



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 15 OCTOBER 2018 AT 6.00 PM**

- In the Chair** : Councillor H Cushinan
- Committee Members Present** : Aldermen – F Agnew, T Campbell, J Smyth and R Swann  
Councillors – J Bingham, D Hollis, R Lynch, M Magill, S Ross and W Webb
- Non-Committee Members Present** : Councillors – M Rea, D Ritchie, J Montgomery, V McWilliam
- In Attendance** : Mr Ivan McClean - Public Speaker  
Mr Andy Walker - Public Speaker  
Mr Trevor Clarke MLA - Public Speaker  
Mr Azman Khairuddin - Public Speaker  
Mr L K Chada - Public Speaker  
Mr Andrew Francey – Public Speaker  
Mr Simon Moon - Public Speaker  
Mr Michael Corr - Public Speaker  
Mr Geoffrey Houston - Public Speaker
- Officers Present** : Chief Executive – Mrs J Dixon  
Deputy Chief Executive - Ms M McAlister  
Head of Planning - Mr J Linden  
Principal Planning Officer – Mr B Diamond  
Acting Senior Planning Officer – Mr M O'Reilly  
Planning Assistant – Ms L Nelson  
Borough Lawyer – Mr P Casey  
ICT Officer – Mr A Cole  
Member Services Officer – Mrs D Hynes  
Governance Support Officer – Mr R Forsythe  
PA to the Mayor and Deputy Mayor – Mrs K Hood

## **CHAIRPERSON'S REMARKS**

The Chairperson welcomed Committee Members to the monthly Planning Committee Meeting and sought a resolution to consider the In Confidence items.

### **1 APOLOGIES**

Councillor - P Brett.

### **2 DECLARATIONS OF INTEREST**

Item 3.7 – Councillor Lynch.

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

Proposed by Alderman Campbell  
Seconded by Councillor Lynch and agreed

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

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

## **ITEMS IN CONFIDENCE**

### **OTHER PLANNING MATTERS**

#### **ITEM 3.1 – IN CONFIDENCE**

#### **P/FP/LDP/5 – LOCAL DEVELOPMENT PLAN POLICY DEVELOPMENT -**

The Forward Planning Team held two planning policy workshops with Members in August 2018 concerning the development of new planning policy for the new Local Development Plan.

The first workshop took place on 15 August 2018 and related to the topic of Retail and Commercial Leisure. Rob Person from Nexus Planning, the Council's appointed retail consultant, provided Members with an overview of the retail and commercial leisure study to date. The final Study Report on recommendations for future retail and commercial leisure planning policy requirements is nearing completion and is scheduled to be discussed with Members in October.

The second workshop took place on 30 August 2018 and included planning policy for the economy as well as coast, landscape and loughs.

A copy of the minutes of both these workshops were circulated.

Proposed by Alderman Campbell  
Seconded by Councillor Bingham and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### **ITEM 3.2 – IN CONFIDENCE**

#### **P/FP/LDP/4 MEMBER WORKSHOP ON EMPLOYMENT LAND EVALUATION REPORT**

A workshop for Members took place on the 18 June 2018 to discuss the outcome of the Employment Land Evaluation Report, which would inform the Local Development Plan in terms of the allocation and distribution of employment land in the Borough. A copy of the minutes was circulated for information.

Proposed by Councillor Bingham  
Seconded by Alderman Campbell and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### **ITEM 3.3 – IN CONFIDENCE**

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

Members were reminded that further to ongoing work on the preparation of the Council's new Local Development Plan, cross-boundary issues and working collectively with neighbouring authorities is an important component in achieving shared goals for the establishment of an effective planning system. To this end, a Metropolitan Area Spatial Working Group across the five councils in the Metropolitan Area was established to consider issues in relation to housing, infrastructure, retail and transport (Antrim and Newtownabbey Borough Council, Ards and North Down Borough Council, Belfast City Council, Lisburn and Castlereagh City Council and Mid and East Antrim Borough Council).

This working group provides the mechanism to share information and seek, as far possible, to agree a common approach to LDP policies, objectives, and proposals at a strategic level in an effort to minimise the potential for conflicts between individual LDPs.

