



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 23 APRIL 2018 AT 6.00 PM**

- In the Chair** : Councillor P Brett
- Committee Members Present** : Aldermen – F Agnew, J Smyth and R Swann
Councillors – J Bingham, B Duffin, H Cushinan, T Hogg, M Magill and W Webb
- Non-Committee Members Present** : Councillor N McClelland
- In Attendance** : Mr Tom Stokes - Public Speaker
Mr Canice Mallaghan - Public Speaker
Mr J P Ventura- Public Speaker
Mr R McConnell - Public Speaker
Dr Philip Blackstock – Public Speaker
Mr Norman McKernan – Public Speaker
- Officers Present** : Director of Community Planning & Regeneration - Ms M McAlister
Head of Planning - Mr J Linden
Senior Planning Officer – Mr K O'Connell
Senior Planning Officer – Ms J McKendry
Senior Planning Officer – Ms J Winters
Planning Officer - Mr J Cairns
Media and Marketing Officer - Mrs J Heasley
Borough Lawyer - Mr P Casey
ICT Officer – Mr A Cole
Member Services Officer – Mrs D Hynes

CHAIRPERSON'S REMARKS

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

1 APOLOGIES

Alderman Campbell and Councillor Hollis.

2 DECLARATIONS OF INTEREST

Item 3.5 – Councillor Magill.

PROPOSAL TO PROCEED ‘IN CONFIDENCE’

Proposed by Councillor Bingham
Seconded by Councillor Hogg 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: LA03/2016/0377/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 Agnew
Seconded by Councillor Hogg and unanimously agreed

that enforcement action be progressed in this case with the compliance period amended to take immediate effect and the remaining detail delegated to appointed Officers.

ACTION BY: John Linden

PROPOSAL TO MOVE OUT OF ‘IN CONFIDENCE’

Proposed by Alderman Smyth
Seconded by Councillor Hogg 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.

Councillor Duffin arrived at this point of the meeting.

PART ONE DECISIONS ON PLANNING APPLICATIONS

CHAIRPERSON'S REMARKS

At this point the Chairperson welcomed everyone to the meeting and reminded all present of the protocol for speaking and timeframes accorded.

1 APOLOGIES

Alderman Campbell and Councillor Hollis.

2 DECLARATIONS OF INTEREST

Item 3.5 – Councillor Magill.

The Borough Lawyer 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.

The Chairperson advised members that additional information had been provided for item 3.4.

ITEM 3.2 APPLICATION NO: LA03/2018/0006/F

PROPOSAL:	Proposed hotel development comprising 81 bedrooms, food and beverage offer, associated car parking spaces, new site access, landscaping and all associated site and access works.
SITE/LOCATION:	6 Antrim Road, Crumlin, Co. Antrim
APPLICANT:	Moorefield Hospitality Ltd & Premier Inn

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 –

- Mr Tom Stokes
- Mr Canice Mallaghan – available for questions

Proposed by Councillor Webb
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 BY: John Linden

ITEM 3.3 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

Kieran O'Connell, 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 Duffin
Seconded by Alderman Smyth 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

ITEM 3.4 APPLICATION NO: LA03/2018/0106/F

PROPOSAL: Housing Development (24 No. 2 bed apartments) and associated site works.

SITE/LOCATION: Land between Nos. 7 & 27 Ballyduff Road, Newtownabbey.

APPLICANT: Glenoak Ltd

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

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

- Mr R McConnell
- Mr J P Ventura
- Mr Tom Stokes

Proposed by Councillor Webb

Seconded by Councillor Hogg and unanimously agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of Addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' in that, it does not respect the surrounding context, and it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality.**
- 2. The proposal is contrary to criteria (c), (f) and (h) of Policy QD1 of Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, result in overdevelopment of the site resulting in inadequate provision of private open space, inadequate provision for parking and would result in an unacceptable adverse effect on both existing and proposed properties in terms of overlooking and noise and general disturbance.**

ACTION BY: John Linden

Having declared an interest in the next item Councillor Magill withdrew from the meeting.

ITEM 3.5 APPLICATION NO: LA03/2017/0458/F

PROPOSAL: Erection of 3 No. two storey dwellings

SITE/LOCATION: Junction of Greystone Road/Ashgreen 50m north of
Greystone Road, Junction

APPLICANT: Mr Damien Heffron

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

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

- Mr Norman McKernan
- Dr Philip Blackstock

Proposed by Alderman Smyth

Seconded by Councillor Duffin and unanimously agreed

that planning permission be refused for the following reason amended from the Officer report to remove reference to detrimental impact on protected trees:

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development represents an overdevelopment of the site as:
 - a) it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout, scale and massing of buildings, structures and landscaped and hard surfaced areas;
 - b) it will have a detrimental impact on the character of this area in that the layout does not draw on the best of local traditions in terms of its form, materials and detailing; and
 - c) the proposed development would result in a pattern of development that is not in keeping with the overall character and environmental quality of the established residential area.

