



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE HELD IN
MOSSLEY MILL ON MONDAY 16 NOVEMBER 2015 AT 6.30 PM**

- In the Chair** : Alderman R Swann
- Committee Members Present** : Aldermen - F Agnew, T Campbell, J Smyth
Councillors - T Beatty, J Bingham, H Cushinan, B Duffin,
T Hogg, D Hollis, S Ross and B Webb
- Non-Committee Members Present** : Councillors - N McClelland and M Rea
- In Attendance** : Mr A Collins - Public Speaker
Mr Armstrong - Public Speaker
Mr Adair - Public Speaker
Mr D McGorman - Public Speaker
Mr R McKinney - Public Speaker
Ms A Phillips - Public Speaker
Mr A Russell - Public Speaker
Ms K A Caldwell - Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon
Director of Community Planning & Regeneration -
Ms M McAlister
Head of Planning - Mr J Linden
Principal Planning Officer - Mr B Diamond
Senior Planning Officer - Mr J Davison
Senior Planning Officer - Mrs J McKendry
Senior Planning Officer - Ms A Wilson
Legal Adviser (A&L Goodbody) - Ms C Fearon
Legal Adviser - Mr Paul Casey
Systems Support Officer - Mr P Allan
PR & Marketing - Ms A Doherty
Senior Mayor and Member Services Officer - Mrs K Smyth
Member Services Officer - Mrs D Hynes

CHAIRMAN'S REMARKS

The Chairman welcomed everyone to the meeting, and particularly Councillor Hollis who had returned from a period of illness. All present stood for one minute's silence as a mark of respect for those lives tragically lost in the recent atrocity in Paris, France.

The Chairman reminded all present of the protocol for speaking and timeframes accorded.

1 APOLOGIES

None.

2 DECLARATIONS OF INTEREST

Item 3.3 - Councillor Duffin.

Item 3.4 - Councillor Hogg.

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

DECISIONS ON PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: U/2013/0358/F

PROPOSAL: Four semi-detached dwellings, retaining and renovating existing bungalow at 19 Riverside, creating vehicular access to rear as well as front.

SITE/LOCATION: 19 Riverside and part of 20 Ballymena Road, Doagh.

APPLICANT: Harbour Developments.

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 present to address this item.

Proposed by Councillor Webb

Seconded by Councillor Bingham that planning permission be refused and

on the proposal being put to the meeting 9 Members voted in favour, 2 against and 1 abstention.

In Favour: Aldermen Agnew, Campbell and Councillors Beatty, Bingham,

Duffin, Hogg, Ross, Swann and Webb
Against: Alderman Smyth and Councillor Cushinan
Abstentions: Councillor Hollis

It was agreed

that planning permission be refused for the following reason, the precise detail of which being delegated to Officers:

- 1. The proposed development will result in intensified use of a restricted access and laneway leading to conflicting vehicular and pedestrian movements**

ACTION BY: Barry Diamond.

ITEM 3.2 APPLICATION NO: T/2014/0214/F

PROPOSAL: Erection of a single storey side extension , first floor rear extension and two storey rear extension to existing residential care home

SITE/LOCATION: 30 Oriel Road, Antrim, Town Parks

APPLICANT: Mrs Thompson

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

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

- Councillor M Rea

Proposed by Alderman Agnew
Seconded by Councillor Hollis and

on the proposal being put to the meeting 4 Members voted in favour, 6 against and 2 abstentions.

The Chairman declared the proposal to grant planning permission fallen.

Proposed by Alderman Campbell
Seconded by Councillor Beatty that planning permission be refused and

on the proposal being put to the meeting 6 Members voted in favour, none against and 6 abstentions.

In Favour: Aldermen Campbell, Smyth and Councillors Bingham, Duffin, Hogg and Webb

Against: None

Abstentions: Alderman Agnew, Swann and Councillors Beatty, Cushinan, Hollis and Ross

It was agreed

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

- 1. The proposal would result in overintensification/overdevelopment of the site**
- 2. Poor design of proposal**
- 3. Detrimental impact on amenity of surrounding properties**
- 4. Restricted Parking**

ACTION BY: John Davison.

Councillor Duffin withdrew from the Chamber for consideration of the next item having declared an interest.