The fifth meeting of this working group took place on 4 April 2018 and the minutes were agreed at the most recent meeting of the working group on 17 September 2018.

A copy of the agreed minutes were circulated.

Proposed by Councillor Bingham  
Seconded by Alderman Campbell and unanimously agreed that

**the Report be noted.**

*ACTION BY: John Linden*

**ITEM 3.4 – IN CONFIDENCE**

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

The Northern Ireland Planning Statistics Q1 Statistical Bulletin was released in September 2018 by the Department for Infrastructure's Analysis, Statistics and Research Branch. It included information on the Council's performance on enforcement cases measured against the statutory performance targets set by DfI.

It was noted at the September meeting that the Planning Section now intends to bring forward a quarterly report to the Committee on enforcement matters for Members attention. The quarterly report was circulated and in view of the sensitive nature of some of this information it was being presented in confidence.

The DfI figures highlighted that the Council's planning enforcement team opened 109 cases during the period, compared to 74 during the same period last year. 120 cases were closed, compared to 82 during the same period last year. The Section recorded an average time of 12.6 weeks, to process 70% of enforcement cases to target conclusion compared to 15.7 weeks last year. Prosecutions were initiated in relation to 9 cases, compared with 0 during the same period last year.

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

Proposed by Alderman Campbell  
Seconded by Councillor Hollis and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

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

Proposed by Councillor Lynch  
Seconded by Councillor Bingham and agreed

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

At this point the Chairperson advised there would be a short interval, with the remainder of Committee business resuming at 6.30pm when the meeting would be open to the public and audio-recording would resume.

**PART ONE DECISIONS ON PLANNING APPLICATIONS**

**CHAIRPERSON'S REMARKS**

At this point the Chairperson welcomed everyone to the meeting and reminded all present of the protocol for speaking and timeframes accorded.

**1 APOLOGIES**

Councillor Brett.

**2 DECLARATIONS OF INTEREST**

Item 3.7 – Councillor Lynch.

It was noted that Councillor Magill had mistakenly declared an interest in Application No: LA03/2018/0227/O in September's Planning Committee Meeting.

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 additional information had been provided for Items 3.5 and 3.11. The Chairperson confirmed that Items 3.8 and 3.9 would be taken at the start of the meeting as the Agent had a flight to catch.

**ITEM 3.8 APPLICATION NO: LA03/2017/0387/F**

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- PROPOSAL:** Extension of Six Mile Water Board Walk
  - SITE/LOCATION:** North of Six Mile Water including Massereene Bridge lands to the south of High Street extending to the south of 16 Riverside, Antrim.
  - APPLICANT:** Antrim Towns Development Company
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Barry Diamond, Principal Planning Officer, introduced the Planning 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 Ritchie
- Mr Andrew Francey
- Mr Simon Moon

- Mr Michael Corr

Proposed by Councillor Lynch  
Seconded by Councillor Campbell and

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

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

*ACTION BY: John Linden*

### **ITEM 3.9 APPLICATION NO: LA03/2017/0470/LBC**

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**PROPOSAL:** Extension of Six Mile Water Board Walk

**SITE/LOCATION:** North of Six Mile Water including Massereene Bridge, lands to the south of High Street extending to the south of 16 Riverside, Antrim.

**APPLICANT:** Antrim Towns Development Company

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant listed building consent.

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

- Councillor Ritchie

Proposed by Councillor Lynch  
Seconded by Alderman Campbell and

on the proposal being put to the meeting 7 Members voted in favour, 3 against and 1 abstention and agreed

**that listed building consent be approved for the application subject to the conditions set out in the Planning Report.**

*ACTION BY: John Linden*

### **ITEM 3.5 APPLICATION NO: LA03/2018/0227/O**

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**PROPOSAL:** Site of dwelling and garage.