ACTION BY: John Linden

Councillor Magill returned to the meeting.

ITEM 3.6 APPLICATION NO: LA03/2017/1048/A

PROPOSAL: Retrospective Free Standing Hoarding Sign

SITE/LOCATION: Land at 62 Old Carrick Road, Newtownabbey, BT37 OUG

APPLICANT: Nick Bonar

John Linden, Head of Planning, introduced the Planning Report to the Committee and made a recommendation to refuse advertisement consent.

There were no public speakers to address this item.

Proposed by Councillor Duffin
Seconded by Alderman Smyth and

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

that advertisement consent be refused for the following reason:

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that the proposed signage would result in an unacceptable detrimental impact on the visual amenity of the area.

ACTION BY: John Linden

ITEM 3.7 APPLICATION NO: LA03/2018/0220/A

- PROPOSAL:** Community/Council noticeboard erected on 2 No. steel tubular pipes
- SITE/LOCATION:** Ballyeaston Village Car Park, Ballyeaston Road, Ballyeaston
- APPLICANT:** Antrim and Newtownabbey Borough Council
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John Linden, Head of Planning, introduced the Planning Report to the Committee and made a recommendation to grant advertisement consent.

There were no public speakers to address this item.

Proposed by Councillor Bingham
Seconded by Councillor Duffin and unanimously agreed

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

ACTION BY: John Linden

PART TWO OTHER PLANNING MATTERS

ITEM 3.8

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during March 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 Magill and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.9

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

Members were aware that prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act were required to give at least 12 weeks notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). Two PANs were registered during the period from 1st March to 6th April 2018 the details are set out below.

PAN Reference: LA03/2018/0290/PAN
Proposal: Proposed residential development comprising c 180 no dwellings, open space, landscaping, internal road network and all associated site works
Location: Lands zoned for housing (MNY 04/32) including nos 4 and 8 Grange Lane located to the west of Hyde Park Lane and east of no 12 Grange Lane Mallusk Newtownabbey
Applicant: Hydepark Developments Ltd
Date Received: 29 March 2018
12 week expiry: 21 June 2018

PAN Reference: LA03/2018/0300/PAN
Proposal: Demolition of existing building and replacement with 6598sqm foodstore and associated eight bay petrol filling station, and associated works including car parking, access from Doagh Road, click and collect facility, plant equipment and landscaping
Location: 229-233 Monkstown Industrial Estate Doagh Road BT36 6XA
Applicant: Asda Stores Ltd and McLagan Investments Ltd
Date Received: 06 April 2018
12 week expiry: 29 June 2018

Members recalled that under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12 week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining what consultation had been undertaken regarding the application and detailing how this has influenced the proposal submitted.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.10

P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS 2017/18 – THIRD QUARTERLY BULLETIN FOR THE PERIOD OCTOBER – DECEMBER 2017

The third quarterly provisional planning statistics for 2017/18 produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), a copy of which was circulated, were released on 22 March 2018.

The figures showed that during the period from October to December 2017, the total number of planning applications received in Northern Ireland was 3,274, which is an increase of nearly 2% on the previous quarter (3,222) and just over 2% on the same period a year earlier (3,201). The total number of decisions issued during this period was 3,067.

During the third quarter period a total of 198 new applications were received by Antrim and Newtownabbey Borough Council (a reduction of 13 applications from the same period last year and therefore below the NI trend) whilst 199 decisions were issued.

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures showed that the Council took on average 47.4 weeks to process and decide **Major** planning applications during the third quarter against the target of 30 weeks. Whilst this represents an increase in the average time taken to process Major applications from the first and second quarters it reflects the decisions taken by the Committee on a number of older major applications during this period.

It was noted that the Planning Section's performance to date represents an improvement on last year's overall Major performance and currently ranks among the top four of the 11 Councils and also reflects well against the average processing time of 50 weeks across all Councils. In addition it was now considered that the Council's annual performance in processing Major planning applications for 2017-18 would show a marked improvement on last year's performance.