ITEM 3.3 APPLICATION NO: T/2014/0461/O

PROPOSAL: New dwelling and garage on a farm

SITE/LOCATION: 60 metres south of 37 Gloverstown Road, Toomebridge

APPLICANT: Miss Anne Griffin

John Davison, Senior 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 Councillor Webb
Seconded by Alderman Smyth and

on the proposal being put to the meeting 10 Members voted in favour, 1 against and no abstentions, it was agreed

that outline planning permission be refused for the following reasons:

- 1. The development proposed is contrary to the provisions of the Strategic Planning Policy Statement and Policy CTY13 of PPS21: Sustainable Development in the Countryside in that, if permitted, the development would:**
 - constitute a prominent feature in the landscape by virtue of its skyline location; and**
 - fail to integrate into the landscape because of the lack of natural boundaries.**
- 2. The development proposed is contrary to the provisions of the Strategic Planning Policy and Policy CTY14 of PPS21: Sustainable Development in the Countryside in that, if permitted, the development would:**

- **result in a detrimental change in the character of the rural area as the dwelling would be unduly prominent in the landscape.**

ACTION BY: John Davison.

Councillor Duffin returned to the Chamber.

Councillor Hogg withdrew from the Chamber for consideration of the next item having declared an interest.

ITEM 3.4 APPLICATION NO: LA03/2015/0019/F

PROPOSAL: Demolish existing dwelling and erect a replacement dwelling and double garage

SITE/LOCATION: 16 Old Manse Road, Newtownabbey

APPLICANT: Cialeam Developments

Ashleigh Wilson, 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.

Councillor Webb had withdrawn from the Chamber during discussion of this item and was unable to participate in the vote.

Proposed by Alderman Campbell
Seconded by Councillor Hollis and

on the proposal being put to the meeting 9 Members voted in favour, none against and 1 abstention, it was agreed

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

ACTION BY: Ashleigh Wilson.

Councillors Hogg and Webb returned to the Chamber.

ITEM 3.5 APPLICATION NO: LA03/2015/0075/F

PROPOSAL: Demolition of vacant detached bungalow and the construction of a new 1.5 storey detached dwelling

SITE/LOCATION: 8 Glen Crescent, Newtownabbey, BT37 0RZ

APPLICANT: Mr Ken Gregg

Ashleigh Wilson, 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 Campbell
Seconded by Councillor Hogg and

on the proposal being put to the meeting it was unanimously agreed

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

ACTION BY: Ashleigh Wilson.

ITEM 3.6 APPLICATION NO: LA03/2015/0250/F

PROPOSAL:	Installation and operation of a solar farm and associated infrastructure including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence, pole-mounted security cameras for the life of the solar farm and a temporary access for construction traffic.
SITE/LOCATION:	Lands approximately 90m east of 75 Sealstown Road, Newtownabbey, BT36 0BQ
APPLICANT:	Lightsource SPV 56 LTD

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 Aidan Collins

Alderman Campbell had withdrawn from the Chamber during discussion of this item and was unable to participate in the vote.

Proposed by Councillor Webb
Seconded by Councillor Beatty and

on the proposal being put to the meeting 10 Members voted in favour, 1 against and no abstentions, it was agreed

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

ACTION BY: Johanne McKendry.

ITEM 3.7 APPLICATION NO: U/2015/0006/F

PROPOSAL: Erection of 75 no. dwellings (comprising 33 detached, 42 Semi-Detached and) 12 Apartments (total 87 units), on sites 10-17, 44-51 and 56-126 (change of house types from that previously approved under U/2006/0644/F)

SITE/LOCATION: Lands associated and including no. 9 and no. 11 Ballycraigy Road, Ballyhenry

APPLICANT: Glenoak Ltd

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 present to address this item.

Proposed by Councillor Duffin
Seconded by Councillor Bingham and

on the proposal being put to the meeting it was unanimously agreed

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

ACTION BY: Johanne McKendry.

ITEM 3.8 APPLICATION NO: LA03/2015/0205/F

PROPOSAL: Conversion and extension of garage to granny flat

SITE/LOCATION: 10 Cloghogue Road, Toomebridge

APPLICANT: Mr & Mrs R Carey

It was reported to Committee that this application had been withdrawn.

ACTION: John Linden.

ITEM 3.9 APPLICATION NO: LA03/2015/0297/F

PROPOSAL:	Replacement of storage container with agricultural shed
SITE/LOCATION:	21 Irish Hill Road, Straid, Ballyclare
APPLICANT:	Mr Armstrong

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

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

- Councillor M Rea
- Mr Armstrong
- Mr Adair

Proposed by Alderman Campbell
Seconded by Councillor Duffin and

on the proposal being put to the meeting 4 Members voted in favour, 2 against and 6 abstentions, it was agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1, CTY12, CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:**
 - **the existing agricultural holding is not currently an active and established farm business; and**
 - **the proposed building, due to its scale, lack of vegetation and unduly prominent location fails to visually integrate into the surrounding landscape detrimental to the character and appearance of the surrounding area.**

ACTION: John Davison.

ITEM 3.10 APPLICATION NO: LA03/2015/0358/F

PROPOSAL:	Dwelling on a Farm
SITE/LOCATION:	Approx. 43m North of 53 Thornhill Road, Antrim
APPLICANT:	Mrs. Linda Hall

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

Additional information had been circulated to Members.

