



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 15 AUGUST 2016 AT 6.30 PM**

- In the Chair** : Councillor B Webb
- Committee Members Present** : Aldermen - T Campbell and J Smyth
Councillors - T Beatty, J Bingham, H Cushinan, B Duffin, T Hogg, D Hollis and S Ross
- Non-Committee Members Present** : Councillors – D Arthurs, V McWilliam, J Montgomery
- In Attendance** : Mr P Girvan – MLA
Ms E Warwick – Public Speaker
- Officers Present** : Director of Community Planning & Regeneration - Ms M McAlister
Head of Planning - Mr J Linden
Principal Planning Officer - Mr B Diamond
Planning Officer - Mr K O'Connell
Planning Officer – Mr M O'Reilly
Media & Marketing Officer – Ms J McIntrye
Legal Advisor – Mr P Casey
Systems Support Officer - Mr A Cole
Member Services Officer - Mrs D Hynes
Senior Administrative Officer – Ms S McAree

CHAIRMAN'S REMARKS

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

1 APOLOGIES

Aldermen - F Agnew and R Swann

2 DECLARATIONS OF INTEREST

None

PART ONE - PLANNING APPLICATIONS AND RELATED DEVELOPMENT MANAGEMENT AND ENFORCEMENT ISSUES

ITEM 3.1

APPLICATION NO: LA03/2016/0084/F

PROPOSAL: Proposed detached dwelling and single detached garage

SITE/LOCATION: Lands between 13 and 18 Parkfield, Crumlin, BT29 4SG

APPLICANT: Mr Bobby Fleming

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

There were no public speakers present to address this item.

Proposed by Alderman Campbell
Seconded by Councillor Bingham and

on the proposal being put to the meeting 10 Members voted in favour, 0 against and no abstentions, it was unanimously agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7 'Quality Residential Environments', Policy QD1, in that it has not been demonstrated that the development on this site can achieve a quality and sustainable residential environment incorporating a design and layout which draws upon the positive aspects of the surrounding area in terms of layout, scale, massing design and appearance of the proposed dwelling nor has it been demonstrated that the trees subject to Trees Preservation**

Order can be protected and integrated into the scheme in a suitable manner so as to achieve a quality residential environment. In addition the proposed design and layout relative to the protected trees will result in an adverse impact on the residential amenity of the proposed property by way of dominance, overshadowing and loss of light from the protected trees.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy BH 2 of Planning Policy Statement 6; Planning, archaeology and the Built Heritage in that the proposed development would have an adverse impact on a site of local importance and its setting (ANT059:133). In addition it has not been demonstrated that the proposed development outweighs the value of the protected trees.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy NH 5 - Habitats, Species or Features of Natural Heritage Importance of PPS 2; Natural Heritage in that it has not been demonstrated that the proposed development will not have an adverse impact on or damage the amenity value of the locally important trees which are subject to a Tree Preservation Order.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 8, Policy OS1, in that the development would, if permitted, result in the loss of existing open space and have a detrimental impact on the visual amenity of the protected trees within the open space.

ACTION BY: Kieran O'Connell

ITEM 3.2

APPLICATION NO: LA03/2015/0624/F

PROPOSAL: Proposed 2 storey detached dwelling.

SITE/LOCATION: 20m NW of 1 Lylehill Road, Templepatrick

APPLICANT: M Goudy

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

There were no public speakers present to address this item.

Proposed by Councillor Bingham
Seconded by Councillor Beatty and

on the proposal being put to the meeting 10 Members voted in favour, 0 against and no abstentions, it was unanimously agreed

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

ACTION BY: Kieran O'Connell

ITEM 3.3

APPLICATION NO: LA03/2016/0462/O

PROPOSAL: Single dwelling

SITE/LOCATION: To the rear of 32 Greenan Road, Randalstown

APPLICANT: James Letters

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

There were no public speakers present to address this item.

