



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 19 FEBRUARY 2018 AT 6.00 PM**

- In the Chair** : Councillor P Brett
- Committee Members Present** : Aldermen – F Agnew, T Campbell, J Smyth and R Swann
Councillors – H Cushinan, T Hogg, D Hollis, M Magill and W Webb
- Non-Committee Members Present** : Councillors – V McWilliam, L Clarke
- In Attendance** : Mr Tom Stokes - Public Speaker
Mr Martin Canning - Public Speaker
Mr Brendan Daly - Public Speaker
Mr James Clarke - Public Speaker
Mr Joe Briers - Public Speaker
Mr Jason Taggart - Public Speaker
Mr Philip Logan - Public Speaker
Mr David Donaldson – Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon
Head of Planning - Mr J Linden
Principal Planning Officer – Mr B Diamond
Senior Planning Officer – Ms J McKendry
Senior Planning Officer – Ms J Winters
Borough Lawyer - Mr P Casey
ICT Officer – Mr A Cole
Media & Marketing Officer – Ms A Doherty
Member Services Manager – Mrs V Lisk
Governance Support Officer – Mrs D Conlan

CHAIRPERSON'S REMARKS

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

The Chairperson informed Members that, in the absence of the Vice Chair and as the Chairperson had declared an interest in Item 3.7, Councillor Webb would chair the meeting for this item and Members agreed.

1 APOLOGIES

Apologies were received on behalf of Councillors J Bingham and B Duffin, and the Director of Community Planning and Regeneration.

2 DECLARATIONS OF INTEREST

Item 3.7 – Councillors P Brett and M Magill

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Alderman Campbell
Seconded by Councillor Magill and agreed

that the following Committee business be taken In Confidence.

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

ITEMS IN CONFIDENCE

DECISIONS ON ENFORCEMENT CASES

ITEM 3.1 - ENFORCEMENT CASE: LA03/2018/0023/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress Enforcement action.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers.

ACTION BY: John Linden

ITEM 3.2 - ENFORCEMENT CASE: LA03/2017/0128/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress Enforcement action.

Proposed by Councillor Webb
Seconded by Councillor Hogg and unanimously agreed

that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers.

ACTION BY: John Linden

ITEM 3.3 - ENFORCEMENT CASE: LA03/2017/0143/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress Enforcement action.

Proposed by Alderman Smyth
Seconded by councillor Hollis and unanimously agreed

that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers.

ACTION BY: John Linden

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Alderman Campbell
Seconded by Alderman Smyth 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.

The Chairperson reminded Members that additional information had been circulated and was provided for Item 3.4, and advised that Item 3.8 had been withdrawn by Officers and Item 3.10 had been withdrawn by the Applicant.

1 APOLOGIES

Apologies were received on behalf of Councillors J Bingham and B Duffin, and the Director of Community Planning and Regeneration.

2 DECLARATIONS OF INTEREST

Item 3.7 – Councillors P Brett and M Magill.

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.

ITEM 3.4 APPLICATION NO: LA03/2017/0476/F

PROPOSAL:	Proposed residential development comprising 41 no. dwellings, car parking, site access, right turn lane, open space and landscaping and all associated site works
SITE/LOCATION:	Lands situated at Nos 868 and 870 and adjoining lands to the rear, Antrim Road, Templepatrick
APPLICANT:	Brayfield Developments Ltd

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

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

- Mr James Clarke
- Mr Tom Stokes
- Mr Martin Canning (available for questions)
- Mr Brendan Daly (available for questions)

Proposed by Councillor Hollis
Seconded by Councillor Hogg and

on the proposal being put to the meeting 8 Members voted in favour, 1 against and 1 abstention and it was agreed as follows:

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

ACTION BY: John Linden

ITEM 3.5 APPLICATION NO: LA03/2017/0873/F

PROPOSAL: Proposed residential development comprising two storey building containing 6 no. two bed apartments

SITE/LOCATION: 21 Carwood Park South, Newtownabbey, BT36 5HJ

APPLICANT: Mrs Eileen Morton

Johanne McKendry, 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 Alderman Smyth and

on the proposal being put to the meeting 8 Members voted in favour, 2 against and 0 abstentions and it was agreed as follows:

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

ACTION BY: John Linden

ITEM 3.6 APPLICATION NO: LA03/2017/0537/F

PROPOSAL: Amended restoration of former Ballyduff Landfill to provide community woodland (amendment to that permitted under U/2006/0700/F) including re-profiling works to create a more graduated slope. Vehicular access to the site to be stopped following completion of re-profiling works.

