



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON THURSDAY 22 NOVEMBER AT 6.30 PM**

- In the Chair** : Councillor H Cushinan
- Committee Members Present** : Aldermen – T Campbell and R Swann  
Councillors - J Bingham, P Brett, D Hollis, R Lynch and W Webb
- Non-Committee Members Present** : Councillor McCarthy
- In Attendance** : Mr J Gregg – Public Speaker  
Ms S McCahon – Public Speaker  
Mr A Stephens – Public Speaker  
Mr K Rookes – Public Speaker  
Mr S Houston – Public Speaker
- Officers Present** : Deputy Chief Executive - M McAlister  
Head of Planning - J Linden  
Head of Parks – I McMullan  
Principal Planning Officer - B Diamond  
Senior Planning Officer – J McKendry  
Borough Lawyer - P Casey  
ICT Officer – C Bell  
Member Services Manager - V Lisk  
Member Services Officer - S Boyd  
Member Services Officer - S Fisher

**CHAIRPERSON'S REMARKS**

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

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 for Item 3.6 had been circulated and was provided at the meeting.

## 1 APOLOGIES

Aldermen Smyth and Agnew.  
Councillors M Magill and S Ross.

## 2 DECLARATIONS OF INTEREST

Item 3.4 – Councillor Bingham

### PART ONE DECISIONS ON PLANNING APPLICATIONS

The Chairperson advised Members that Item 3.6 would be taken at this point.

#### ITEM 3.6 APPLICATION NO: LA03/2018/0768/F

---

**PROPOSAL:** Proposed reconfiguration of play area, MUGA, games area and associated fencing and landscaping

**SITE/LOCATION:** Lilian Bland Community Park, Ballyclare Road, Glengormley

**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.

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

- Mr J Gregg
- Mr I McMullan

Proposed by Councillor Brett

Seconded by Councillor Webb and unanimously agreed

**that planning permission be granted for the application subject to the conditions set out in the Planning Report and receipt of an amended plan removing the tables and seating area proposed on land adjacent to No. 33 Carnmoney Road with the issuing of the grant of planning permission on this basis delegated to Officers.**

*ACTION BY: John Linden, Head of Planning*

**ITEM 3.1 APPLICATION NO: LA03/2018/0023/O**

---

<b>PROPOSAL:</b>	Site for 6No. two bed, 3 person, 2 storey semi-detached houses and 1No. single storey 3 person disabled accessible bungalow for social housing purposes, with associated car parking and new access road
<b>SITE/LOCATION:</b>	Vacant site located at lands NE of No. 27 Old Irish Highway, Newtownabbey
<b>APPLICANT:</b>	Northern Ireland Housing Executive

---

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

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

- Ms S McCahon

Proposed by Councillor Brett  
Seconded by Councillor Lynch and

on the proposal being put to the meeting 7 Members voted in favour, 1 against and 0 abstentions, it was agreed

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

*ACTION BY: John Linden, Head of Planning*

**ITEM 3.2 APPLICATION NO: LA03/2017/1066/F**

---

<b>PROPOSAL:</b>	Demolition of existing dwelling and erection of 2No. dwellings and garages
<b>SITE/LOCATION:</b>	6 Glenkeen Avenue, Jordanstown, Newtownabbey, BT37 0PH
<b>APPLICANT:</b>	Jim Hanna

---

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

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

- Councillor S McCarthy

- Mr A Stephens

Proposed by Alderman Campbell  
Seconded by Councillor Brett and

on the proposal being put to the meeting 4 Members voted in favour, 3 against and 1 abstention, it was agreed

In favour: Aldermen - Campbell and Swann  
Councillors - Brett and Webb  
Against: Councillors - Cushman, Hollis and Lynch  
Abstention: Councillor Bingham

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

- (a) the proposal constitutes the unsympathetic overdevelopment of the site detrimental to the distinctive character and appearance of the Lenamore ATC;**
- (b) the design, scale and massing of the proposed dwellings is unsympathetic to the area and does not respect the architectural streetscape and landscape character of the Lenamore ATC;**
- (c) the design of the proposed dwellings will result in a perception of overlooking.**

*ACTION BY: John Linden, Head of Planning*

**ITEM 3.3 APPLICATION NO: LA03/2018/0543/F**

---

**PROPOSAL:** Retention of domestic garage and extension to domestic curtilage

**SITE/LOCATION:** 1 Brecart Road, Toomebridge

**APPLICANT:** Mr C Graham

---

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 to address this item.