Proposed by Alderman Smyth
Seconded by Councillor Beatty and

on the proposal being put to the meeting 10 Members voted in favour, 0 against and no abstentions, it was unanimously agreed

that outline 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 CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY2a of PPS21 'Sustainable Development in the Countryside' as, if permitted, will:**
 - (i) result in an adverse impact to the residential amenity of existing residents at Greenan Road by reason of privacy intrusion and general disturbance;**
 - (ii) significantly alter the existing character of the cluster as it cannot be absorbed into the cluster through rounding off or consolidation.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of PPS21 'Sustainable Development in the Countryside' as, if permitted, will cause a detrimental change to the traditional pattern of settlement exhibited in the area.**

- 4. The proposal is contrary to the provisions of Policy AMP2 of Planning Policy Statement 3 'Access, Movement and Parking, as adequate visibility splays have not been demonstrated and this prejudices road safety.**

ACTION BY: Michael O'Reilly

ITEM 3.4

APPLICATION NO: U/2014/0300/F

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|-----------------------|---|
| PROPOSAL: | Proposed installation of a wind turbine on a tubular tower of up to 40m (to hub height) with blades up to 52.3m (to tip height) |
| SITE/LOCATION: | Lands 248m South of 80 Glen Road, Ballyclare, Newtownabbey |
| APPLICANT: | Mr Jonathon Kennedy |

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

There were no public speakers present to address this item.

Proposed by Councillor Beatty
Seconded by Alderman Campbell and

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

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy CTY1 of PPS 21 'Sustainable Development in the Countryside', Criterion (c) of Policy RE1 of PPS 18 'Renewable Energy' and Policy NH2 of PPS 2 'Natural Heritage' as it has not been demonstrated that the proposal will not result in an unacceptable impact to bats, a European Protected Species.**

ACTION BY: Michael O'Reilly

ITEM 3.5

APPLICATION NO: LA03/2016/0432/F

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|-----------------------|---|
| PROPOSAL: | Retention of farm/agricultural buildings |
| SITE/LOCATION: | 170m SW of 44 Drumsough Road, Randalstown, BT41 2NW |
| APPLICANT: | C Craig Esq. |

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

There were no public speakers present to address this item.

Proposed by Alderman Smyth
Seconded by Councillor Duffin and

on the proposal being put to the meeting 10 Members voted in favour, 0 against and no abstentions, it was unanimously agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it has not been demonstrated that the farm business is currently active and has been established for a period of at least 6 years and sufficient need has not been demonstrated.**

ACTION BY: Michael O'Reilly

ITEM 3.6

APPLICATION NO: LA03/2016/0316/O

PROPOSAL: New dwelling on a farm.

SITE/LOCATION: Approx 360m south east of 30 Gibsonstown Road, Templepatrick, Ballyclare.

APPLICANT: Mr William Rea

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

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

- Councillor J Montgomery

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

- Mr P Girvan, MLA

Proposed by Alderman Campbell
Seconded by Councillor Hollis and

on the proposal being put to the meeting 5 Members voted in favour, 5 against and no abstentions

The Chairman used his casting vote in favour and declared the proposal carried, it was agreed

that outline planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies CTY1 & CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case, in that, it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane. Insufficient reasons have been presented to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm.**

ACTION BY: Kieran O'Connell

ITEM 3.7

APPLICATION NO: LA03/2016/0357/F

PROPOSAL: Proposed 13 No. two storey dwellings (amendments to previously approved house types under planning ref: U/2014/0234/F)

SITE/LOCATION: Plots 68-71, 98-101, 106-107 & 110-112 Readers Park. Land to the rear of No's, 1, 3, 5, 7, 9, 11 and 15 Readers Way and adjacent to 16 and 18 Readers Drive, Ballyclare

APPLICANT: Neptune Group

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

There were no public speakers present to address this item.

Proposed by Alderman Smyth
Seconded by Councillor Duffin

on the proposal being put to the meeting 10 Members voted in favour, 0 against and no abstentions, it was unanimously agreed

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

ACTION BY: Kieran O'Connell

ITEM 3.8

APPLICATION NO: LA03/2016/0315/F

PROPOSAL: Proposed erection of 6 no detached dwellings (change of house type to that previously approved under U/2014/0331/F sites 2-6 and change of house type to that previously approved under U/2015/0006/F site 47) including car parking and landscaping

SITE/LOCATION: Lands at and including 9 and 11 Ballycraigy Road, Ballyhenry, Newtownabbey

APPLICANT: Glenoak LTD

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

There were no public speakers present to address this item.

