 2 no. existing dwellings and associated sheds and outbuildings
<b>SITE/LOCATION:</b>	Lands at 1 Parkgate Road and 2 Main Street, Parkgate, Ballyclare, BT39 0DG.
<b>APPLICANT:</b>	John Minford

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Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report and associated Addendum Report 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 Stewart Wilson	In Support
Robin Magee	In Support/Agent
John Minford	In Support/Applicant

Proposed by Councillor Flanagan

Seconded by Alderman Campbell that outline 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 provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development represents an overdevelopment of the site as:**

- a) it is considered to be inappropriate to the character of the site in terms of layout and the development would result in a pattern of development that is not in keeping with the overall character and environmental quality of the established residential area;
  - b) inappropriate and insufficient levels of private amenity space have been proposed as an integral part of this development; and
  - c) the design and layout will have an adverse impact on the amenity of the proposed occupants.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance in that it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.
  3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of Planning Policy Statement 15, Planning and Flood Risk, in that it has not been demonstrated through the Drainage Assessment that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from development elsewhere.

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

#### **ITEM 4.4 APPLICATION NO: LA03/2023/0685/S54**

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<b>PROPOSAL:</b>	Proposed new store/showroom/assembly building with additional parking/lorry turning facilities and alterations/upgrade to the existing site access (Variation of Conditions 2 & 3 and removal of Conditions 4, 7, 14 & 15 from approval LA03/2019/0617/F).
<b>SITE/LOCATION:</b>	16 Shanes Street, Randalstown, BT41 2AD.
<b>APPLICANT:</b>	Butlers Marquees

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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 Councillor Flanagan  
 Seconded by Councillor Webb that planning permission be refused.

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

**that planning permission be refused for the following reason:**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7, Quality Residential Environments, in that it has not been demonstrated that the development, if permitted, would not have a detrimental impact on neighbour amenity by way of noise and visual impact.

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

**ITEM 4.5 APPLICATION NO: LA03/2023/0675/O**

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**PROPOSAL:** Proposed site of dwelling in existing cluster.

**SITE/LOCATION:** 50m NE of 45 Holystone Road, Doagh, Ballyclare, BT39 0TJ.

**APPLICANT:** Brian McCalmont

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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 Councillor Archibald-Brown

Seconded by Alderman Campbell that outline planning permission be refused.

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

**that planning permission be refused for the following reasons:**

- 1. The proposal is contrary to the 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 within the Strategic Planning Policy Statement and fails to meet the provisions for a new dwelling in an existing cluster in accordance with Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the cluster does not appear as a visual entity in the local landscape; is not associated with a focal point; does not provide a suitable degree of enclosure and would visually intrude into the open countryside.**
- 3. 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 the proposal, if permitted, will result in a suburban style build- up of development that extends into the open countryside when viewed with existing buildings.**

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

#### ITEM 4.6 APPLICATION NO: LA03/2023/0699/O

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**PROPOSAL:** Replacement dwelling and garage.

**SITE/LOCATION:** 50M north of 110A Oldstone Road, Antrim, BT41 4SP.

**APPLICANT:** Geoff Hall

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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 Councillor Cosgrove

Seconded by Councillor Webb that outline planning permission be refused.

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

**that planning permission be refused for the following reasons:**

- 1. The proposal is contrary to the 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 within the Strategic Planning Policy Statement and fails to meet the provisions for replacement dwelling in accordance with Policy CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be replaced is of temporary construction and therefore not eligible for replacement.**
- 3. 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 the proposal, if permitted, will result in ribbon of development, resulting in a suburban style build-up of development when viewed with the existing buildings along the Oldstone Road.**
- 4. The proposal is contrary to the Strategic Planning Policy Statement and Policy AMP 3 of Planning Policy Statement 3, Access, Movement and Parking, in that the proposal does not meet the exceptions test for the intensification of an existing access on to a Protected Route.**

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

**ITEM 4.7 APPLICATION NO: LA03/2023/0713/F**

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<b>PROPOSAL:</b>	Retention of retaining wall, raised land levels to rear garden and proposed timber boundary fence.
<b>SITE/LOCATION:</b>	70 The Brackens, Newtownabbey, BT36 6SH.
<b>APPLICANT:</b>	Adrian Campbell

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

The undernoted public speaker addressed the Committee –

Adrian Campbell

In Support/Applicant

Proposed by Alderman Campbell

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

On the proposal being put to the meeting 6 Members voted in favour, 4 against and 1 abstention, and it was agreed

