



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 17 JULY 2023 AT 6.00 PM**

- In the Chair** : Councillor R Foster
- Committee Members Present (In Person)** : Aldermen - T Campbell, M Magill and S Ross
Councillors – J Archibald-Brown, H Cushinan, R Kinnear and B Webb
- Committee Members Present (Remotely)** : Councillors - A Bennington, S Cosgrove, S Flanagan and AM Logue
- Public Speakers** :
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|------------------|---|
| David McMeekin | In Support (Agent, Item 3.2) |
| Philip Stinson | In Support (Agent, Item 3.3) |
| Owen Harkin | In Support (Applicant, Item 3.3) |
| Gavyn Smyth | In Support (Agent, Item 3.4) |
| Robin Park | In Support (Agent, Items 3.7, 3.9 and 3.10) |
| Vincent Connon | In Support (Applicant, Item 3.13) |
| Robert Cochrane | In Support (Consultant, Item 3.13) |
| Azman Khairuddin | In Support (Agent, Item 3.13) |
- Officers Present** : Deputy Chief Executive & Director of Economic Development and Planning - M McAlister
Borough Lawyer & Head of Legal Services – P Casey
Head of Planning Development Management – B Diamond
Local Development Plan & Enforcement Manager – S Thompson
Senior Planning Officer – K O'Connell
Senior Planning Officer – A Leathem
System Support Officer – C Bell
ICT Helpdesk Officer – D Mason
Member Services Officer – C McIntyre

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the July Planning Committee Meeting, and extended a warm welcome to Alderman S Ross to the Planning Committee for the next three months. The Chairperson reminded all present of the protocol for speaking, timeframes accorded and of the audio recording procedures.

The Chairperson advised Members that Addendum reports relating to Items 3.10 and 3.13, the Site Visit report, and an updated-speakers' list had been circulated to

Members in advance of the meeting, with hard copies being made available in the Chamber.

The Chairperson further advised Members that Items 3.1 and 3.6 had been withdrawn by Officers.

The Borough Lawyer and Head of Legal Services 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.

1 APOLOGIES

Chief Executive - J Dixon
Deputy Director of Planning and Building Control - S Mossman

2 DECLARATIONS OF INTEREST

None

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2021/0999/F

PROPOSAL:	Proposed residential development consisting of 12 no. dwellings, including 8 no. houses and 4 no. apartments, with associated roads, landscaping and access works
SITE/LOCATION:	Site at 2 Crumlin Road, Crumlin, BT29 4AD
APPLICANT:	BR Construction

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

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.2 APPLICATION NO: LA03/2021/0464/F

PROPOSAL:	Proposed new free range poultry house for 32,000 birds including new concrete apron, meal bins litter stores, drainage swale, utilising existing improved access onto the Browndod Road
SITE/LOCATION:	Land approximately 292m southeast of 9 Browndod Road, Doagh
APPLICANT:	Mr G Andrew

Kieran O'Connell, Senior 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 –

David McMeekin

In support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Flanagan that planning permission be refused.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions and it was unanimously agreed

that planning permission be refused for the following reasons:

- 1. The development proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Criterion (E) of Policy CTY 12 of PPS 21, Sustainable Development in the Countryside, in that it has not been demonstrated that the development proposal will not have a significant adverse impact to the residential amenity of occupiers of neighbouring residential properties by reason of odour as it has not been demonstrated that an identifiable and reliable poultry litter disposal route exists by which to serve the proposed intensive livestock facility.**
- 2. The development proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies NH 1, NH 2, NH 3 and NH 5 of PPS 2, Natural Heritage, in that it has not been demonstrated that the development proposal shall not cause significant damage to the environment as no identifiable and reliable poultry litter disposal route has been provided.**
- 3. The development proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies FLD 2 and FLD 3 of PPS 15, Planning and Flood Risk, in that it has not been demonstrated that the development proposal is not at risk of flooding nor exacerbating flooding elsewhere or that an acceptable riparian land strip has been provided for the alleged historical watercourse that traverses the central portion of the application site.**