SITE/LOCATION: Ballyduff Landfill Site, Ballyduff Road, Newtownabbey

APPLICANT: Anderson Haulage Limited

Johanne McKendry, 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 Alderman Campbell
Seconded by Alderman Agnew and

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

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

ACTION BY: John Linden

Having declared an interest in the next item Councillors Brett and Magill withdrew from the meeting.

In the absence of the Vice-Chairperson, and as agreed, Councillor Webb chaired the meeting for the next item.

ITEM 3.7 APPLICATION NO: LA03/2017/1052/F

PROPOSAL: Alterations to existing loft apartment to include 1 no. dormer (Retention of) on rear elevation and 2 no. proposed windows to front elevation.

SITE/LOCATION: Apartment 5 Hillview Mews, 17a Hillview Park, Newtownabbey, BT36 5HW

APPLICANT: Mr J Briers

Johanne McKendry, 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 and responded to enquiries from Members as requested -

- Mr Joe Briers

Proposed by Alderman Campbell
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

Councillors Brett and Magill returned to the meeting.

ITEM 3.8 APPLICATION NO: LA03/2017/0547/F

PROPOSAL: Housing development consisting of 6 detached dwellings and associated site works

SITE/LOCATION: 11 Greystone Road, Antrim

APPLICANT: Creeve Construction

The Chairperson advised Members that this application had been withdrawn by Officers.

ITEM 3.9 APPLICATION NO: LA03/2017/0469/F

PROPOSAL: Proposed 4no semi-detached (3 bed) general needs housing.

SITE/LOCATION: Lands between no 8 & no 9 Beechview Courtyard, Main Street, Crumlin.

APPLICANT: LCC Group Ltd.

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

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

- Jason Taggart

Proposed by Councillor Hogg
Seconded by Alderman Campbell and

on the proposal being put to the meeting 6 Members voted in favour, 2 against and 2 abstentions and 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 (SPPS) and Policies QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that, the proposed development fails to provide sufficient private amenity space for two of the proposed units and fails to incorporate a design and**

layout which draws upon the positive aspects of the surrounding area and would likely result in a poor level of privacy to the proposed dwellings.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy OS 2 of PPS8 Open Space, Sport and Outdoor Recreation in that the proposed development would introduce more than 24 residential units into the Beechview Courtyard development and there is insufficient communal open space provided.
3. 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 there will be no unacceptable adverse effects on the proposed or adjoining properties in terms of potential contamination sources and will impact adversely on the streetscape of Mill Road.

ACTION BY: John Linden

ITEM 3.10 APPLICATION NO: LA03/2017/0766/O

PROPOSAL: Proposed Replacement Dwelling.

SITE/LOCATION: 49 Burnside Road, Antrim

APPLICANT: Mr Hubert Graham

The Chairperson advised Members that this application had been withdrawn by the Applicant.

ITEM 3.11 APPLICATION NO: LA03/2017/0970/A

PROPOSAL: Conversion of outbuilding into dwelling including extension

SITE/LOCATION: 65 Rathmore Road, Dunadry, Antrim

APPLICANT: Phillip Logan

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

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

- Mr Philip Logan

Proposed by Alderman Campbell

Seconded by Councillor Hogg and

on the proposal being put to the meeting 6 Members voted in favour, 3 against and 1 abstention and 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 relating to the conversion and re-use of existing buildings in the countryside for residential use, in that the building to be converted is not considered to be a locally important building.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**

ACTION BY: John Linden

ITEM 3.12 APPLICATION NO: LA03/2017/1019/F

PROPOSAL: Single storey extension to rear of dwelling. Extension /alteration to existing roof space

SITE/LOCATION: 5 Lisnalinchy Road, Ballyclare

APPLICANT: Mr Jamie McMullan

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

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

- Mr David Donaldson

Proposed by Councillor Webb
Seconded by Councillor Hollis and

on the proposal being put to the meeting 9 Members voted in favour, 0 against and 1 abstention as follows:-

In Favour: Aldermen Agnew, Campbell, Swann and Smyth
Councillors Brett, Cushinan, Hogg, Hollis and Webb
Against: None
Abstention: Councillor Magill

that planning permission be granted subject to relevant standard conditions.