Proposed by Councillor Webb  
Seconded by Councillor Bingham and

on the proposal being put to the meeting 7 Members voted in favour, 0 against and 1 abstention, it was agreed

**that planning permission be refused for the following reason:**

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15 in that the proposed development would,**

**if permitted, be located within the Q100 fluvial flood plain, and would be at risk from flooding and is likely to increase the risk of flooding elsewhere.**

*ACTION BY: John Linden, Head of Planning*

*Councillor Bingham withdrew from the meeting having declared an interest in the next item.*

**ITEM 3.4 APPLICATION NO: LA03/2018/0784/A**

---

**PROPOSAL:** Advertisement hoarding (Proposed)  
**SITE/LOCATION:** 44 Old Carrick Road, Newtownabbey, BT37 0UE  
**APPLICANT:** Mr. Kenneth Rookes

---

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

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

- Mr K Rookes
- Mr G Houston

Proposed by Councillor Webb  
Seconded by Councillor Brett and unanimously agreed

**that the application be deferred for one month to provide the applicant with an opportunity to submit an amended proposal for signage accompanied by a supporting case.**

*ACTION BY: John Linden, Head of Planning*

**ITEM 3.5 APPLICATION NO: LA03/2018/0623/F**

---

**PROPOSAL:** Two storey extension to rear for garden room, dining, bedroom and ensuite. Single storey projection increasing by 1m for bedroom, bathroom and lounge.  
**SITE/LOCATION:** 3 Church Avenue, Jordanstown, Newtownabbey  
**APPLICANT:** Dr Alison Kidd

---

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 to address this item.

Proposed by Alderman Campbell  
Seconded by Councillor Webb 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, Head of Planning*

**ITEM 3.7 APPLICATION NO: LA03/2018/0778/F**

---

**PROPOSAL:** Refurbish and extend existing play area at Rathcoole Leisure Park

**SITE/LOCATION:** Rathcoole Leisure Park, Derrycoole Way, Rathcoole, BT37 9HR

**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 to address this item.

Proposed by Councillor Hollis  
Seconded by Councillor Webb and unanimously agreed

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

*ACTION BY: John Linden, Head of Planning*

**ITEM 3.8 APPLICATION NO: LA03/2018/0753/A**

---

**PROPOSAL:** Temporary Hoarding (Retrospective)

**SITE/LOCATION:** 115 Ballyrobert Road, Ballyrobert.

**APPLICANT:** FP McCann

---

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 to address this item.

Proposed by Councillor Lynch  
Seconded by Councillor Brett and unanimously agreed

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

*ACTION BY: John Linden, Head of Planning*

## **PART TWO OTHER PLANNING MATTERS**

### **ITEM 3.9**

#### **P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS**

A list of planning decisions issued by Officers during October 2018 under delegated powers was circulated for Members' attention together with information received this month on planning appeals.