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.3 APPLICATION NO: LA03/2023/0249/F

PROPOSAL:	Erection of 2 no. modular wards with link corridor to existing hospital (retrospective); two storey decked car park containing 271 spaces; modular office building and electrical sub-station
SITE/LOCATION:	Lands at Antrim Area Hospital, Bush Road, Antrim Hospital, Antrim, BT41 2RL
APPLICANT:	Alison Renfrew

Kieran O'Connell, 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 –

Philip Stinson
Owen Harkin

In support/Agent
In support/Applicant

Proposed by Alderman Campbell
Seconded by Councillor Webb that planning permission be granted.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 1 abstention and it was agreed

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

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.4 APPLICATION NO: LA03/2023/0129/S54

PROPOSAL:	Demolition of existing buildings and construction of 63 no. apartments at 3 storey rising to 5 storey. Scheme includes a retail unit at ground floor level, parking provision, new vehicular access and associated development. (Variation of Condition 6 of planning approval LA03/2021/0893/F regarding sewage disposal/consent to discharge)
SITE/LOCATION:	333-335 Antrim Road, Glengormley, BT36 5DY
APPLICANT:	KC 2021 GG Limited

Kieran O'Connell, 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 –

Gavyn Smyth

In support/Agent (for questions)

Proposed by Councillor Bennington
Seconded by Councillor Archibald-Brown that planning permission be granted.

On the proposal being put to the meeting 11 Members voted in favour, 1 against and 0 abstentions and it was agreed

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

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.5 APPLICATION NO: LA03/2023/0232/F

PROPOSAL:	Retention of the use of the ground floor of existing dwelling to office use for a temporary period
SITE/LOCATION:	1 Circular Road, Newtownabbey, BT37 0RA
APPLICANT:	Julie Cordner

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

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Alderman Ross that retrospective planning permission be refused.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions and it was unanimously agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that the temporary office accommodation lies outside any designated town centre or other retailing area and it has not been demonstrated that a suitable site does not exist within the town centre or any other retailing area.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, as it has not been demonstrated that the proposed development, if permitted, would not prejudice the safety and convenience of road users.**

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.6 APPLICATION NO: LA03/2022/1085/F

PROPOSAL:	Dwelling and garage
SITE/LOCATION:	Rear of 2 & 3 The Poplars, Randalstown (access onto Staffordstown Road)
APPLICANT:	Sinead McLaughlin

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

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.7 APPLICATION NO: LA03/2023/0327/F

PROPOSAL:	Retention of garage/store with increased area for curtilage of dwelling
SITE/LOCATION:	20 Dundesert Road, Crumlin, BT29 4SL
APPLICANT:	Thomas Bates

Alicia Leathem, Senior 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 –

Robin Park

In Support/Agent

Proposed by Councillor Webb

Seconded by Councillor Flanagan that planning permission be refused.

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

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 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 Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would appear a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the design of the building is inappropriate for the site and locality; the proposal fails to blend with the existing landform; the proposal does not respect the traditional pattern of settlement exhibited in the area.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of PPS 15 Planning and Flood Risk in that it has not been demonstrated that a satisfactory means of drainage associated with the development has been achieved that would not increase the risk of flooding elsewhere.**

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.8 APPLICATION NO: LA03/2023/0359/O

PROPOSAL:	Proposed single detached dwelling
SITE/LOCATION:	8 Farmley Park, Newtownabbey, BT36 7TT
APPLICANT:	Mark Smith