The reason for the decision contrary to Officer recommendation was that Members considered the proposal would only have a very limited impact when viewed from public vantage points and that as a consequence there would be no damage to the character of the locality or to neighbouring residential amenity.

ACTION BY: John Linden

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 January 2018 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Alderman Smyth

Seconded by Councillor Hogg and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.14

TPO/2017/0040/LA03 - CONFIRMATION OF TREE PRESERVATION ORDER (TPO) AT LANDS EAST OF 18, 20, 22, 24 & 32 GLEBE ROAD WEST AND SOUTH OF OSTERLEY PARK, NEWTOWNABBEY

Section 122 of the Planning Act (Northern Ireland) 2011 empowers the Council to make provision for the preservation of trees or woodlands where it appears that it is expedient in the interests of amenity. The purpose of the Order is to preserve the trees on this site and to prohibit the cutting down, lopping, uprooting, wilful damage or wilful destruction of the trees.

Members recalled that at the October (2017) Planning Committee meeting Officers reported the service of a Provisional TPO on the above lands on 13th September 2017 in accordance with Section 123 of the Planning Act (Northern Ireland) 2011.

In accordance with Section 123 of the Planning Act (Northern Ireland) 2011 the Tree Preservation Order must be confirmed on or before 12th March 2018, being 6 months from the date of service of the Provisional TPO.

In making a Tree Preservation Order, The Planning (Trees) Regulations (Northern Ireland) 2015 requires the Council to identify the trees or group of trees which are subject to the

Order. In this instance the Council will only seek to protect the trees that are deemed to have high amenity value.

The Council invited representations from those with an interest in the land and properties adjoining the land, which were to be received by 7th November 2017. No representations had been received.

Officers considered the trees in question have significant local amenity value and Members were therefore requested to confirm the TPO.

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

the Tree Preservation Order be confirmed.

ACTION BY: John Linden

ITEM 3.15

LDP/SC/POP/01/18 – CONSULTATION BY ARMAGH CITY, BANBRIDGE AND CRAIGAVON BOROUGH COUNCIL

Members were aware that each Council has a duty to engage with neighbouring Councils in the delivery of its planning functions. This engagement, to consult with adjoining councils as considered appropriate, is a legislative requirement under the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

Armagh City, Banbridge and Craigavon Borough Council wrote to the Council on 12 January 2018 as a consultation body prior to the publication of its Preferred Options Paper (copy circulated). The purpose of this consultation letter was to enable the Council to bring forward specific transboundary planning issues that should be considered by the Forward Planning Team in Armagh City, Banbridge and Craigavon Borough Council.

The Council replied to this correspondence outlining issues at a strategic level (copy circulated). The key issues highlighted related to natural heritage designations on Lough Neagh, and how they should be considered in terms of development and protection. These matters were being progressed through the Lough Neagh and Lough Beg Forum. In addition, cross boundary Landscape Character Areas were identified (i.e. Lough Neagh Peatlands).

Proposed by Councillor Hogg
Seconded by Councillor Hollis and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.16

P/FP/LDP/94 NOTE OF COASTAL MANAGEMENT STOCKTAKE MEETING – JANUARY 2018

Members were advised that in December 2017, the Council received a joint invitation from Peter May, Permanent Secretary for the Department of Infrastructure (Dfi), and Noel Lavery, Permanent Secretary for the Department of Agriculture, Environment and Rural Affairs (DAERA) to attend a coastal management stocktake meeting (copy circulated). The purpose of this meeting was to explore a more progressive way forward on coastal issues and to explore areas of common interest.

