



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 17 JULY 2017 AT 6.00 PM**

- In the Chair** : Councillor J Bingham
- Committee Members Present** : Aldermen – F Agnew, T Campbell, J Smyth and R Swann
Councillors - H Cushinan, B Duffin, D Hollis, M Magill and W Webb
- Non-Committee Members Present** : Councillors – M Rea, R Lynch and V McWilliam
- In Attendance** : Mr C Cassidy - Public Speaker
Mr T Clarke - Public Speaker
Mr G McGill - Public Speaker
Mr W Lorimer - Public Speaker
- Officers Present** : Director of Community Planning & Regeneration - Ms M McAlister
Head of Planning - Mr J Linden
Principal Planning Officer - Mr B Diamond
Legal Advisor - Mr P Casey
Media & Marketing Officer – Ms N McCullough
ICT Officer – Mr A Cole
Member Services Officer - Mrs D Hynes

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 Brett and Chief Executive, Jacqui Dixon

2 DECLARATIONS OF INTEREST

Item 3.3. – Councillor Cushinan

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Magill
Seconded by Councillor Webb 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

DECISIONS ON ENFORCEMENT CASES

ITEM 3.1 - ENFORCMENT CASE: LA03/2017/0145/CA

Barry Diamond, Principal Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress Enforcement action.

Proposed by Alderman Agnew
Seconded by Councillor Duffin and unanimously agreed

that enforcement action be progressed in this case and for any further unauthorised use of lands or operational development by the same operator at this location, the detail of which is delegated to appointed Officers

ACTION BY: John Linden

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Duffin
Seconded by Councillor Webb and agreed

that any remaining Committee business be conducted in Open Session.

At this 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 and Chief Executive, Jacqui Dixon

2 DECLARATIONS OF INTEREST

Item 3.3 – Councillor Cushinan

The Legal Services Manager, Paul Casey, 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.

ITEM 3.2 APPLICATION NO: LA03/2017/0135/F

PROPOSAL:	Erection of Warehousing/Distribution Unit with Associated Offices and Car Parking
SITE/LOCATION:	Land approx. 100m to the south of Doagh Road and to the east side of Ballynure Road, Ballyearl, Newtownabbey
APPLICANT:	Magown Tyres NI Ltd

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

There were no public speakers to address this item.

Proposed by Alderman Smyth
Seconded by Councillor Hollis and unanimously agreed

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

ACTION BY: John Linden

Councillor Cushinan withdrew from the meeting having declared an interest in the next item. 3.3.

ITEM 3.3 APPLICATION NO: LA03/2017/0068/F

PROPOSAL: Change of use retrospectively from existing garage to vehicle repairs to workshop associated with home working at 175 Moneynick Road, Toomebridge.

SITE/LOCATION: 175 Moneynick Road, Toomebridge, Co. Antrim.

APPLICANT: Liam Hegarty

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

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

- Christopher Cassidy
- Trevor Clarke

Proposed by Alderman Campbell
Seconded by Alderman Agnew and

On the proposal being put to the meeting 5 Members voted in favour, 3 against and 1 abstention it was agreed as follows: -

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 it no overriding reasons why this development is essential at this rural location have been provided.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies PED 2 and PED 6 of Planning Policy Statement 4, Planning and Economic Development, in that the site is located within a rural area and it has not been demonstrated that the development could not be located within a settlement limit, the development would benefit the local economy and community regeneration, nor is the site clearly associated with a settlement.**

ACTION BY: John Linden

Councillor Cushinan returned to the meeting.

ITEM 3.4 APPLICATION NO: LA03/2016/1058/O

PROPOSAL: Proposed apartment block comprising 6 units, amenity space, parking, additional landscaped buffer and ancillary site works

SITE/LOCATION: Lands 15m west 68 Firfields, Balloo, Antrim.

APPLICANT: Massereene Golf Club

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

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

- Trevor Clarke
- Gavin McGill accompanied by Clyde Shanks

Proposed by Alderman Smyth
Seconded by Councillor Webb and

On the proposal being put to the meeting 5 Members voted in favour, 1 against and 3 abstentions as follows:

In Favour: Aldermen Agnew, Campbell and Smyth
Councillors Hollis and Webb
Against: Councillor Bingham
Abstentions: Alderman Swann
Councillor Duffin and Magill

That planning permission be refused for the following reasons, the precise detail of which being delegated to appointed Officers:

- (a) The proposal would result in the loss of open space;**
- (b) The proposal would have an adverse impact on the local character and environmental quality of the area.**

ACTION BY: John Linden

Councillor Magill left the chamber.