**SITE/LOCATION:** Approx 120m SW of 142 Seven Mile Straight, Muckamore

**APPLICANT:** Mr & Mrs Andy Walker

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Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and advised Members that since the deferral additional information had been submitted by the Agent 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 Rea
- Mr Ivan McClean
- Mr Andy Walker

Proposed by Councillor Lynch  
Seconded by Councillor Ross and

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

In Favour: Aldermen Agnew, Swann and Smyth  
Councillors Bingham, Cushinan, Lynch, Magill and Ross  
Against: Alderman Campbell  
Councillors Hollis and Webb  
Abstention: None

**that outline planning permission be granted subject to the imposition of relevant standard conditions together with the following specific conditions, the detail of which was delegated to Officers:**

- (a) a condition tying occupancy of the dwelling permitted to [REDACTED] and [REDACTED] immediate family;**
- (b) a condition relating to the siting of the new dwelling in the south western corner of the application site**
- (c) a condition restricting ridge height to 8 metres**
- (d) a condition restricting the footprint of the dwelling to no more than 125 square metres**
- (e) a condition requiring a detailed landscaping scheme**

**The reason for the decision contrary to Officer recommendation was that Members considered that reasonable alternatives to meet the needs of the applicant had been fully explored and found unacceptable; that refusal of the application would result in genuine hardship for the family; that there were site specific reasons for choosing the site in question linked to the need to retain the support network in the locality; that the proposed dwelling constituted an appropriate solution to the family's needs; and consequently that there were exceptional and compelling reasons related to the particular circumstances of the proposed occupier that merited approval of a dwelling.**

*ACTION BY: John Linden*

Alderman Agnew left the Chamber.

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**ITEM 3.6 APPLICATION NO: LA03/2018/0301/F**

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- PROPOSAL:** Residential Development (Phase 2&3) of 126 dwellings (comprising 23 apartments, 15 detached, 42 semi-detached and 46 townhouses) and associated site works.
- SITE/LOCATION:** Ballyveigh Housing Development situated to the rear of 5 & 7 Birch Hill Road, north of Rathenraw Integrated Primary School and west of Ballygore Road, Antrim, BT41
- APPLICANT:** Tolvin Contractors Limited
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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.

There were no public speakers to address this item.

Proposed by Councillor Hollis  
Seconded by Councillor Lynch and

on the proposal being put to the meeting 9 Members voted in favour, 1 against and 0 abstentions and agreed

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

*ACTION BY: John Linden*

*Alderman Agnew had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on item 3.6.*

*Councillor Lynch withdrew from the meeting having declared an interest in the next item.*

*Alderman Campbell left the Chamber.*

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**ITEM 3.7 APPLICATION NO: LA03/2017/0878/F**

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- PROPOSAL:** Development of 23 dwellings consisting of 4 no. semi detached houses, 1 no. detached house and 18 no. apartments with associated site works.
- SITE/LOCATION:** 31 Belfast Road, Antrim, BT41 1NY
- APPLICANT:** Stephen McCombe
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Barry Diamond, Principal 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 Azman Khairuddin
- Mr L K Chada (in attendance)
- Mr Trevor Clarke

Proposed by Councillor Bingham  
Seconded by Alderman Smyth and

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

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

*ACTION BY: John Linden*

*Councillor Lynch returned to the meeting.*

*Councillor Magill and Councillor Bingham left the chamber.*

**ITEM 3.10 APPLICATION NO: LA03/2018/0784/F**

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<b>PROPOSAL:</b>	Advertisement hoarding with associated LED lighting
<b>SITE/LOCATION:</b>	44 Old Carrick Road, Newtownabbey, BT37 0UE
<b>APPLICANT:</b>	Kenneth Rookes

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse advertisement consent.

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

- Mr Geoffrey Houston representing Kenneth Rookes

Proposed by Councillor Ross  
Seconded by Councillor Hollis

**that the application be deferred for one month to allow Officers to consider an amended proposal for a single sided non-illuminated sign.**

On the proposal being put to the meeting 7 Members voted in favour, 0 against and 1 abstention and agreed.

*ACTION BY: John Linden*

*Councillor Bingham had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on item 3.10.*

*Councillor Ross left the Chamber.*

**ITEM 3.11 APPLICATION NO: LA03/2018/0746/A**

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**PROPOSAL:** 1 No. mobile trailer sign and 1 No. static sign (Retrospective)

**SITE/LOCATION:** East and West of the Junction to Antrim Business Park

**APPLICANT:** Antrim Tile and Bath

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse advertisement consent.