Officers from the Forward Planning Team attended the meeting, which took place on 15 January 2018 at Clarence Court, Belfast. A summary of the key points raised at the meeting, which relate to the Council were summarised below:

1. **NI Marine Plan** – DAERA is currently developing a Marine Plan and preparations are underway to issue a Draft Marine Plan for public consultation.
2. **Local Development Plans** - Intention for Councils to establish a coastal group, which will seek Dfi and DAERA membership. Local Development Plans to consider coastal erosion issues.
3. **Baseline Study/Gap Analysis Coastal Erosion** – Dfi had appointed a consultant to undertake an initial desktop assessment of coastal erosion risk in Northern Ireland.
4. **Dfi Rivers Coastal Flood Management Work** - As part of a Preliminary Flood Risk Assessment, coastal flood mapping was currently being updated. The UK Coastal Flood Boundaries project had been extended to include Northern Ireland.
5. **National Trust** – Ulster University had completed a Coastal Data Report (to include, coastal change, data collating, monitoring and coastal observatory). The trust is due to appoint a Coastal Officer.
6. **Local Government Discussion** – Council work relating to coastal management should be joined-up and co-ordinated with Central Government.
7. **Next Steps** – Dfi and DAERA to distribute the draft Terms of Reference for the Baseline Study to local Councils.

A copy of the minutes from the meeting was circulated for Members information. The next coastal management meeting was planned to take place before summer 2018.

Proposed by Councillor Webb

Seconded by Councillor Magill and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.17

P/FP/LDP/14 LOCAL DEVELOPMENT PLAN EVIDENCE BASE – RETAIL ASSESSMENT

In order to inform the preparation of the new Local Development Plan and help ensure a robust position for the Council's proposals, it is necessary to

continue to build upon the evidence base associated with the Councils' Preferred Options Paper.

The Strategic Planning Policy Statement (SPPS) directs that planning authorities must adopt a town centre first approach for retail and other main town centre uses. In preparing the Local Development Plan (LDP), the SPPS states that "councils must undertake an assessment of the need or capacity for retail and other main town centre uses across the plan area". Local authorities are also required to carry out town centre health checks. In addition, the LDP would have a role in bringing forward bespoke retail planning policy; defining a network and hierarchy of centres; defining town centre boundaries and setting out appropriate policies that make clear which uses would be permitted therein. LDPs would also have to consider providing for a diverse offer and mix of uses, which reflect local circumstances; and allocate a range of suitable sites to meet the scale and form of retail, and other town centre uses.

Whilst a number of studies were used as a preliminary evidence base for the Council's Preferred Options Paper, most of these were undertaken by the legacy Councils at different times or prepared by the then Department of the Environment.

As a consequence it was now proposed that the Council seeks to appoint a consultant to carry out a strategic retail assessment to inform the new Local Development Plan. This information would also serve to inform other key business areas within the Council area, including the Economic Development Team, and will have a key role in supporting town centres within the Borough.

It was estimated that the cost of this strategic retail assessment would be circa £[REDACTED], provision for which exists in the Planning Section's budget for the 2018 - 2019 period.

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

a strategic retail assessment be commissioned at a cost of circa £[REDACTED].

ACTION BY: John Linden

ITEM 3.18

P/FP/LDP/1 LOCAL DEVELOPMENT PLAN QUARTERLY UPDATE OCT-DEC 2017

The Council's Local Development Plan (LDP) Timetable advised that progress reports would be submitted on a quarterly basis to the Planning Committee. This report covers work taken forward during Q3 of the Business Year (October to December 2017).

Member Workshops on Planning Policy

The Forward Planning Team held several workshops for Planning Committee Members concerning the development of new planning policy for the Plan Strategy section of

the emerging LDP 2030. Topics discussed within these workshops included rural planning, Lough Neagh and Lough Beg proposals as well as some initial discussion on developer contributions and Belfast Lough.