Proposed by Councillor Beattie
Seconded by Councillor Bingham

on the proposal being put to the meeting 10 Members voted in favour, 0 against and no abstentions, it was unanimously agreed

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

ACTION BY: Kieran O'Connell

ITEM 3.9

APPLICATION NO: LA03/2016/0332/A

PROPOSAL: Fascia signage (Retrospective)

SITE/LOCATION: Units 1 & 2, Valley Retail Park, Newtownabbey

APPLICANT: Go Outdoors Ltd

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 present to address this item.

Proposed by Councillor Beatty
Seconded by Councillor Bingham and

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

that the planning application be deferred for one month to provide the applicant with an opportunity to submit an amended scheme showing the relocation of the 3 large logo signs to below the roof level of the building and to incorporate an overall reduction in the number of signs proposed to a maximum of 7 or 8 (which includes the 3 signs previously referred to).

ACTION BY: Barry Diamond

ITEM 3.10 - APPLICATION DEFERRED FROM JULY PLANNING COMMITTEE

APPLICATION NO: LA03/2016/0147/F

PROPOSAL: Proposed dwelling and garage in substitution for previous approval under planning reference T/2008/0316/RM

SITE/LOCATION: Approx. 190m North East of 25 Donegore Hill, Antrim

APPLICANT: Mr M Rainey and Ms T Tonalezi

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

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

- Ms E Warwick

Proposed by Alderman Campbell
Seconded by Councillor Bingham

on the proposal being put to the meeting 10 Members voted in favour, 0 against and no abstentions, it was unanimously agreed

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

ACTION BY: Barry Diamond

ITEM 3.11

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during July 2016 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Approved by Councillor Beatty
Seconded by Councillor Duffin and unanimously agreed

that the report be noted.

ACTION BY: John Linden

ITEM 3.12

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

Members were made aware that prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks notice to the Council that an application for planning permission was to be submitted. This is referred to as a Proposal of Application Notice (PAN). One PAN had been registered during July and the details were as set out below.

| | |
|------------------------|--|
| PAN Reference: | LA03/2016/0590/PAN |
| Proposal: | Residential development comprising 60-70 dwellings, site access, landscaping and all other associated site works |
| Location: | site zoned for housing between Hydepark Lane and Hydepark Road, Mallusk, Newtownabbey |
| Applicant: | Hydepark Road Developments Ltd |
| Date Received: | 6 July 2016 |
| 12 week expiry: | 28 September 2016 |

Members recalled that 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 is submitted this must be accompanied by a Pre-Application Community consultation report outlining what consultation had been undertaken regarding the application and detailing how this has influenced the proposal submitted.

Proposed by Alderman Smyth
Seconded by Councillor Bingham and unanimously agreed

that the report be noted.

ACTION BY: John Linden

Item 3.13 was moved to Part 2 of the Meeting as it was indicated it requires ratification of the Full Council.

ITEM 3.14

U/2014/0339/O PRE-DETERMINATION HEARING FOR MAJOR PLANNING APPLICATION FOR MIXED USE DEVELOPMENT ON LANDS AT CHURCH ROAD, NEWTOWNABBEY.

Members were made aware that planning application U/2014/0339/O is seeking outline planning permission for a mixed use development comprising a supermarket, petrol filling station and light industrial units at Bombardier Aerospace, Church Road, Newtownabbey.

The application was originally submitted in November 2014, but an amended submission was received in November 2015 seeking to reduce the proposed supermarket element of the scheme from 9,300 sq.m gross retail floor space to 5,500 sq.m gross retail floor space. Approximately 3,000 sq.m of business/light industrial floor space was proposed. It was noted that to date no end user has been identified for the supermarket element of the scheme.

Members recalled that it had previously been agreed by the Planning Committee that there should be a Pre-Determination Hearing for this application with the date and detailed arrangements delegated to Officers.

Members were advised that Officers have scheduled the Pre-Determination Hearing on this application to take place at the start of September potentially on the evening of 8 September 2016. This would provide sufficient time to make arrangements for the Hearing, details of which would be made available by Officers on the Council's website and advertised in the local press.