There were no public speakers to address this item.

Proposed by Councillor Lynch  
Seconded by Councillor Webb and

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

**that advertisement consent be refused for the following reason:**

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that retention of the proposed signage would result in an unacceptable detrimental impact on the visual amenity of this area and would set an undesirable precedent for a proliferation of advertisements at this location.**

*ACTION BY: John Linden*

*Councillor Ross had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on Item 3.11.*

**ITEM 3.12 APPLICATION NO: LA03/2018/0788/TPO**

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**PROPOSAL:** Fell 1 no. tree

**SITE/LOCATION:** 37 Abbeydene Manor, Newtownabbey

**APPLICANT:** M. Large Tree Services Ltd

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant TPO works consent.

There were no public speakers to address this item.

Proposed by Councillor Hollis  
Seconded by Councillor Webb

**that the application be deferred to allow Officers to explore alternatives to felling of the protected tree with the applicant.**

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 0 abstentions and agreed.

*ACTION BY: John Linden*

*Alderman Campbell had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on Items 3.7, 3.10, 3.11 and 3.12.*

*Councillor Magill had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on Items 3.10, 3.11 and 3.12.*

## **PART TWO OTHER PLANNING MATTERS**

### **ITEM 3.13**

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

A list of planning decisions issued by Officers during September 2018 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Alderman Campbell  
Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### **ITEM 3.14**

#### **P/FP/LDP/1 LOCAL DEVELOPMENT PLAN QUARTERLY UPDATE JULY – SEPTEMBER 2018**

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 covered the second quarter of the 2018-2019 business year (July to September 2018).

### **Local Development Plan – Updated Timetable**

The Council published an updated Timetable in July 2018 with indicative dates for the main stages of the Local Development Plan. This updated Timetable replaced the Council's previous Timetable, which was published in January 2016.

### **Member Workshops on Planning Policy**

The Forward Planning Team continued to formulate new draft Planning Policy for the draft Plan Strategy document. Two policy workshops were held with Members and included the following topics:

- 2 August 2018 – Homes (as part of the overarching policy theme of "Society") and Primary Policies (as part of the "Strategic Overarching Policy").
- 30 August 2018 – Coast, Loughs and Landscape (as part of the overarching theme of "Environment") and Industry and Employment (as part of the overarching theme of "Economy").

### **Antrim and Newtownabbey draft Retail and Commercial Leisure Study**

Officers continued to engage with the Council's appointed consultant (Nexus Planning) in the preparation of the draft Retail Study. Nexus Planning completed baseline studies, capacity assessments and a Borough-wide telephone interview survey. Nexus Planning also completed engagement sessions with Town Teams during the summer and presented their draft findings to Members at a workshop session held on 15 August 2018.

Officers are now in receipt of the final draft Study and are currently preparing draft Retail and Commercial Leisure planning policy for Members consideration.

### **Draft Landscape Character Assessment (LCA) update**

Following advice received from the Department of Agriculture, Environment and Rural Affairs, the Forward Planning Team conducted a Borough-wide LCA update. This is intended to provide an updated database on the local landscape to help inform planning policy for the new LDP and to ensure that the Plan is sound.

The Council appointed Soltys Brewster (Chartered Landscape Consultants) to act as critical friend to review the draft LCA update completed by Officers.

To ensure soundness of the draft LCA update, Officers held an informal Landscape Character Meeting on 20 September 2018 with neighbouring councils and representatives from NIEA to discuss landscape issues of mutual importance.

### **Draft Employment Land Evaluation Report (ELER)**

Officers continued to engage with the Council's appointed consultant (Gravis Planning) in the preparation of the draft Employment Land Evaluation Report (ELER). The consultant presented their initial findings of the study to Members at a workshop session held on 5 July 2018. The draft ELER sets out the Council's proposed approach to employment lands to be taken forward in the LDP including a strategic overview of where employment lands should be located within the Borough.

In addition, Officers met informally with Invest NI on 23 August 2018 and attended an Invest NI workshop on 6 September 2018 to discuss the general industrial land market.