ITEM 3.5 APPLICATION NO: LA03/2017/0253/F

PROPOSAL: Variation of Condition 3 (regarding commencement of work) of planning approval T/2007/0520/F (Workshops for truck and bus maintenance, parts storage and sales, associated offices and sales area with external vehicle parking and display including re-directing part of existing Ballyhartfield Road (existing junction to be moved) to new access road and new junction with Templepatrick Road including new right hand turning lane to main Templepatrick Road)

SITE/LOCATION: Adjacent to 11 Ballyhartfield Road, Templepatrick Road,
Ballyclare

APPLICANT: Dennison Commercials Ltd

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

There were no public speakers to address this item.

Proposed by Councillor Duffin
Seconded by Councillor Webb and

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

that planning permission be refused for the following reason:

- 1. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it would lead to the unacceptable use of Ballyhartfield Road by large vehicles.**

ACTION BY: John Linden

ITEM 3.6 APPLICATION NO: U/2015/0042/F

PROPOSAL: Construction of a replacement accommodation bridge over the Flush River which will enable access to properties south of Grange Lane

SITE/LOCATION: Grange Lane Bridge, adjacent to 11 Grange Lane, Newtownabbey

APPLICANT: Doran Consulting

Barry Diamond, Principal 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 Duffin
Seconded by Councillor Webb and

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

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

ACTION BY: John Linden

Councillor Magill had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on items 3.5 and 3.6.

ITEM 3.7 APPLICATION NO: LA03/2017/0480/A

PROPOSAL: Retention of 2 LED Dot Matrix electronic advertising signs mounted on existing fuel store and associated office.

SITE/LOCATION: 1 Largy Road, Crumlin, BT29 4RU

APPLICANT: Mr William, Lorimer, 1 Largy Road, Crumlin, BT29 4RU

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

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

- Councillor Rea
- William Lorimer accompanied by Kirk Thompson

Proposed by Councillor Webb
Seconded by Alderman Swann

on the proposal being put to the meeting 7 Members voted in favour, 3 against and 0 abstentions as follows:

In Favour: Alderman Swann
Councillors Bingham, Cushinan, Duffin, Hollis, Magill and Webb
Against: Aldermen Agnew, Campbell and Smyth
Abstentions: None

It was agreed

that advertisement consent be granted subject to the imposition of conditions as recommended by Transport NI, to include that the static display on the LED signage should not change at a frequency any greater than once in any two minute period, and a further condition limiting the hours of operation of the LED signage, the precise detail of these conditions being delegated to appointed Officers.

The reason for the decision contrary to the Officer recommendation was that Members, in the context of the specific characteristics of the site and the proposal, considered that the LED signage would not have a detrimental impact on the visual amenity and character of the area.

ACTION BY: John Linden

ITEM 3.8 APPLICATION NO: LA03/2017/0321/A

PROPOSAL: Directional Signage

SITE/LOCATION: 10 Crooked Stone Road, Crumlin

APPLICANT: Hyde Farm Feeds, 10 Crooked Stone Road, Crumlin, BT29 4EH

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

There were no public speakers to address this item.

Proposed by Councillor Duffin

Seconded by Alderman Swann and unanimously agreed

that advertisement consent be granted for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden

PART TWO OTHER PLANNING MATTERS

ITEM 3.9

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during June 2017 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Alderman Campbell

Seconded by Alderman Agnew and unanimously agreed that

that the report be noted.

ACTION BY: John Linden

ITEM 3.10

P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS – ANNUAL STATISTICAL BULLETIN FOR 2016-2017

The Northern Ireland Planning Statistics 2016/17 Annual Statistical Bulletin, a copy of which was circulated, was released on 29 June 2017 by the Department for Infrastructure's Analysis, Statistics and Research Branch. This was the second annual statistical report on activity and performance since the transfer of planning powers to councils in April 2015.