**that planning permission be refused for the following reasons:**

- 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 development will have an unacceptable impact on the amenity of neighbouring residents by way of loss of light, overshadowing and dominance.**
- 2. 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 development is not sympathetic with the surrounding area and will detract from the appearance and character of the surrounding area.**

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

**ITEM 4.8 APPLICATION NO: LA03/2023/0623/F**

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<b>PROPOSAL:</b>	Extension to site curtilage.
<b>SITE/LOCATION:</b>	23 Ashbourne, Newtownabbey, BT36 6SW.
<b>APPLICANT:</b>	Samuel Jameson

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

The undernoted public speaker addressed the Committee –



Samuel Jameson

In Support/Applicant

Proposed by Alderman Campbell

Seconded by Councillor Flanagan that planning permission be refused.

On the proposal being put to the meeting 5 Members voted in favour, 5 against and 1 abstention.

The Chairperson used his casting vote against the proposal and it was declared not carried.

A further proposal was then put to the meeting.

Proposed by Councillor Foster

Seconded by Councillor Bennington that the item be deferred to allow time for Officers to consider additional implications for consideration at the January Committee meeting.

On the proposal being put to the meeting 8 Members voted in favour, 3 against and 0 abstentions

**and it was agreed that the item be deferred to allow time for Officers to consider additional implications for further consideration at the January Committee meeting.**

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

## **PART TWO GENERAL PLANNING MATTERS**

### **ITEM 4.9**

#### **P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS – NOVEMBER 2023**

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

Three (3) appeals were dismissed during November 2023 by the Planning Appeals Commission (PAC).

Planning application:	LA03/2021/0990/F
PAC reference:	2022/A0033
Proposed Development:	Proposed dwelling
Location:	Approximately 20m West of 42 Loughbeg Road, Toomebridge

Planning application:	LA03/2022/0514/F
PAC reference:	2022/A0165
Proposed Development:	Two single storey dwellings and associated garages
Location:	Land to the rear of 3 Bournon Road, Antrim

Planning application: LA03/2020/0348/O  
PAC reference: 2022/A0096  
Proposed Development: Proposed site for the erection of two (2) Class B2 light industrial units and associated parking (amended description)  
Location: 25m north of 8 Kilbegs Business Park, Kilbegs Road, Antrim

Proposed by Alderman Campbell  
Seconded by Councillor Archibald-Brown and agreed that

**the report be noted.**

*NO ACTION*

#### **ITEM 4.10**

#### **P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT NOVEMBER 2023**

Prospective applicants for all development proposals which fell into the Major development category under the 2011 Planning Act were required to give at least 12 weeks' notice to the Council that an application for planning permission was to be submitted. This was referred to as a Proposal of Application Notice (PAN). One (1) PAN was registered during November 2023 the details of which were set out below.

<b>PAN Reference:</b>	LA03/2023/0808/PAN
<b>Proposal:</b>	Erection of a class B3 general industrial unit with ancillary offices, parking and servicing areas, and landscaping.
<b>Location:</b>	Lands west of the B101 Nutts Corner to Dundrod Road, located 425m southeast of Nutts Corner Roundabout, (immediately south of Lidl Distribution Warehouse and north of Nutts Corner Business Park, and immediately west of No 10 Dundrod Road), Dundrod Road, Nutts Corner BT29 4SR
<b>Applicant:</b>	Ronan Hamill - Jans Holdings
<b>Date Received:</b>	03 November 2023
<b>12 week expiry:</b>	26 January 2024.

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

Proposed by Alderman Campbell  
Seconded by Councillor Archibald-Brown and agreed that

**the report be noted.**

*NO ACTION*

#### **ITEM 4.11**

##### **P/FP/LDP 1 LOCAL DEVELOPMENT PLAN UPDATE**

Members were reminded that at the November 2023 Planning Committee, it was noted that, Planning Appeals Commission's (PAC) - Antrim and Newtownabbey Independent Examination (IE) Report had been in the possession of the Department for Infrastructure (DfI) for consideration since 4 October 2023. It was agreed that as the Council was keen to ensure the early release of the PAC's IE Report, Officers would correspond with the Departments' Ms. Susan Wilkin (Deputy Director, Strategic Planning Directorate), seeking clarity with regard to anticipated timelines for release of the IE Report and the wider adoption process.

Members were advised that the Department had declined to meet Officers to discuss this issue, and had advised that their plan oversight team was advancing its consideration of the report in respect of the Council's Draft Plan Strategy and that they would make contact "in due course" to discuss the next steps.