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Alderman Ross that outline planning permission be refused.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions and it was unanimously agreed

that outline 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' and Policy LC 1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas in that, it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment; inappropriate and insufficient levels of private amenity space have been proposed as an integral part of this development; and it will have an unacceptable adverse effect on the amenity of existing residents in terms of overshadowing.**
- 2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP2 of Planning Policy Statement 3, Access, Movement & Parking, and Development Control Advice Note 15 Vehicular Access Standards as there is insufficient information to demonstrate that a safe and suitable means of access and sufficient parking for the existing dwelling and the proposed development can be achieved.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance in that it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.**

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.9 APPLICATION NO: LA03/2023/0391/O

PROPOSAL:	Site for infill dwelling and garage
SITE/LOCATION:	25M east of 6 Laurel Lane, Belfast, BT14 8SQ
APPLICANT:	Alan Brown

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

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

Robin Park

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Bennington that outline planning permission be refused.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions and it was unanimously agreed

that outline 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 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 policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site is not within an otherwise substantial and continuously built up frontage and the proposal does not represent a small gap site sufficient only to accommodate a maximum of two dwellings.**

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.10 APPLICATION NO: LA03/2023/0255/O

PROPOSAL:	Site for dwelling on a farm with detached double garage
SITE/LOCATION:	Lands. approx. 50m North of 89 Dublin Road, Antrim, BT41 4PN
APPLICANT:	David McCabe

Alicia Leathem, Senior Planning Officer, introduced the Planning Report and associated Addendum Report to the Committee and made a recommendation to refuse outline planning permission.

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

Robin Park

In Support/Agent

Proposed by Councillor Cosgrove

Seconded by Alderman Magill that outline planning permission be refused.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions and it was unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 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 policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the new building is not visually linked or sited to cluster with an established group of buildings on the farm.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the new building would add to a ribbon of development.**
- 4. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy AMP 3 of Planning Policy Statement 3 and Annex 1 - Consequential amendment to Policy AMP3 of PPS3 as contained within PPS21, Access, Movement and Parking, in that the proposal does not meet the exceptions test for a new access onto a Protected Route.**
- 5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy BH2 of Planning Policy Statement 6, Planning, Archaeology and the Built Environment, in that it has not been demonstrated that the proposal will not have an adverse impact on an archaeological site.**

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.11 APPLICATION NO: LA03/2023/0363/O

PROPOSAL:	Site for a Dwelling, Garage and Associated Site Works (Renewal of LA03/2020/0567/O)
SITE/LOCATION:	50m south east of 10 Grange Road, Nutts Corner, Crumlin, BT29 4TE
APPLICANT:	S Graham

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant outline planning permission.

There were no public speakers to address this item.

Proposed by Councillor Archibald-Brown

Seconded by Councillor Webb that outline planning permission be granted.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions and it was unanimously agreed

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

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.12 APPLICATION NO: LA03/2023/0136/F

PROPOSAL:	Proposed shed for agricultural storage
SITE/LOCATION:	250M SE of 16 Rathbeg Road, Antrim, BT41 2QS
APPLICANT:	Martin Johnston

Alicia Leathem, Senior 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 Alderman Magill

Seconded by Councillor Bennington that planning permission be refused.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions and it was unanimously agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the building is not clustered with an established group of farm buildings on the agricultural holding, in addition it has not been demonstrated that a new building is required for the efficient functioning of the farm business.**

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Councillor Archibald-Brown left the meeting.

ITEM 3.13 APPLICATION NO: LA03/2023/0171/F

PROPOSAL:	Covered livestock pen (retrospective application)
SITE/LOCATION:	65m to the north-east of 5e Ballyquillan Road Aldergrove Crumlin BT29 4DD
APPLICANT:	Vincent Connon

Alicia Leathem, Senior Planning Officer, introduced the Planning Report and associated Addendum Report to the Committee and made a recommendation to refuse retrospective planning permission.

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

Vincent Connon	In Support/Applicant
Robert Cochrane	In Support/Consultant
Azman Khairuddin	In Support/Agent

Proposed by Councillor Bennington

Seconded by Councillor Webb that retrospective planning permission be refused.