The figures showed that during 2016-17, the total number of planning applications received in Northern Ireland was 13,037, an increase of 7% over the previous financial year. The figures also highlighted that almost 13,000 decisions were issued across Northern Ireland, a marked increase of 17% over the previous year.

The increase in applications received across Northern Ireland during 2016-17 was reflected in the local figures for the Antrim and Newtownabbey Borough which witnessed an increase of some 10% from 722 applications received in 2015-16 to 798 received during 2016-17. Some 800 decisions were issued by the Planning Section during the year, an increase of some 17% mirroring the NI trend, with an overall approval rate of almost 93.4% which again compares favourably with the Northern Ireland average of 94%.

There were 293 live cases in the Borough at 31st March 2017 which was a reduction of some 25 cases from 31st March 2016. Members noted that the number of applications more than 12 months old had decreased from 35 to 24 cases over the same period, although the number of applications over 6 months old had increased slightly from 35 to 38 cases. Continuing to reduce the number of older applications would remain a priority during the current business year.

In relation to performance against targets the Department for Infrastructure (DfI) figures showed that the Council met two out of the three statutory targets this year.

The Council took on average 73.6 weeks to process and decide **Major** planning applications during 2016-17 against the target of 30 weeks. Whilst this performance ranked eighth out of the 11 Councils it was noted that no Council met the 30 week target and the NI average was 68.6 weeks across all Councils. As advised in previous quarterly reports these statistics related to quite small numbers of Major applications (some 9 cases in total over the year) which could cause considerable variation in performance.

The DfI figures showed that the Council took on average 12.6 weeks to process and decide **Local** planning applications during 2016-17 against the target of 15 weeks. This performance marked an improvement against 2015-16 and ranked in the top three out of the 11 Councils where an average processing time of 16.2 weeks across all Councils has been recorded.

In relation to enforcement the DfI figures highlighted that the Council's planning enforcement team concluded 94.3% of cases within 39 weeks against the performance target of 70%. This performance ranked first out of all Councils. The Section recorded an average time of 14.2 weeks, to process 70% of enforcement cases to target conclusion compared to 27.2 weeks across all Councils.

In summary, the Council had improved its performance this year when measured against 2 of the 3 statutory indicators. It was however recognised that performance in

processing Major applications had dipped somewhat from last year and consequently this was an area that the Section would seek to improve upon together with continued emphasis on reducing backlog applications during the current year.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.11

P/FP/LDP/4 – UPDATED PLANNING POLICY REVIEW PAPER

On 19 June 2017, a workshop was held with Members to discuss the next stage of work to develop the new Local Development Plan and the requirement to take forward new planning policy. A Planning Policy Review Report was circulated in advance for discussion.

Following the workshop and the feedback from Members, the Forward Planning team had produced and circulated an updated Planning Policy Review Report (circulated). It outlined two proposed categories of planning policy topics:

1. Current operational planning policies where officers consider that there is potential for further discussion/workshop with Members before drafting; and
2. Current operational planning policies where no major change in direction is anticipated therefore Officers will now proceed to drafting.

Those policies that need further discussion would be brought forward through workshops with Planning Committee Members (as agreed at Council on 25 June 2017). Those policies where no major change in direction is required, would be drafted by planning officers now and presented to Members for agreement. At the workshop a number of issues were also raised relating to potential policy gaps. These matters would be discussed further with the Planning Committee Members at the workshops, which would be scheduled for the end of August early September.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.12

P/FP/LDP1 LOCAL DEVELOPMENT PLAN 2017-2018 QUARTERLY PROGRESS UPDATE

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 Business Year 2017-18 (April - June 2017).

The Council's Preferred Options Paper (POP) was launched with a public consultation period which ran from 18 January to 12 April 2017. A number of public engagement events were held across the Borough during this period. A total of 148 responses were received from a large cross section of representatives including the general public, statutory consultees, key organisations, neighbouring councils and planning agents.

The Planning Section had subsequently produced an Interim Consultation report for the attention of Members and other interested stakeholders. This report summarised the consultation responses which would be used in the formulation of the next stage of the LDP process.

Work had now progressed to formulating the LDP Plan Strategy. An initial workshop for Planning Committee Members was held on 19 June 2017. Officers introduced extant planning policy and Members furthered this by discussing potential policy gaps. Preliminary discussions were also held on the requirement to take forward new planning policy. It was agreed to conduct further Member workshops for further in-depth policy considerations and a follow-up '*Revised Planning Policy Review Paper*' was issued on 28 June 2017, with Member comment welcomed by 7 July 2017.