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

- Mr David McGorman

Proposed by Alderman Smyth
Seconded by Councillor Duffin and

on the proposal being put to the meeting 8 Members voted in favour, none against and 4 abstentions, it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:**
 - **the dwelling will be a prominent feature in the landscape;**
 - **the site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;**
 - **the dwelling relies primarily on the use of new landscaping for integration; and**
 - **the design of the building is inappropriate for this site in the rural area.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted, be unduly prominent in the landscape.**

ACTION: John Davison.

ITEM 3.11 APPLICATION NO: LA03/2015/0036/F

PROPOSAL: Replacement dwelling and associated site works.

SITE/LOCATION: 65 Ballycraigy Road, Newtownabbey, BT36 4SX.

APPLICANT: Mr and Mrs Mc Cann

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 Richard McKinney

Proposed by Councillor Hollis
Seconded by Councillor Beatty and

on the proposal being put to the meeting 7 Members voted in favour, 3 against and 2 abstentions, it was agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 3 of Planning Policy Statement 21, "Sustainable Development in the Countryside", in that the proposed replacement dwelling, due to its scale, size and massing will have a visual impact significantly greater than the existing building.**

ACTION: Barry Diamond.

ITEM 3.12 APPLICATION NO: LA03/2015/0187/F

PROPOSAL: Single storey sun lounge extension to rear of dwelling and erection of retaining wall with associated 2.0m closed board timber fence

SITE/LOCATION: 1 Mulberry Mews, Newtownabbey

APPLICANT: Mr and Mrs Phillips

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

Additional information had been circulated to Members.

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

- Ms Angela Phillips
- Mr Andrew Russell

Proposed by Alderman Campbell

Seconded by Councillor Ross that planning permission be granted and

on the proposal being put to the meeting 6 Members voted in favour, 5 against and 1 abstention.

In Favour: Aldermen Campbell and Councillors Beatty, Bingham, Cushinan, Hogg and Ross

Against: Aldermen Agnew, Smyth and Councillors Duffin, Hollis and Swann

Abstentions: Councillor Webb

It was agreed

that planning permission be granted with standard conditions delegated to Officers, the reason for the decision being that Members considered the proposed fencing and boundary treatment would be acceptable at the

particular site having regard to existing boundary treatments at adjacent neighbouring properties.

ACTION: Barry Diamond.

ITEM 3.13 APPLICATION NO: LA03/2015/0279/F

PROPOSAL: Loft conversion incorporating dormer windows to front elevation

SITE/LOCATION: 2 Glencairn Drive, Glengormley

APPLICANT: Mr. Timothy Dowey

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 present to address this item.

Proposed by Councillor Beatty
Seconded by Councillor Duffin and unanimously agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to Policy EXT1 of the Addendum to Planning Policy Statement 7 in that development, if permitted, would detract both from the appearance of No.2 Glencairn Drive itself and from the appearance and character of the surrounding area.**

ACTION: Barry Diamond.

ITEM 3.14 APPLICATION NO: LA03/2015/0333/F

PROPOSAL: Alterations to window openings with bay window extension and replacement porch.

SITE/LOCATION: 49 Loughview Road, Crumlin. BT29 4RF.

APPLICANT: Maritta McLornan

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

Additional information had been circulated to Members.

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

- Councillor M Rea
- Ms Kerry-Anne Caldwell

Proposed by Alderman Smyth
 Seconded by Councillor Ross and

on the proposal being put to the meeting 7 Members voted in favour, 5 against and no abstentions, it was agreed

that planning permission be refused for the following reason:

1. **The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 in that the development, if permitted, would detract both from the appearance of No.49 Loughview Road itself and from the appearance and character of the surrounding rural area.**

ACTION: Barry Diamond.

ITEM 3.15 APPLICATION NO: LA03/2015/0429/F

PROPOSAL: Provision of Steel Storage Container (Temporary)

SITE/LOCATION: Adjacent to Neillsbrook Community Centre Building at 7 Neillsbrook Road, Randalstown BT41 3AE

APPLICANT: Antrim and Newtownabbey Borough Council

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 present to address this item.

Proposed by Councillor Beatty
 Seconded by Councillor Duffin and unanimously agreed

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

ACTION: Barry Diamond.

ITEM 3.16 APPLICATION NO: LA03/2015/0326/A

PROPOSAL: Entrance sign for woodland (1 x single sided sign)

SITE/LOCATION: 40m west of Tulleevin Drive, Newtownabbey

APPLICANT: The Woodland Trust

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

There were no public speakers present to address this item.