### **The Department for Infrastructure (DfI) Belfast Metropolitan Transport Plan Project Board Meeting – Project Initiation Meeting**

The inception meeting for the Belfast Metropolitan Transport Plan Project Board took place on 28 August 2018 in Belfast. The Project Board includes central government officials as well as local government officers from the five council areas within the environs of the Belfast Metropolitan area.

### **Metropolitan Area Spatial Working Group – Update**

The sixth meeting of the Metropolitan Area Spatial Working Group took place on 17 September 2018, hosted by Mid and East Antrim Borough Council. At this meeting, Belfast City Council presented a summary of their draft Plan Strategy which has been issued for public consultation (ending 15 November 2018). The seventh meeting of the working group is due to take place on 3 December 2018, hosted by Antrim and Newtownabbey Borough Council.

### **Affordable Housing – Approach**

Officers continued to meet with Officers from the Housing Executive to discuss the Council's approach to affordable housing. A position paper is being prepared on this policy topic will be discussed at a forthcoming Members workshop scheduled to be held in October 2018.

### **The Planning Appeals Commission (PAC)**

Senior Officers attended an event organised by the PAC relating to "Local Development Plans and Independent Examinations". The event was an opportunity to engage with the PAC and Officers from other council Forward Planning teams; to ensure the preparedness of the Plan in the lead up to publication of the draft Plan.

### **Belfast City Council (draft Plan Strategy publication)**

Belfast City Council published its draft Plan Strategy on 23 August 2018. The formal consultation period will run with 30 September 2018 to 15 November 2018. Officers attended a consultation event on 25 September 2018 at which an overview of the publication was provided. Officers are currently reviewing the document and a formal response will issue on/before 15 November 2018.

### **Background Evidence Papers**

Officers are currently updating the Forward Planning Team's background evidence papers relating to the key planning topics to be included in the draft Plan Strategy.

Proposed by Alderman Campbell

Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

## **ITEM 3.15**

### **P/FP/LDP/57 – NIHE TOWER BLOCK STRATEGY**

The Council's Chief Executive recently wrote to NIHE regarding clarification on the proposed NIHE Tower Block Strategy. A copy of the Housing Executive's response was circulated and an invitation had been issued to Members to attend a presentation of the Strategy by Clark Bailie, Chief Executive of NIHE, on 25 October 2018.

Proposed by Alderman Campbell  
Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

### **ITEM 3.16**

#### **AGENDA NI PLANNING CONFERENCE 20 NOVEMBER 2018**

Members were advised that the AgendaNI annual Northern Ireland Planning Conference would take place this year on Tuesday 20 November 2018. This year's theme is 'Decisions Making in Uncertain Times' and the event will review the performance of the planning system since April 2015 with particular reference to how to get the best out of forthcoming Local Development Plans being prepared by Councils.

The discussion topics include the following:

- (1) Who decides: The impact of the arc21 decision on planning for major infrastructure projects;
- (2) A review of Local Development Plans;
- (3) Planning in a political void;
- (4) Impact of Brexit on planning;
- (5) An update on all significant planning judgements;
- (6) Planning for resilience;
- (7) Use of planning agreements by local authorities;
- (8) Planning for developing social housing; and
- (9) Best practice case studies.

The conference provides an opportunity for all those with a role in planning to come together for discussion and debate. The Local Government delegate cost is £234 per person and the event will take place in Titanic Belfast commencing at 8.30am.

Proposed by Councillor Webb  
Seconded by Councillor Bingham and unanimously agreed that

**the Chairperson and Vice Chairperson (or their nominees) and relevant Officers attend this conference.**

*ACTION BY: John Linden*

### **ITEM 3.17**

## **REGIONALLY SIGNIFICANT PLANNING APPLICATION – KELLS SOLAR FARM (REFERENCE LA03/2015/0234/F)**

The Department for Infrastructure is currently processing the following regionally significant planning application.

**Application Reference:** LA03/2015/0234/F  
**Proposal:** 50MW Solar Farm  
**Location:** Lands located East and West of Whappstown Road and to the North of Doagh Road, Northwest of Kells, Co Antrim.  
**Applicant:** Elgin Energy

**Full details of the application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

The proposed development site straddles the Council's boundary with Mid and East Antrim Borough Council with the larger portion of the site lying within the Antrim and Newtownabbey Borough Council area.