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

that retrospective 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 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that i) the building is not clustered with an established group of farm buildings on the agricultural holding, ii) it has not been demonstrated that a new building is necessary for the efficient functioning of the farm, iii) there is no persuasive evidence that a building at this location is necessary for the efficient functioning of the farm.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 12 & 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building fails to integrate into the landscape.**

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Councillor Kinnear left and returned to the meeting during Item 3.14 and was therefore unable to vote.

ITEM 3.14 APPLICATION NO: LA03/2022/1069/F

PROPOSAL:	Part change of use of Council building for extension to previous approved adjoining waste transfer station (T/2012/0225/F). Internal layout changes, changes to the elevation, installation of 35m stack and other site works
SITE/LOCATION:	Council Depot, 6B Orchard Way, Newpark Industrial Estate, Antrim, BT41 2RU
APPLICANT:	Natural World Products Ltd

Barry Diamond, Head of Planning Development Management, 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 Cosgrove
Seconded by Councillor Webb that planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 1 against and 1 abstention and it was agreed

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

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.15 APPLICATION NO: LA03/2023/0396/F

PROPOSAL:	Proposed change of use from a Bowling Green Pavilion/Day Nursery to a Cafe/Restaurant
SITE/LOCATION:	Hazelbank Pavilion, Hazelbank Park, Shore Road, Newtownabbey
APPLICANT:	Antrim and Newtownabbey Borough Council

Barry Diamond, Head of Planning Development Management, 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 Magill
Seconded by Councillor Flanagan that planning permission be granted.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions and it was unanimously agreed

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

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

PART TWO OTHER PLANNING MATTERS

ITEM 3.16

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during June 2023 under delegated powers, together with information relating to planning appeals, was circulated for Members' information.

Three (3) appeals were dismissed during June 2023 by the Planning Appeals Commission (PAC) in relation to LA03/2020/0030/F (2021/A0152) proposed 2 detached dwellings at 40m north of No. 1 Carnbank, Antrim Road, Templepatrick, LA03/2021/1039/O (2021/A0249) proposed dwelling and garage (infill site) 20m east of 11 Cogry Road, Ballyclare, and LA03/2021/0805/F (2021/A0232) proposed dwelling and garage 120m west of 44 Rickamore Road Upper, Templepatrick; copies of these decisions were circulated.

Two (2) further appeals were allowed during June in relation to LA03/2022/0110/LDP (2022/E0015), proposed completion of two (2) semi-detached dwellings (sites 6&7) as per planning permission T/2003/0576/F at land 55m NW of No.28 Magheralane Road, Randalstown, and LA03/2021/1043/LDP (2022/E0003), proposed completion of nursing home in accordance with LA03/2016/0902/RM 30m SW of 209 Castle Road, Randalstown; copies of these decisions were also circulated.

Proposed by Alderman Campbell

Seconded by Councillor Webb and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.17

P/FP/LDP 1 LOCAL DEVELOPMENT PLAN, QUARTERLY UPDATE (Q1) APRIL TO JUNE 2023

A progress report was provided on a quarterly basis to the Planning Committee on the progress of the Council's new Local Development Plan. The report covered the first quarter (Q1) of the 2023-24 business year (April to June 2023).

Local Development Plan, Independent Examination

Members were reminded that the Council's Planning Section previously anticipated that the Planning Appeals Commission (PAC) Report (i.e. the 'IE Report') on the Independent Examination (IE) of the Council's Draft Plan Strategy (DPS), which concluded on 29 June 2022, would be submitted to the Department for Infrastructure (DfI) at the end of January 2023. However, notification was received from the PAC on two occasions: (1) on 31 January 2023 advising that delivery of the IE Report was delayed until 28 February 2023, and (2) on 28 February 2023 advising of a further delay, and that they were not in a position to provide a delivery date of the IE Report to DfI.