During this quarter, a number of cross-boundary working groups had been established. This included the Lough Neagh Forum Group chaired by Councillor Brian Duffin and the Development Plans Strategic Working Group to discuss cross boundary issues relating to Antrim and Newtownabbey, Lisburn and Castlereagh, Belfast City and Ards and North Down Councils. Minutes and information from working groups would be brought forward for Members consideration in due course.

Following the Court of Appeal BMAP judgement (handed down on 18 May 2017), officers continued to liaise with the Department for Infrastructure regarding the judgement. The Permanent Secretary for the Department, Peter May had also written to the Council to advise his officers would be meeting senior Council Officers to discuss a range of matters.

The quarterly meeting of the Local Development Plan Steering Group met on 29 June 2017. Minutes have been presented to Members for information.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.13

P/FP/79 MINUTES OF THE LOCAL DEVELOPMENT PLAN (LDP) STEERING GROUP

The most recent meeting of the LDP Steering Group was held on 29 June 2017. A copy of the minutes was circulated for information.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.14

P/FP/LDP/3 – PREFERRED OPTIONS PAPER CONSULTATION REPORT – INTERIM REPORT

The Forward Planning team had produced a Preferred Options Paper (POP) Interim Consultation Report for Members information (copy circulated). It summarises the key issues raised as a result of the POP consultation which took place between 18 January and 12 April 2017. A total of 148 responses were received from a range of individuals, groups, developers and statutory/non-statutory consultees.

It was the intention of the Planning Section to make this document available on line for public information.

Work has now commenced on the next stage of the Local Development Plan process, namely the preparation of the draft Plan Strategy document. The Planning Section would be considering the comments received in relation to the Preferred Options Paper Consultation and the outcome of this would be reflected in a final Preferred Options Paper to be presented to Members in advance of the publication of the draft Plan Strategy. The final report would show how the Council considered the comments and the outworkings of this. The Planning Section would be engaging with a number of key stakeholders and statutory consultees over the summer to progress this matter.

The final consultation report is required in line with Regulation 11 of the Planning (Local Development Plan) Regulations (NI) 2015 (LDP Regs) and with the Council's published Statement of Community Involvement. This report would help ensure that the Local Development Plan would meet 'soundness' specifications by demonstrating how consultation responses had been considered, summarised and taken account of during the plan's preparation. As required under Regulation 20 of the LDP Regs, it would be submitted as part of the Council's evidence papers for the Independent Examination process.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.15

CORRESPONDENCE FROM DfI REGARDING THE DEVELOPMENT OF A PLANNING PERFORMANCE MANAGEMENT FRAMEWORK

The Department for Infrastructure (DfI) wrote to the Council in May (copy of the correspondence and attachments circulated) seeking the Council's views on the development of a Planning Performance Management Framework. This was intended to be used by DfI to monitor a wide range of performance indicators on planning for all Councils to complement the existing three statutory indicators that relate to performance on the processing of Major and Local planning applications as well as enforcement cases. DfI also advised such a Framework would help identify best practice and drive forward continuous improvement across Councils. While comments were requested by the end of June 2017 DfI also indicated that it hoped to commence monitoring for the current business year i.e. with retrospective effect from 1 April 2017.

As the Planning Performance Management Framework proposed by DfI related to all Councils, NILGA had also forwarded a draft response to Council for comment (copy circulated).

To meet the DfI deadline for comments Officers had forwarded interim responses to both DfI and NILGA (copy of responses circulated). Members noted that Officers had critically appraised the proposed Framework and raised concerns about a number of the performance measures and the rationale behind some of these. In addition, Officers had advised that any final Framework should only be introduced on a trial period for at least 12 months to allow proper consideration of how the data and information would be collected and analysed.

Proposed by Alderman Campbell

Seconded by Alderman Agnew and unanimously agreed that

that the report be noted and Members endorse the interim responses forwarded by Officers to both DfI and NILGA.

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 8.10pm.

MAYOR

Council Minutes have been redacted in accordance with the Freedom of Information Act 2000, the Data Protection Act 1998 and legal advice.