Members recalled that the Department for Infrastructure wrote to the Council in November 2017 to advise that it had issued a Notice of Opinion (NOP) that planning permission should be refused. The Council agreed corporately to note the Department's NOP.

The applicant for the solar farm, Elgin Energy, subsequently requested a hearing before the Planning Appeals Commission and submitted an amended scheme reducing the scale of the proposed solar farm. The map attached to this report indicates the original application site and the reduced area now proposed by the applicant for the location of solar panels.

At the pre-hearing meeting held by the PAC on 26 April 2018 the Commission requested that the Department indicate its view on the amended scheme and whether it intended to change its NOP. The Department had now forwarded a copy of its response to the PAC (copy circulated).

The hearing by the PAC was now scheduled to open at 10.00am on 29 November 2018 in the Braid Centre, 1-29 Bridge Street, Ballymena and would continue if necessary on the following day.

Officers reminded Members that the final decision on this regionally significant planning application would rest with the Department.

Proposed by Alderman Campbell  
Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

**ITEM 3.18**

**SECTION 54 APPLICATIONS MADE TO THE DEPARTMENT FOR INFRASTRUCTURE TO VARY PLANNING CONDITIONS ATTACHED TO OUTLINE PERMISSIONS U/2006/0377/O AND U/20090405/O IN BALLYCLARE - REFERENCE LA03/2018/0601/F AND LA03/2018/0605/F**

The Department for Infrastructure had received the following Section 54 applications which were seeking to vary /delete a number of conditions attached to two related outline planning permissions for major residential development incorporating the proposed Ballyclare Relief Road on lands to the west of Ballyclare.

- Application Reference:** LA03/2018/0601/F  
**Proposal:** Application to vary condition 3 (Phasing Plan), condition 10 (occupation of dwellings), condition 19 (Travel Card), condition 21 (cycle infrastructure), condition 31 (Environmental Management Plan), condition 42 (landscaping details), condition 44 (Landscape Masterplan), and non-compliance with condition 4 (Phasing Plan), condition 9 (access arrangements), condition 11 (road drainage), condition 16 (TAS approval), condition 17 (geotechnical approval) and condition 18 (road safety audit) of planning permission U/2006/0377/O for major urban extension to include: residential neighbourhood, southern section of Ballyclare Relief Road, local centre, riverside park and other open spaces, children's play areas and associated works.
- Location:** Lands extending from north of Doagh Road (opposite No.0141 Doagh Road) to the Templepatrick Road Ballyclare Immediately West of the cemetery Huntingdale and Dennisons Industrial Estate.
- Applicant:** Ballyclare Developments Ltd
- Application Reference:** LA03/2018/0605/F  
**Proposal:** Application to vary condition 3 (Phasing Plan), condition 10 (occupation of dwellings), condition 29 (Environmental Management Plan), condition 21 (cycle infrastructure), condition 40 (landscaping details) and condition 42 (Landscape Masterplan) and non-compliance with condition 4 (Phasing Plan), condition 9 (access arrangements), condition 11 (road drainage), condition 16 (TAS approval), condition 17 (geotechnical approval), and condition 18 (road safety audit) of planning permission U/2009/0405/O for major urban extension to include: residential neighbourhood, northern section of Ballyclare Relief Road, local centre, central park and other open spaces, equipped children's play areas and ancillary works.
- Location:** Lands adjacent to the north-west of Ballyclare including lands bounded by Cogry Road/Rashee Road north of Ross' Avenue/Clare Heights and north east and west of Ballyclare Rugby Club.
- Applicant:** Ballyclare Developments Ltd

**Full details of these applications, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

As these applications are seeking to vary / delete conditions attached to outline planning permissions granted by the then Department of the Environment under Article 31 of the Planning Order (NI) 1991 (the equivalent of current Regionally Significant applications), the current legislative framework introduced on the transfer of the bulk of planning responsibilities to Councils in April 2015 requires that these applications be processed and determined by the Department for Infrastructure.

The applicant had indicated that these applications had been submitted to regularise the conditions attached to the original outline permissions to reflect the reality of what had already been permitted and developed on the ground i.e. the Readers Park housing development and two more recent housing permissions under construction accessed from the Templepatrick Road. The applications were also seeking to remove certain conditions which the applicant considered were not planning related or were otherwise unreasonable.