The PAC responded on 19 June 2023 to advise that work on the Independent Examination Report had recommenced. It was now anticipated that the IE Report would be released to DfI in the autumn, when it would consider the PAC's recommendations for a 12-week period. DfI would then release the IE Report to the Council and make a direction concerning the adoption of the Plan Strategy. The Council would then consider the IE Report and the direction from DfI, before preparing for the adoption of the Plan Strategy.

In preparation for the receipt of the IE Report and in order to adopt the Plan Strategy in a timely fashion, Officers within the Forward Plan Team continued to liaise with key stakeholders in the process, including the Council's legal representatives, legal Counsel and bodies such as Shared Environmental Service (SES).

Towards a draft Local Policies Plan

Despite the delay regarding the delivery of the IE Report from the PAC, the Forward Planning Team continued to undertake preparatory work on the next stage of the LDP process, the Local Policies Plan (LPP).

Key areas of work in the period April to June 2023 included: (1) the publication of the Annual Housing Monitor 2023 which was agreed at Planning Committee in June 2023. This identified that some 738 net dwelling units were completed in the settlements of the Borough in the 2022-2023 survey year. This figure represented an increase of some +118 units over the previous survey year; (2) In order to assist with the development of the LPP evidence base, the Forward Planning Team had launched a procurement process to appoint consultants to (a) assist Officers to complete a Strategic Landscape Assessment, and (b) assist Officers in the evidence base relating to the 'Homes' topic. An update on LDP procurement would be provided in the next quarterly report; and (3) Work was continuing on the evidence base for housing and employment lands and updates would be provided in due course.

It was anticipated as the evidence base for the Local Policies Plan developed, that the Forward Plan Team would hold a number of workshops with Members.

Publications

Members were reminded that DfI Strategic Planning launched a public consultation on the review of the Strategic Planning Policy Statement (SPPS) on renewable and

low carbon energy. This public consultation followed an earlier targeted engagement exercise with stakeholders.

A draft response by Officers to this consultation was brought to the June Planning Committee for Members' agreement and was subsequently submitted to DfI on 28 June 2023.

Minerals Meeting

On 26 April 2023 Officers from the Forward Plan Team attended a 'Planning for Minerals' workshop which was jointly hosted by the Mineral Planning Association NI and Northern Ireland Environment Agency. The workshop heard from a number of stakeholders involved in the minerals planning process, including quarry operators and agents, and local and central government, who outlined their experiences of minerals planning in Northern Ireland. The workshop encouraged discussion on the general minerals planning process and the expectations of the various bodies involved in the process.

Local Development Plan, Planning Improvement Programme

Members were reminded that DfI were currently the leading body for a Planning Improvement Programme (PIP) relating to Local Development Plans (LDPs). This included a partnership approach between DfI and Councils to review current LDP timetables to ensure they were realistic and achievable, whilst seeking improvements to the functioning of the LDP process.

Senior Officers within the Forward Plan Team continued to engage in this process and an action plan was presented to, and agreed at, the LDP Principal's Working Group on 12 June 2023 for consideration, hosted by Armagh, Banbridge and Craigavon Borough Council. At this stage of the LDP PIP process, it was anticipated that each Council's Forward Plan Team would progress specific elements of the PIP, with agreement from DfI, and timescales for this to be confirmed. Once these were in place, Members would be updated on progress in due course.

Local Development Plan Working Group Updates

(a) Belfast Metropolitan Area Spatial Working Group

A meeting of the Belfast Metropolitan Area Spatial Working Group (MASWG) took place on 18 April 2023, hosted by Ards and North Down Borough Council. Updates were received from various councils and consultees in relation to LDP matters, including a presentation on the DfI Review of Renewable and Low Carbon Energy policy; a copy of the draft minutes was circulated for Members' information.