Proposed by Councillor Hogg

Seconded by Councillor Duffin and unanimously agreed

that the report be noted

ACTION BY: John Linden

PART 2 FORWARD PLANNING MATTERS - LOCAL DEVELOPMENT PLAN, PLANNING POLICY AND CONSERVATION

ITEM 3.13

CONSULTATION BY LISBURN AND CASTLEREAGH CITY COUNCIL – PLANNING APPLICATION REFERENCE LA05/2016/0700/F

Lisburn and Castlereagh City Council (LCCC) had consulted the Council on a major application received for the development of a site for a new cemetery (circulated). The proposed site whilst located within the LCCC District to the east of Dundrod, lies only a short distance to the south of the District Council boundary with Antrim and Newtownabbey Borough.

Application Reference: LA05/2016/0700/F

Proposal: Site for a new cemetery including ancillary reception building, maintenance depot, attenuation pond, bridges, new vehicular access, parking, waste water treatment works, associated infrastructure works and demolition of existing farm buildings

Location: Land North of No. 10 Quarterland Road sandwiched between Carnaghliiss Road and Quarterland Road Dundrod

Applicant: Carston

Further Information on this application is available to view at the Planning Portal
www.planningni.gov.uk

Officers advised that the Council is not the decision maker in respect of this application; rather the Council was one of a number of bodies which had been consulted by LCCC on the application. Any comments made by the Council would be considered by LCCC as part of the processing of the application together with all other consultation replies and other representations received. In addition while the Council had been consulted on the proposed development, there was no obligation on the Council to provide a corporate view.

There were a number of options available to the Council in responding to the consultation by LCCC:

1. Provide a corporate view in support of the development.
2. Provide a corporate view opposing the development.
3. Provide no corporate view on the development. In this case individual Members or parties may express support for or object to the development.

Members were advised that as would be the case with for example cemetery provision in Belfast, residents of the Borough may avail of it but will pay a non-resident rate. It was anticipated that the same arrangement may apply to the proposed cemetery at Dundrod.

Approved by Councillor Hogg

Seconded by Councillor Cushinan and unanimously agreed

That option 3 be approved.

ACTION BY: John Linden

ITEM 3.15

FILE REF/FP/LDP1 LOCAL DEVELOPMENT PLAN 2016 QUARTERLY PROGRESS REPORT

The Council's Plan Timetable advised that progress reports on the Local Development Plan would be submitted on a quarterly basis to the Planning Committee. This report covered the first quarter of Business Year 2016-17 (April-June 2016).

Work was progressed during the quarter on drafting the evidence papers to be forwarded to Members under a rolling programme during August in relation to the Plan Vision and Spatial Strategy, as well as for topics around the key themes of (a) Meeting the Needs of Society
(b) Facilitating Economic Development
(c) Shaping our Environment and;
(d) Engagement.

Work was also been taken forward on the baseline evidence for the Interim Scoping Report for the Sustainability Appraisal (incorporating the Strategic Environmental Assessment). In addition the Shared Environmental Service was formally notified of a request to carry out a Habitats Regulation Assessment.

A Development Plan Member Engagement Workshop was held at the end of this quarter on 4 July 2016. The aim of the workshop was to discuss the key stages of work that is coming forward in relation to the completion of the Preferred Options Paper; the key topic/evidence papers, emerging issues and how Members will be involved in the process. A training session on the Sustainability Appraisal process was also presented by an Officer from the Shared Environmental Service at the workshop as well as Member engagement around the Plan vision and objectives.

In terms of pre-POP public engagement, a draft report had been submitted to the Planning Section on the recent public engagement events facilitated by PLACE. In addition the online questionnaire had closed with 167 responses. This information would form part of the papers to be presented to members under strand (d) Engagement.

Looking ahead, the first meeting of the Local Development Plan Steering Group had been scheduled for 31 August 2016 with the Chairperson and Vice Chairperson of the Planning Committee as the agreed nominated representatives. The Project Management Working Group would also be set up following the agreement of nominated party representatives.

Proposed by Councillor Beatty
Seconded by Councillor Duffin 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 Chairman thanked everyone for their attendance and the meeting concluded at 7.53pm.

MAYOR

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