It was understood these applications were a precursor to further applications to be submitted in the near future to DfI that would seek to introduce a phasing plan for development in this part of Ballyclare to include delivery by way of a Reserved Matters application of the first phase of the Ballyclare Relief Road between the Templepatrick Road and the Doagh Road together with associated housing development following completion of this road link.

Proposed by Alderman Campbell  
Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### **ITEM 3.19**

#### **P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS 2018/19 – FIRST QUARTERLY BULLETIN FOR THE PERIOD APRIL – JUNE 2018**

The first quarterly provisional planning statistics for 2018/19 produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), a copy of which was circulated, were released on 20 September 2018.

The figures show that during the period from April to June 2018, the total number of planning applications received in Northern Ireland was 3,254, which is an increase on the previous quarter (January – March 2018), but 2% down on the same quarter in 2017/18. The total number of decisions issued during this period was 3,002.

During this first quarter period a total of 209 new applications were received by Antrim and Newtownabbey Borough Council (an increase of 10 against the first quarter last year and therefore slightly above the NI trend) with 150 decisions issued.

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures show that the Council took on average 13.9 weeks to process and decide **Major** planning applications during the first quarter against the target of 30 weeks. This performance indicates quite an improvement on last year's overall Major performance and ranks amongst the top three of the 11 Councils and also reflects well against the average processing time of 67.6 weeks across all Councils. However, Members should note that these figures relate to a very small number of Major applications (only two applications during the first quarter) and should therefore be interpreted with care. A more realistic performance figure will only become apparent towards the year end and Members should be aware there are still several Major applications over 12 months old that are likely to come forward to Committee over the next 6 months for determination. Whilst this could clearly impact on the Council's Major performance target by year end, early indications are that performance should continue to improve on that witnessed during 2017/18.

The DfI figures show that the Council took on average 13 weeks to process and decide **Local** planning applications during the first quarter against the target of 15 weeks. This performance is broadly on a par with performance during 2017-18 and again ranks 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 DfI figures highlight that the Council's planning enforcement team again recorded the shortest time taken, 12.6 weeks, to process 70% of enforcement cases to target conclusion which compares favourably with the average processing time of 30.3 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.

Proposed by Alderman Campbell  
Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### **ITEM 3.20**

#### **P/FP/LDP/52 – BELFAST CITY COUNCIL LOCAL DEVELOPMENT PLAN - DRAFT PLAN STRATEGY**

Belfast City Council (BCC) published its Local Development Plan draft Plan Strategy on 23 August 2018. A synopsis of the draft Plan Strategy was provided to Members at the September 2018 Planning Committee meeting. The formal 8-week consultation period on the document runs from Thursday 20 September 2018 to 5pm on Thursday 15 November 2018. The draft Plan Strategy and all associated documents can be found at

<http://www.belfastcity.gov.uk/buildingcontrolenvironment/Planning/localdevelopmentplan.aspx>

A draft reply to BCC was circulated for Members consideration. It was noted that the response submitted would be a formal representation to BCC and would be submitted to the Planning Appeals Commission at the time of Independent Examination.

Individual Members or Parties may also wish to submit individual comments.

Proposed by Alderman Campbell  
Seconded by Councillor Webb and unanimously agreed that

**the draft response be approved.**

*ACTION BY: John Linden*

### **ITEM 3.21**

#### **P/PLAN/1 – CORRESPONDENCE FROM DEPARTMENT FOR INFRASTRUCTURE**

Angus Kerr, Chief Planner and Director of Strategic Planning in the Department for Infrastructure (Dfi,) had written to the Chief Executive (copy circulated) to advise that Dfi staff would be visiting Council Planning Committee meetings between October 2018 and January 2019. He had advised this in order to gain a better understanding of the planning decision making processes of councils as part of the Department's ongoing oversight role of the planning system.

Proposed by Alderman Campbell  
Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

There being no further Committee business under Part 2 of the agenda the Chairperson thanked everyone for their attendance and the meeting concluded at 9.07pm.

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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.***