Metropolitan Area Spatial Working Group

Belfast City Council hosted this cross-boundary working group on 01 November 2017 and topics discussed included housing and transport. The Department for Infrastructure provided a verbal update on the proposed Belfast Metropolitan Transport Strategy, indicating that a final plan could be adopted during the last quarter of 2018. The Department also indicated that it anticipated work being brought forward on a regional infrastructure plan.

Local Development Plan Steering Group

The quarterly meeting of the Local Development Plan Steering Group took place on 26 October 2017, in Antrim Civic Centre. A number of items were discussed, including housing, the emerging Belfast Metropolitan Transport Strategy, and updates on the Plan work programme, and cross boundary working groups.

Local Development Plan Sub Working Group

The working group met during this quarter to consider key planning topics relating to the plan. A number of action points were agreed including the preparation of position papers on housing and countryside proposals as the evidence base on these areas develops.

Lough Neagh and Lough Beg Forum

The Forward Plan Team continued working in partnership through this cross-boundary working group, with the most recent meeting being held on 03 November 2017 and hosted by Mid and East Antrim Borough Council. Plan teams from neighbouring councils discussed their position regarding the Loughs and their associated environmental designations, flooding issues, mineral resources and extraction and approaches to encourage tourism.

Community Planning

The Forward Plan Team continues to work closely with the Council's Community Planning section and participated in a number of events during this quarter.

Department for Infrastructure Meeting

On 24 October 2017, the Department for Infrastructure met with the Chief Executive, the current and former Chairs and Vice Chairs of the Planning Committee, and Council Officers. In attendance was the Deputy Secretary - Andrew Murray, Divisional Roads Manager - Conor Loughrey, Director of Strategic Planning – Carol Ramsay, and Director of Water and Drainage Policy – Linda MacHugh. A number of strategic planning matters were discussed and it was agreed that DfI and Senior Council Officers should meet on a quarterly basis to discuss the Council's new LDP. The Council sent a letter to the DfI Permanent Secretary, Peter May, following this meeting raising a number of matters for further discussion.

Economic Strategy

An economic consultant was appointed in October 2017 to develop an Economic Strategy for the Council, including consideration of matters related to the Council's new LDP. This work will be completed by the end of April 2018.

Annual Housing Monitor

The results of the 2017 Housing Monitor were brought before Planning Committee and published on the Council's website in December 2017. This report indicates that there are some 13,000 potential dwelling units and 545 hectares of housing land remaining within the settlements of the Borough.

Position Papers

The Forward Plan Team prepared and submitted two Position Papers to the Department for Infrastructure. The first Position Paper was on the topic of Housing and considers feedback following the Council's Preferred Option Paper publication, discusses the housing-related evidence base, along with setting out key stages for further engagement. The second Position Paper discussed the Countryside, Coast and Minerals. This paper sets out the evidence base, outlines proposed methodology for formulating landscape designations, as well as establishing a timeline for drafting proposals and key stages of engagement.

Formulating Policies

Work continues on the formulation of new draft Planning Policy for the Plan Strategy document.

Proposed by Councillor Magill

Seconded by Councillor Hogg and unanimously agreed that

the update be noted.

ACTION BY: John Linden

ITEM 3.19

P/FP/LDP/1 – LOCAL DEVELOPMENT PLAN 2018 WORK PROGRAMME

In order to bring forward the first stage of the new two-stage Local Development Plan process, it was important that the Forward Planning Team engaged with all Members on the key planning topics that would be published in the draft Plan Strategy document for public consultation.

The Forward Planning Team had been progressing the work related to the Plan Strategy and a series of key planning policies would come forward for Members' consideration and approval. To guide Members through these topics, it was anticipated that the Forward Plan Team would run a number of workshops before the summer 2018. The dates for these workshops would be issued in due course.

Following the outcomes of these workshops, Officers would engage with key statutory consultees during the summer months. Subsequent to this, and during the autumn period, there would be further opportunity for the Members to engage with the Forward Plan Team to consider the statutory consultee responses and to finalise the Plan Strategy proposals before public consultation. Prior to publication, Officers would also undertake necessary legislative assessments, such as Rural Proofing, Sustainability Appraisal including Strategic Environmental Assessment, Habitats Regulation Screening and Equality Impact Screening.