Proposed by Alderman Campbell  
Seconded by Councillor Brett and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### **ITEM 3.10**

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

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

<b>PAN Reference:</b>	LA03/2018/0916/PAN
<b>Proposal:</b>	Retention of a driver training centre and rally school including steel container with lean to extension and fencing and provision of new access to site from Nutts Corner Road
<b>Location:</b>	Lands 625m South West of Nutts Corner Roundabout to West of Moira Road Ballydonaghy Glenavy
<b>Applicant:</b>	Mr J Crozier
<b>Date Received:</b>	16 October 2018
<b>12 week expiry:</b>	8 January 2019
<b>PAN Reference:</b>	LA03/2018/0936/PAN
<b>Proposal:</b>	Residential Development
<b>Location:</b>	Lands west of Ballymena Road Antrim and immediately north of nos 25-30 (inclusive) and 32 Massereene Gardens 41-45 (inclusive) Castle Park Antrim
<b>Applicant:</b>	Lissan Coal Company

**Date Received:** 19 October 2018  
**12 week expiry:** 11 January 2019

Members were reminded 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 has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

Proposed by Alderman Campbell  
Seconded by Councillor Brett and unanimously agreed that

**the report be noted.**

*NO ACTION*

**ITEM 3.11**

**TPO/2018/0024/LA03 - SERVICE OF PROVISIONAL TPO ON LANDS BETWEEN MANSE WAY AND BALLYEARL GREEN NEW MOSSLEY, NEWTOWNABBEY**

**TPO/2018/0050/LA03 - SERVICE OF PROVISIONAL TPO ON LANDS BETWEEN MANSE ROAD AND HILLCROFT SCHOOL, NEWTOWNABBEY**

**TPO/2018/0051/LA03 - SERVICE OF PROVISIONAL TPO ON LANDS EAST AND SOUTH EAST OF 325 GLEBE ROAD, NEWTOWNABBEY**

On 8 October 2018, officers served provisional Tree Preservation Orders on the above mentioned lands in accordance with Section 123 of the Planning Act (Northern Ireland) 2011. The Orders were served on the basis that it is 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. Members should note that these are Provisional TPOs which provides a 6 month period for officers to survey the three sites and identify trees or groups of trees which would warrant protection under confirmed Tree Preservation Orders. Prior to any Order being confirmed officers will present a full report to Committee for consideration. In accordance with the Council's Scheme of Delegation, officers are reporting the service of the Provisional TPOs to the next available Committee Meeting.

Proposed by Alderman Campbell  
Seconded by Councillor Brett and unanimously agreed that

**the report be noted.**

*NO ACTION*



## **IN CONFIDENCE'**

Proposed by Councillor Brett  
Seconded by Councillor Webb and agreed that

**the following Committee business be taken In Confidence.**

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

### **3.12 - IN CONFIDENCE**

#### **P/FP/LDP/79 LOCAL DEVELOPMENT PLAN STEERING GROUP**

The most recent meeting of the Local Development Plan Steering Group took place on 5 October 2018, in Mossley Mill.

A number of items were discussed, including the draft Plan Strategy, evidence papers, delivery and working groups.

A copy of the minutes was circulated for information.

Proposed by Councillor Brett  
Seconded by Alderman Campbell and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **3.13 - IN CONFIDENCE**

#### **P/FP/LDP/30 LOCAL DEVELOPMENT PLAN – LANDSCAPE CHARACTER ASSESSMENT – UPDATE**

Following advice received in December 2017 from the Department of Agriculture, Environment and Rural Affairs (DAERA), the Forward Planning Team conducted a Borough Wide Landscape Character Assessment (LCA) Update. The Department advised that it would be in the best interests of the Council to have an updated database on the local landscape, to help inform draft-planning policy for the new Local Development Plan and to ensure that the plan is sound.

The Forward Planning Team conducted the review based on a methodological approach derived from guidance issued by Scottish Natural Heritage and the Countryside Agency (2002), and Natural England (2014). The approach utilised a preliminary desktop background study and on-site fieldwork from 70 sites across the Borough. The update established if there were any changes in landscape character or modern development pressures within the local landscape. The assessment examined the Northern Ireland Character Assessment (2000) and reviewed how landscapes have evolved/or have altered since inception. The aim of the LCA update was to:

1. Inform and update the 16 LCAs identified by NICLA (2000);
2. Provide context for policies and proposals relating to landscape within the forthcoming new Local Development Plan;

3. Provide a robust evidence base and data bank to help justify any future policy decisions; and
4. To help identify landscapes which have particular value and merit future special protection as local landscapes.