Proposed by Councillor Duffin
Seconded by Councillor Bingham and unanimously agreed

that advertisement consent be granted for the application.

ACTION: Barry Diamond.

OTHER PLANNING MATTERS

ITEM 3.17 2015/0043/TPO SERVICE OF PROVISIONAL TPO ON LANDS AT JUNCTION OF OLDSTONE ROAD AND BELFAST ROAD, ANTRIM

On 12 October 2015, the Planning Section served a provisional Tree Preservation Order (TPO) on the above mentioned lands in accordance with Section 123 of the Planning Act (Northern Ireland) 2011. The TPO was served on the basis that it was expedient in the interests of amenity to preserve the trees on this site and to prohibit the cutting down, lopping, uprooting, wilful damage or wilful destruction of the trees.

In accordance with the Council's Scheme of Delegation, Officers reported the service of this Provisional TPO to the November Planning Committee Meeting.

Members noted that this was a Provisional TPO which provides a 6 month period to allow Officers to present a full report to the Committee in due course regarding confirmation of a full TPO at the site.

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

the report be noted.

ACTION BY: John Linden.

ITEM 3.18 P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during October 2015 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

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

the report be noted.

ACTION BY: John Linden.

ITEM 3.19 P/PLAN/2 MINISTERIAL LED ENGAGEMENT GROUP ON PLANNING

The Minister of the Environment, Mark H Durkan had written to the Council to advise that he was setting up a Ministerial Planning Group comprising the 11 Chairs of Council Planning Committees together with the 11 Chief Executives. A copy of the Minister's letter and the Terms of Reference for the Planning Group was circulated.

The purpose of the Ministerial Planning Group was to act as a forum for engagement between the Minister and Councils to support the effective operation of the two-tier planning system. It would provide a formal mechanism for constructive liaison between the Minister/Department and local government on strategic planning matters of mutual interest and concern. It was proposed that the Group meet on a quarterly basis with the first meeting being scheduled for 19 November at Parliament Buildings, however, this date had subsequently been changed to 3 December 2015.

Proposed by Councillor Webb

Seconded by Councillor Duffin and unanimously agreed that

the Chairperson or his nominee attends along with the Chief Executive or her nominee.

ACTION BY: John Linden.

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

ITEM 3.20 PLANNING ENFORCEMENT STRATEGY

The Planning Section had prepared a Planning Enforcement Strategy, a copy of which was circulated, which set out Council's approach to planning enforcement.

Under the provisions of the Planning Act (Northern Ireland) 2011 the Council had discretionary powers to take enforcement action when it considers it expedient to so do, having regard to the provisions of the local development plan and any other material considerations.

The draft Strategy explains the key objectives of the enforcement of planning control, explains how breaches of planning control will be investigated and sets out the priorities the Council has for investigating breaches of planning control.

Proposed by Alderman Smyth

Seconded by Councillor Beatty and agreed that

the Planning Enforcement Strategy be approved.

ACTION BY: John Linden.

ITEM 3.21 P/FP/10 STATEMENT OF COMMUNITY INVOLVEMENT

Members recalled from previous reports that the Council was required under the Planning Act 2011 to publish a Statement of Community Involvement (SCI). This document would outline how the Council proposed to engage with the community and stakeholders in exercising its planning functions, both in preparation of the new Local Development Plan and in undertaking the development management function (i.e. the processing of planning applications). The SCI must be approved by the Council and agreed by the Department of the Environment.

In relation to the Local Development Plan function the Council was legally required to have the SCI in place before the publication of the first formal document to be produced as part of the new Local Development Plan process, namely the Preferred Options Paper (POP) for the Council's Plan Strategy. The SCI can therefore be viewed as the first key stage in the preparation of the Local Development Plan.

Members agreed at the August Planning Committee meeting to publish a draft Statement of Community Involvement for the purposes of public consultation.

A public notice was placed in the Antrim Guardian and Newtownabbey Times on 10 September 2015 advising that the draft Statement of Community Involvement had been published and that the period of consultation would run to 6 October 2015. The consultation included a number of engagement events in locations across the Borough. The Planning Section considered all the submissions received, prepared a report on this consultation and prepared a final version of the Statement of Community Involvement for Member agreement. Copies of both documents were circulated for Member's review.

The Statement of Community Involvement must be submitted to the Department of the Environment for agreement.

Proposed by Councillor Duffin

Seconded by Councillor Beatty and agreed that

- a) the Statement of Community Involvement be approved for submission to the Department of the Environment for agreement;**
- b) that the report on the consultation be noted.**

ACTION BY: John Linden.

The Chairman thanked Members for their attendance, expressed appreciation to all Officers and there being no further Committee business under Part 2 of the agenda the Meeting concluded at 9.18 pm.

MAYOR