A summary of key planning topics that would come forward for Members' consideration and approvals were outlined below. Papers would be circulated in advance as required for Members consideration.

- **Policy**

The Council's Plan Strategy would replace the operational policies contained in current Planning Policy Statements.

The Forward Plan Team is currently drafting planning policy to be contained within the draft Plan Strategy and would present this to Members for discussion during a workshop(s). It was intended that Officers would split the draft policy into four themes and produce a paper on each:

1. Overarching Policies;
2. Society Policies;
3. Economic Policies; and
4. Environmental Policies.

A further paper was also being prepared for the Member's consideration, on the topic of Developer Contributions and a specific workshop is likely to be needed to discuss this matter further.

Engagement would also include confirmation of Plan Vision and Objectives and the Spatial Development Strategy for the Borough which would incorporate the settlement hierarchy, including proposed new hamlets.

- **Economic**

A consultant had been appointed to prepare a Borough-wide economic strategy, and their report is due in April 2018. Officers would bring forward plan proposals for the amount of economic land required in the Borough; strategic allocation to settlements in the Borough and proposals for Strategic Employment Locations as set out in the Council's Preferred Options Paper. Specific sites would be zoned at the second stage of the Plan process i.e. the Local Policies Plan.

- **Housing**

Officers plan to hold preliminary engagement workshops with Members before summer 2018 to discuss strategic housing issues including the quantum of housing required for the Borough up to 2030, its strategic allocation and how to deal with affordable housing. Once again it was noted that specific sites would not be zoned until second stage of the Plan process i.e. the Local Policies Plan.

- **Countryside, Coast and Minerals**

The Forward Plan Team would present a preliminary strategic assessment and evidence paper regarding the grouped topics of Countryside, Coast and Minerals to Members in June 2018. This would examine the Borough's existing natural heritage assets and mineral resources and consider the need for local environmental designations at Plan Strategy stage. Cross-boundary issues, particularly in relation to Lough Neagh, would be an important consideration during this workshop.

- **Retail**
A retail consultant is to be appointed to conduct a borough-wide retail study. A preliminary workshop would be held with Members to discuss Plan Strategy proposals.
- **Transport**
A further Member workshop was proposed prior to Summer 2018 to discuss transport considerations within the Plan Strategy. A consultation draft of the DfI Transport Strategy is expected to be published in March 2018, which will inform this workshop.

Proposed by Councillor Hogg

Seconded by Councillor Magill and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.20

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 LDP's.

The second meeting of this Working Group took place on 1 November 2017 at the Adelaide Street Offices of Belfast City Council; chaired by Councillor Donal Lyons and Council Officers. Officers and Members from other representative Councils also attended this meeting, as did representatives from the Northern Ireland Housing Executive, the Department for Infrastructure and Translink.

Agreed minutes of the meeting were circulated for Members' information. The third Metropolitan Area Spatial Working Group took place on 26 January 2018 hosted by Lisburn and Castlereagh City Council. A copy of these meetings minutes would be presented to Members' once they were agreed. The next Metropolitan Area Spatial Working Group is planned to take place on 13 April 2018, hosted by Ards and North Down Borough Council.

Proposed by Councillor Hogg
Seconded by Councillor Magill and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.21

P/PLAN/12 - REPLACEMENT OF THE NORTHERN IRELAND PLANNING PORTAL

Members were aware that PA Consulting was appointed by the Department for Infrastructure (DfI) to prepare the Business Case for the planned replacement of the current NI Planning Portal. This work is ongoing and DfI anticipates receipt of a draft report within the next 4-6 weeks.

Angus Kerr, Director within DfI, recently wrote to the Chief Executive (copy circulated) to provide some information regarding an indicative timescale for implementation of any new system. This was to assist Councils with financial planning. This letter advised that it was anticipated the cost of a new system would be shared between the Department and local government and also confirmed that the majority of capital costs for the project were likely to occur in 2019/20 and 2020/21. It does however stress this is an indicative timetable.

Proposed by Councillor Hogg
Seconded by Councillor Magill 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 7.55 pm.

MAYOR

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