The key findings of the LCA update identified that the Borough has a variety of contrasting landscapes, some of which are sensitive to change. Recommendations include the identification of areas that should be afforded protection through designation as Areas of High Scenic Value.

The final draft LCA has been reviewed and signed off by Solty Brewster, the Council's Chartered Landscape Consultant and was circulated for Members' information. It will be published as part of the evidence base to accompany the draft Plan Strategy.

In addition, Officers held an 'Informal Officers Landscape Workshop' in September 2018 with neighbouring Councils and representatives from Natural Environment Division, NIEA (DAERA); to discuss cross boundary LCA issues and enhancing the soundness of the Plan. Meeting minutes were circulated.

Members were reminded that draft-planning policies relating to Coast, Loughs and Landscape were presented to Members at the LDP Workshop held on 30 August 2018.

Proposed by Councillor Brett

Seconded by Alderman Campbell and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **3.14 - IN CONFIDENCE**

#### **P/FP/LDP/94 MEETING WITH DEPARTMENT FOR INFRASTRUCTURE**

The most recent strategic meeting with the Department for Infrastructure (DfI) regarding planning matters took place on 6 June 2018.

A number of issues were discussed including the delivery of the proposed Belfast Metropolitan Transport Study to coincide with the proposed timetable for delivery of the Council's Local Development Plan. DfI also advised that a Local Transport Study had been commissioned for Antrim, Ballyclare and Crumlin. Council Officers raised concerns regarding the timeline for delivery of these plans, the need to work in tandem with the emerging Council's Plan Strategy and that Randalstown should be considered in terms of its transport needs.

Other matters discussed included the transport priorities of the Council, planning policy, Belfast City Deal, DfI transport priorities and the Sustainable Water Strategy. A copy of the minutes were circulated for Members information.

Following the meeting, Officers provided DfI with a strategic overview of the content of the emerging LDP. A follow up letter was submitted by DfI following the meeting clarifying a number of points, a copy of which was circulated.

The next meeting with DfI is due to take place in January 2019.

Proposed by Councillor Brett

Seconded by Alderman Campbell and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **3.15 - IN CONFIDENCE**

#### **P/FP/LDP/5 – LOCAL DEVELOPMENT PLAN POLICY WORKSHOP MEETINGS**

The Forward Planning Team held three planning policy workshops with Members in October 2018 concerning the development of new planning policy for the new Local Development Plan.

The first workshop took place on 22 October and covered the topics of Flooding and Waste Management. Draft policy wording was presented to Members for their consideration.

The second workshop took place on 25 October and solely related to the subject of affordable housing. The Northern Ireland Housing Executive (NIHE) undertook two presentations at the event; the first by the Executive's Chief Executive Clark Bailie and Assistant Director Andy Kennedy relating to the proposed Tower Block Strategy, and the second by the Executive's Head of Place-Shaping, Louise Clarke relating to the Housing Needs Assessment Report. In addition, the Forward Planning Team presented to Members for consideration a range of options for delivery of affordable housing as part of the Plan process

The third workshop took place on 30 October and related to the draft Retail and Commercial Leisure Study prepared by Nexus Planning. An overview of the findings and recommendations were presented for Members' consideration.

A copy of the minutes relating to each of these three workshops was circulated.

Proposed by Councillor Brett

Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*NO ACTION*

#### **PROPOSAL TO PROCEED OUT OF 'IN CONFIDENCE'**

Proposed by Councillor Brett

Seconded by Alderman Campbell and agreed that

**the remainder of Committee business be taken in Open Session.**

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

There being no further Committee business under Part 2 of the agenda the Chairperson thanked everyone for their attendance and the meeting concluded at 7.59 pm.

---

**MAYOR**