The DfI figures showed that the Council took on average 13.6 weeks to process and decide **Local** planning applications during the third quarter against the target of 15 weeks. Whilst this represented a slight increase in average processing time during this quarter the Planning Section's performance still ranks among the top three of the 11 Councils and reflected well against the average processing time of just over 15 weeks across all Councils.

In relation to **Enforcement** the DfI figures highlighted that the Council's planning team had once again recorded the shortest time taken, circa 10 weeks, to process 70% of enforcement cases to target conclusion which compares favourably with the average processing time of 30 weeks across all Councils. The team's performance also ranked first in the proportion of cases brought to target conclusion within the performance target of 39 weeks.

Proposed by Councillor Duffin

Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.11

CONFIRMATION OF LISTING OF STRAID CONGREGATIONAL CHURCH, MAIN STREET, STRAID

Members recalled the report presented to the January meeting of the Planning Committee advising that Officers had served a Building Preservation Notice on Straid Congregational Church on 6 January 2018 and seeking Members views on the proposed formal listing of the building by the Historic Environment Division of the Department for Communities (DfC).

The Council subsequently wrote to the DfC Historic Environment Division indicating its support for the proposed listing.

DfC Historic Environment Division had now confirmed that Straid Congregational Church had been added to the statutory list of buildings of special architectural or historic interest (see copy circulated).

Proposed by Councillor Webb

Seconded by Councillor Bingham and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.12

P/FP/LDP/51 ARMAGH CITY, BANBRIDGE AND CRAIGAVON BOROUGH COUNCIL – PREFERRED OPTIONS PAPER

Armagh City, Banbridge and Craigavon Borough Council (ACBCBC) had consulted the Council on its recently published Preferred Options Paper (POP) for its emerging new Local Development Plan. The recently published Armagh City, Banbridge and Craigavon POP and all associated documentation can be viewed at:

<https://www.armaghbanbridgecraigavon.gov.uk/resident/local-development-plan-residents/#1522162519976-f43e6047-05a2>

This POP is subject to a 12-week consultation period ending on 30 May 2018. The Armagh City, Banbridge and Craigavon POP sets out a Vision and Strategic Objectives for the Council area. The Vision for the Local Development Plan is that, "Armagh City, Banbridge and Craigavon Borough will be a place of choice to live, work and visit with a vibrant and sustainable economy supported by a healthy and connected community". The Council's POP supports the delivery of the Council's Community Plan 'Connected' 2017-2030, which provides a strategic framework for the Borough for collaborative working, helping to integrate local and regional strategies and plans, which would deliver positive change for local communities.

The ACBCBC POP is underpinned by 5 Overarching Principles that are based on the Core Principles contained in the Strategic Planning Policy Statement, but tailored to meet local circumstances and to reflect the Local Development Plan Vision in addition to the aims of ACBCBC's Community Plan and Corporate Plan. These included:

1. Improving Health and Wellbeing;

2. Enhancing Connectivity and Accessibility;
3. Supporting Economic Sustainable Growth of the Borough;
4. Managing and Protecting our Built and Natural Environment; and
5. Supporting Quality of Design and Place Making across the Borough.

The POP is supported by four Strategic Objectives: The Spatial Growth Strategy, Social, Economic and Environment. A summary of each was provided below:

1. Strategic Objective – The Spatial Growth Strategy

Settlement Hierarchy– ACBCBC has the largest population of NI Council areas outside of Belfast and the population was projected by NISRA to increase by around 30,000 to around 237,000 by 2030. This increase in population was projected to be the largest increase of any of the 11 Council areas between 2015 and 2030. In addition, the number of households in the Borough was projected to increase by 15.7% (12,349) over the plan period, which was significantly higher than the equivalent projected NI average growth of 9.4%. ACBCBC's preferred option included a 4-tier Settlement Hierarchy including 106 settlements (3x hubs, 6x local towns, 30x villages and 67x small settlements), two more settlements than the current Settlement Hierarchy.

Allocated Housing – In April 2016, the Department for Infrastructure (DfI) published a revised HGI figure of 14,400 dwellings for ACBCBC for the period 2012 to 2025 (approximate allocation of 1,108 units per year), using NISRA 2012-based household projections. This was a reduction on the previous HGI for the period 2008 to 2025 which allocated a total of 21,300 dwellings (1,250 units per year) across the three former Council areas. Projecting the updated RDS HGI figure of 14,400 on a pro rata basis to 2030 gives a figure of 19,850 for the plan period.