(b) DfI Transport Planning Modelling Unit (TPMU), Belfast Metropolitan Transport Plan (BMTP) 2035

DfI Transport Planning Modelling Unit (TPMU) met with Officers from the Forward Plan Team on 13 April 2023 to provide a progress update on the Belfast Metropolitan Transport Plan (BMTP) including draft Vision, Objectives and Guiding Principles and a draft Transport Network Hierarchy. All relevant DfI TPMU project documentation were presented to the April Planning Committee. DfI TPMU have also corresponded with

the Council seeking to present a draft of the Antrim and Newtownabbey section of the BMTP to Members. Officers presented a report to the June meeting of the Full Council, seeking agreement to issue an invitation to DfI TPMU to present their findings. It was anticipated that this meeting will follow in due course, for a likely September date.

On 28 June 2023 Officers from the Forward Plan Team and Parks (Operations) met with DfI TPMU and their appointed consultants Atkins to discuss DfI's Active Travel Delivery Plan. Upon receipt of a draft of this Plan, a further update would be provided to Members in due course.

(c) DfI/DAERA Coastal Forum Working Group

A meeting of the DfI/DAERA Coastal Forum Group took place on 26 June 2023 at DfI HQ, Clarence Court, Belfast. Updates were provided on: (1) the project Work Programme, and Policy Approach Workshop meeting previously held on 7 December 2022, hosted by Ards and North Down Borough Council (both were circulated for information); and (2) Coastal evidence gathering. A 'soft launch' was provided of the DfI/DAERA Northern Ireland Coastal Observatory, which would be used by Officers in the consideration of the coastal element of our Strategic Landscape Assessment at draft LPP stage.

(d) ANBC Local Development Plan Steering Group

Members were reminded that para 2.18(c) of the Statement of Community Involvement identified that a LDP Steering Group be set up, as a high level co-ordinating body to ensure oversight of LDP progress, as well as providing strategic input. Following a recess due to the Coronavirus (COVID-19) period, a meeting of the group took place on 4 May 2023 with the Chair and Vice Chair of the Planning Committee and Senior Officers from the Council's Planning Section. An update was provided on the progress regarding the receipt of the IE Report, as well as the various strands of work on going as part of the LPP. The next meeting of the LDP Steering Group was due in early August.

Supplementary Planning Guidance (SPG)

Members were reminded that the recently published 'A Guide to Your Home and Planning Permission' Supplementary Planning Guidance (SPG) had been shortlisted for a Royal Town Planning Institute (RTPI) 'Planning Excellence'. The results of the awards were announced on 15 June 2023 and whilst the SPG did not win an award on this occasion, the shortlisting of it had been an indication of how well it was received by the RTPI.

The Forward Plan Team would continue to develop further SPGs as Council progressed through the LDP process, which would be brought before Members in due course.

Proposed by Alderman Campbell

Seconded by Councillor Webb and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.18

P/PLAN/1 DEPARTMENT FOR INFRASTRUCTURE - NOTICE OF OPINION RELATING TO PLANNING APPLICATION REFERENCE LA03/2021/0940/F

The Department for Infrastructure (DfI) had written to the Council to advise that it had issued a Notice of Opinion that approval should be granted to the planning application outlined below (copy of the DfI letter and the accompanying Notice of Opinion (NOP) were circulated).

Application Reference:	LA03/2021/0940/F
Proposal:	Application for the extraction, transportation and working of sand and gravel from Lough Neagh. Sand and gravel to be extracted from within two distinct areas totalling some 3.1km ² , in the north-west of Lough Neagh situated approximately east of Traad Point, north of Stanierds Point, west of Doss Point and south of Ballyronan and the ancillary deposition of silt and fine material without complying with condition number 07 and condition number 12 of planning approval LA03/2017/0310/F.
Location:	Lough Neagh within the Mid Ulster District Council, Antrim and Newtownabbey Borough Council. Armagh Banbridge and Craigavon Borough Council and Lisburn and Castlereagh Council Areas.
Applicant:	Lough Neagh Sand Traders Limited.