At this stage, and based on paragraphs 5.5-5.7 of the Department's Development Plan Practice Note 11 'Receipt of Independent Examination Report and Adoption of a Development Plan Document' (February 2023), the Council's Planning Section hoped to be in possession of the IE Report by mid-December 2023 for 'fact checking' before a Direction would be issued to the Council. Members were advised that whilst the timeframe for the Department's consideration was not prescribed, the Department's own guidance stated that, "...the Department will liaise with the Council to provide an indication of when it's considered to be concluded". Whilst clarity had not been provided from the Department to date, once received, Members would be updated.

##### Preparedness for Adoption

It was intended to hold a workshop with Planning Committee Members to provide an overview of the adoption process and timeline. Under Section 12 of the 2011 Planning Act, the Department must consider the PAC's recommendations and direct the Council to adopt the Plan Strategy as originally prepared, adopt the Plan Strategy with such modifications as may be specified or withdraw the Plan Strategy. The Council would be required to comply with the Direction within the time period prescribed and in addition, in order to formally adopt the Plan Strategy, it must be adopted by resolution of the Council. The Council would also be required to update a number of documents in terms of accompanying assessments as part of this process, as well as undertake other procedural requirements.

It would be the intention of Officers to engage with legal Counsel regarding adoption and a further update would be prepared in due course. Once the Plan Strategy was adopted, the current Departmental Planning Policy Statements would no longer apply within the Borough and the Council's Plan Strategy must be read alongside any remaining Departmental Plan. Where there was a conflict, the matter should be resolved in favour of the Council's Plan Strategy.

#### Draft Local Policies Plan

Members were reminded that various Draft Local Policies Plan work-streams continued to be progressed by the Forward Planning team. A procurement exercise would soon be issued for, (1) consideration of Strategic Housing matters, and (2) the availability of Employment Land, at the five proposed Strategic Employment Locations (SEs) across the Borough.

Meanwhile, Officers continued to progress Strategic Landscape studies, and had recently commenced project meetings with the Council's appointed Ecologist and representatives from NIEA (DAERA – Countryside, Coast and Landscapes) with regard to consideration of Sites of Local Nature Conservation Importance (SLNCIs).

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown and agreed that

**the report be noted.**

NO ACTION

#### **ITEM 4.12**

##### **P/FP/LDP 1 LOCAL DEVELOPMENT PLAN – STEERING GROUP MINUTES**

The most recent meeting of the Local Development Plan Steering Group took place on 29 November 2023; a copy of the minutes was circulated.

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown and agreed that

**the report be noted.**

NO ACTION

#### **ITEM 4.13**

##### **P/FP/LDP/85 'IMPROVING OUR MARINE LICENSING SYSTEM', DAERA STAKEHOLDER WORKSHOP EVENT**

Members were advised that an Officer from the Council's Planning Section attended a workshop organised by DAERA Marine Licensing Branch (Regulation and Enforcement, Environment, Marine & Fisheries Group) on 29 November 2023, hosted at Peatlands Park, Dungannon.

As the licensing authority for the Northern Ireland inshore region, DAERA Marine and Fisheries Division had been working on improvements to the current marine licensing system in Northern Ireland. These were shared with a range of statutory partners, agents and applicants, including the Council, in a workshop format. The event explored stakeholder's views on how the system could be enhanced to effectively deliver strategic projects to assist in addressing the climate change emergency through the Green Growth Strategy and the Climate Change Act.

The workshop involved discussions on: (1) the drivers for a Marine Licensing

Improvement Plan, (2) improvements/enhancements to existing marine licensing processes; (3) the introduction of a more effective compliance regime, and (4) how best to fund an improved marine licensing system.

Members were advised that any forthcoming consultation documents received from DAERA regarding marine licensing would be shared with Members in due course.

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown and agreed that

**the report be noted.**

*NO ACTION*

#### **ITEM 4.14**

#### **P/FP/LDP/96 UPDATE ON PLANNING APPLICATION REF: T/2014/0114/F**

The former Department for Infrastructure (DfI) Minister, Ms Nicola Mallon, made a decision to refuse the Arc 21 planning application in relation to Hightown Quarry in March 2022. The decision was subsequently quashed in May 2022 by the High Court following a legal challenge. Officials within the Department for Infrastructure (in the absence of an Executive) indicated they would not be contesting the matter. The planning application currently sat with the Department for reconsideration.