Economic Development Lands – It was estimated that approximately 12,233 new jobs were needed to match the projected increase in ACBCBC's working age population by 2030. This need for 12,233 new jobs was estimated as equating to 245 ha of economic development lands at a density of 50 jobs per hectare. The recommended allocation of economic development lands was, Armagh 72 ha, Banbridge 59 ha and Craigavon 160 ha.

2. Strategic Objective – Social

Urban Housing – ACBCBC's projected population rise over the plan period contributes to it having the largest Housing Growth Indicator (HGI) figure of all 11 Councils in Northern Ireland, with an estimated housing need of 14,400 housing units for the period 2012-2025 (15.3% of NI total). The total projected social need for the Borough for the period 2017-2022 had been assessed at 327 units (NIHE Strategy, February 2018), with 82% of these earmarked for the three main Hubs, Armagh (99), Banbridge (56), and Craigavon (116). ACBCBC aims to bring forward a new strategic policy on Developer Contributions at the Plan Strategy phase.

Rural Housing – Based on ACBCBC's Housing Allocation Strategy, 25% of housing is to be in the Small Settlements (67 in total) and Countryside (4,962 units over the plan period). In addition, the provision for permitting a dwelling on an active farm every 10 years has the potential to yield a significant number of additional rural dwellings over the plan period (There were 3,192 active farms in the Borough based on the 2016 DAERA Agricultural Census). If each of these farms received permission for a farm

dwelling, this would have the potential to yield 3,192 units, which would translate into approximately 202 additional rural dwellings per year over the plan period (15 ¾ year).

Design and Place Making – ACBCBC aims to bring forward general policy for design and place making across the Borough for all types of development and advertisement, but that allows for additional criteria and supporting guidance for particular areas of acknowledged importance or that warrant an additional level of control or care in design terms.

Community and Cultural Facilities – The population of ACBCBC is growing at an above average rate, with the numbers of young people, working age and older people all set to increase over the LDP period. The Plan considered the impact this would have on education, health and social care needs and other service provision.

3. Strategic Objective – Economic Development

Town Centres and Retailing – ACBCBC's POP seeks to align its existing hierarchy of settlements with strategic regional direction. This Hierarchy of Centres should acknowledge the role and function of each of the centres whilst promoting town centres first for retail and other main town centre uses. ACBCBC also wished to promote town centres as first choice locations for a variety of complementary town centre uses to facilitate growth of the evening and night-time economy.

Tourism Development - ACBCBC's POP aims to deliver tourism proposals consistent with the Council's publication 'Transform - A Tourism Strategy for Armagh City, Banbridge and Craigavon 2017-2022'.

Minerals Development – ACBCBC aims to strike an appropriate balance between the need for minerals extraction and the need to protect and conserve the environment. It encourages a locally tailored approach that supports the local supply chain long-term, but in a manner that is sustainable and that minimises negative impact on local communities. It allows for mineral reserves to be identified for exploitation; valuable resources to be safeguarded within designated Mineral Safeguarding Zones; and the Borough's most sensitive environments to be protected in designated Areas of Constraint on Minerals Development.

Infrastructure, Telecommunications and Utilities – ACBCBC's preferred approach will enable the Council to bring forward and update the existing relevant policies and guidance to create a criteria-based policy which balances amenity and environment issues whilst facilitating sustainable development to meet the Borough's present and future needs.

Transport – ACBCBC aims to deliver an accessible and well connected sustainable transportation network for the Borough through encouraging a modal shift from private car usage to public transport and active travel.

4. Strategic Objective – Environment

Built Heritage, Archaeology and Nature Heritage – ACBCBC wishes to ensure that all existing built and archaeological heritage and nature heritage assets designated

within the LDP; are retained and afforded appropriate protection, conservation and enhancement.

Renewable Energy – ACBCBC wishes to identify sensitive landscapes that may not be able to support certain forms of renewable energy technology, in particular wind turbines.

Waste Management – ACBCBC's approach to Strategic Waste is underpinned by the 'precautionary approach' and the 'proximity principle'.

To ensure soundness in the development of the Antrim and Newtownabbey Local Development Plan, the Planning Section would continue to engage with Officers in ACBCBC. The Council was currently engaged in the consideration of Lough Neagh and its environs through the Lough Neagh Partnership Forum meeting, which takes place every quarter.

A draft letter had been prepared in response to ACBCBC's POP for further consideration (copy circulated).

Proposed by Councillor Hogg

Seconded by Councillor Duffin and unanimously agreed that

Members agree the draft letter to be submitted on behalf of the Council in response to Armagh City, Banbridge and Craigavon Borough Council's Preferred Options Paper.

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 7.26 pm.

MAYOR

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