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received were available to view at the Planning Portal <https://planningregister.planningsystemni.gov.uk/simple-search>

Planning Application LA03/2017/0310/F for the extraction, transportation and working of sand and gravel from Lough Neagh. Sand and gravel to be extracted from within two distinct areas totalling some 3.1km², in the north-west of Lough Neagh situated approximately east of Traad Point, north of Stanierds Point, west of Doss Point and south of Ballyronan and the ancillary deposition of silt and fine material was granted by DfI on 6 January 2021 subject to conditions. The planning application fell in under an application of regional significance as defined by the Planning Act (Northern Ireland) 2011 and therefore fell in under the jurisdiction of the Department.

This Planning application sought permission to develop land without compliance with planning Condition No7 which states that 'between 1 October and 31 March barges shall not leave dock earlier than sunrise or return later than sunset. (Sunrise and sunset are defined as the time stated by HM Nautical Almanac Office for the City of Belfast)' and Condition No. 12 which states that 'Only barges of the dimensions specified in Table 2.1 of Chapter 2, Volume 2 of the Environmental Statement (April 2017) shall be permitted to extract mineral from the permitted areas. Any barge to be replaced shall be of no greater dimensions than that which it replaces.' attached to planning permission LA03/2017/0310/F.

For information drawing 01 received 15 May 2017 under LA03/2017/0310/F was circulated to show where the extraction was taking place.

Following earlier consultation by the Department on this application in July 2022 the Council had agreed not to provide a corporate view and this position was subsequently conveyed to the Department in writing.

Having now issued its opinion that permission should be granted to this application, the Department, as with the previous applications, had written to the Council to ascertain if it wished to request an opportunity of appearing before and being heard by the Planning Appeals Commission on the current application; it should be noted that the Department had also written to the applicant in similar fashion.

If a hearing before the Planning Appeals Commission was requested by the Council or the applicant, the Department must take into account the report of this hearing. However, the final decision in relation to the application would rest with the Department.

On foot of the NOP now received there were in effect only two options available to the Council in responding to the Department:

1. To request a hearing before the Planning Appeals Commission on the Department's Notice of Opinion; or
2. To note the Department's Notice of Opinion and advise that the Council will not be seeking a Hearing before the Planning Appeals Commission.

Proposed by Councillor Webb

Seconded by Councillor Cosgrove and unanimously agreed that

the Department's Notice of Opinion be noted and the Department be advised that the Council would not be seeking a Hearing before the Planning Appeals Commission.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Alderman Campbell

Seconded by Councillor Cushinan and agreed that

the following Committee business be taken In Confidence.

The Chairperson advised that the livestream and audio recording would now cease.

PART ONE DECISIONS ON ENFORCEMENT CASES - IN CONFIDENCE

ITEM 3.19 ENFORCEMENT CASE: TPO/2023/0002/LA03

Simon Thompson, Local Development Plan & Enforcement Manager, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this being delegated to appointed Officers.

Proposed by Councillor Webb

Seconded by Councillor Cosgrove and unanimously agreed that

the Tree Preservation Order as outlined in the report be confirmed.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.20 ENFORCEMENT CASE: LA03/2023/0122/CA

Simon Thompson, Local Development Plan & Enforcement Manager, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this being delegated to appointed Officers.

Proposed by Councillor Cosgrove

Seconded by Alderman Magill and unanimously agreed

that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Any Other Business

The Chairman invited Members to give consideration to whether Building Control reports should be presented under Part 2 of the Planning Committee's business going forward. Members agreed to consider this option.

ACTION: Majella McAllister, Deputy Chief Executive & Director of Economic Development and Planning

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Cosgrove

Seconded by Alderman Magill and unanimously agreed

that any remaining Committee business be conducted in Open Session.

The Chairperson advised that audio recording would recommence.

There being no further Committee business the Chairperson thanked Members, Officers and IT staff for their attendance and the meeting concluded at 8.14 pm.

MAYOR