Clyde Shanks Planning Consultancy had recently submitted additional documentation to DfI Planning. The information submitted was available to view on the Planning Portal and included a range of information including a planning statement and information relating to geology, ecology, landscape, noise etc.

The Planning Register also contained the following information:-

- Letter from DfI to Clyde Shanks which advised that the information was available on the Planning Portal but that DfI did not consider it to be "Further Information" or any other Information in accordance with the "Planning (Environmental Impact Assessment) Regulations (Northern Ireland ) 2017 and that there was no statutory requirement to publicise. The Department advised that consultation with relevant consultees would be undertaken.
- Further correspondence from DfI to Mr Shanks advised that "Further Environmental Information" was supplementary information which the Department believed was necessary to make an Environmental Statement comply with Regulation 11 of the EIA regulations and that no such request had been made. Substantive information relating to an Environmental Statement and submitted by an applicant (without a prior request under Regulation 21) may be considered as any other information. The Department advised the information submitted was not "Further Environmental Information" and that the additional information was available and accessible to the public.
- Correspondence following a meeting between Mr Shanks and the Department stating that the Departmental position was that the information was not "Further Information" or "any other information" for the purposes of the Planning (EIA) Regulations.

- Correspondence from Clyde Shanks which provided an addendum to the Environmental Statement (September 2023) and a Planning Statement (September 2023) (circulated). Mr Shanks advised of the intention to place advertisements in 5 newspapers and that the documentation was available to inspect at Glengormley library.
- Further correspondence from DfI advised that the information was not "Further Information" under the EIA Regs, that the intent to advertise was of Mr Shanks's own volition, that DfI did not endorse this action and did not support the statements therein.

In addition, Mr Shanks had written to the Chief Executive on 13 November (copy circulated), to notify of the "Further Environmental Information" which had been published in the local press and that written representations should be sent to the Strategic Planning Directorate within 30 days.

Proposed by Councillor Foster

Seconded by Councillor Webb and agreed that

**the Chief Executive writes to the Department for Infrastructure and the Arc 21 group for an update on this matter including clarification on the recent public advertisement by the Agent.**

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

#### **ITEM 4.15**

#### **P/PLAN/1 PLANNING IMPROVEMENT PROGRAMME UPDATE**

Members were reminded that a joint Planning Improvement Programme (PIP) was being taken forward by all 11 Councils and the Department for Infrastructure.

Alongside the Strategic PIP, Officers had prepared a draft Antrim and Newtownabbey Planning Improvement Programme for Members' consideration which would incorporate areas identified at the local level alongside the Strategic PIP with central government. This would include all work streams across the Council's Planning Section including Development Management, Enforcement and Local Development Plan.

It was intended to hold a workshop early in the new year to engage with Members on the draft document (which would be circulated in advance) and in particular to consider the roll-out of a new validation checklist pilot in advance of the Department bringing forward legislative changes to strengthen the process of validation and the front-loading of the system; an invite would be issued shortly to Members in relation to the proposed workshop.

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown and agreed that

**the report be noted.**

*NO ACTION*

## **PROPOSAL TO PROCEED 'IN CONFIDENCE'**

Proposed by Councillor Bennington  
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 4.16**

**F/FP/LDP/30 NORTHERN IRELAND WATER AND TREE PRESERVATION ORDER  
CORRESPONDENCE – IN CONFIDENCE**

[REDACTED]

[REDACTED]

[REDACTED]

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

**the report be noted.**

*NO ACTION*

## **PART ONE DECISION ON ENFORCEMENT CASES – IN CONFIDENCE**

**ITEM 4.17 ENFORCEMENT CASE: [REDACTED] - IN CONFIDENCE**

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Sharon Mossman, Deputy Director of Planning and Building Control, introduced the

Enforcement Report (circulated) 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 Bennington 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 4.18 ENFORCEMENT CASE: [REDACTED] – IN CONFIDENCE**

Sharon Mossman, Deputy Director of Planning and Building Control introduced the Enforcement Update to the Committee (circulated) and made a recommendation that enforcement action be noted as outlined in the report.

Proposed by Councillor Cosgrove

Seconded by Councillor Cushinan and agreed that

**the enforcement action be noted.**

*NO ACTION*

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

Proposed by Councillor Archibald-Brown

Seconded by Alderman Magill and agreed that

**any remaining Committee business be conducted in Open Session.**

**The Chairperson advised that the audio recording would recommence.**

There being no further Committee business, the Chairperson thanked Members for their attendance, wishing all a Happy Christmas and New Year. The meeting concluded at 7.59pm.

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**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.***