



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 20 JANUARY 2025 AT 6.00 PM**

- In the Chair** : Councillor J Archibald-Brown
- Committee Members Present (In Person)** : Aldermen - T Campbell and M Magill
Councillors – A Bennington, S Cosgrove, H Cushinan, R Foster, R Kinnear, R Lynch and B Webb
- Committee Members Present (Remotely)** : Councillors – S Flanagan and AM Logue
- Non-Committee Members Present (In Person)** : Councillor J Gilmour
- | | | | |
|------------------------|---|--------------------------|---|
| Public Speakers | : | Jennifer Rainey | In Objection (Item 3.1) |
| | | Michael Rainey | In Objection (Item 3.1) |
| | | Karl Rainey | In Objection (Item 3.1) |
| | | Tom Stokes | In Support (Agent, Item 3.1) |
| | | Andrew McKelvey | In Support (Applicant, Item 3.1) |
| | | Thomas Bell | In Support (Agent, Item 3.3) |
| | | Gavin Rolston | In Support (Agent, Item 3.3) |
| | | Councillor Julie Gilmour | In Objection (Councillor, Item 3.4) |
| | | Jennifer Dwyer | In Objection (Item 3.4) |
| | | Tony Quinn | In Support (Consultant, Item 3.4) |
| | | Stephen Quinn | In Support (Consultant, Item 3.4) |
| | | Azman Khairuddin | In Support (Agent, Items 3.6 and 3.7) |
| | | Eddie Cooke | In Support (Applicant, Items 3.6 and 3.7) |
| | | Arthur Magill | In Support (Agent, Item 3.11) |
- Officers Present** : Director of Economic Development and Planning - M McAlister
Deputy Director of Planning and Building Control – S Mossman
Borough Lawyer and Head of Legal Services – P Casey
Head of Planning Development Management – B Diamond
Head of Finance – R Murray
Senior Planning Officer – J McKendry
Senior Planning Officer – A Wilson
Senior Planning Officer – A Leathem
Planning Officer – A Tipping
ICT Change Officer – A Cole
Member Services Officer – C McIntyre

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the January Planning Committee Meeting. The Chairperson reminded all present of the protocol for speaking, timeframes accorded and of the audio recording procedures.

The Chairperson advised that Addendum reports relating to Items 3.1, 3.6 and 3.8 and the Site Visits report 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The Chairperson further advised Members that Item 3.10 had been withdrawn by the Applicant.

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

None

2 DECLARATIONS OF INTEREST

Item 3.1 – Councillor Cosgrove

PART ONE PLANNING APPLICATIONS

Having declared an interest in Item 3.1, Councillor Cosgrove left the meeting at this point.

Councillor Kinnear left and returned to the meeting during Item 3.1 and was therefore unable to vote.

Councillor Logue entered the meeting during Item 3.1 and was therefore unable to vote.

ITEM 3.1 APPLICATION NO: LA03/2024/0704/S54

PROPOSAL:	Proposed erection of 1no. storage and distribution centre and 3no. light industrial units (Variation of Condition 7 from planning approval LA03/2022/0726/F regarding submission of landscaping scheme).
SITE/LOCATION:	Lands situated approximately 350m south-east of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey.
APPLICANT:	Kenmark No.2 Ltd

Alicia Leathem, Senior Planning Officer introduced the Planning Report and associated Addendum 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 –

Jennifer Rainey	In Objection
Michael Rainey	In Objection
Karl Rainey	In Objection
Tom Stokes	In Support (Agent)
Andrew McKelvey	In Support (Applicant)

Proposed by Alderman Campbell

Seconded by Councillor Flanagan that consideration of the planning application be deferred for a period of 2 months to allow for submission of a detailed landscaping plan which should include the implementation of substantial planting.

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 0 abstentions, and it was unanimously agreed

that consideration of the planning application be deferred for a period of 2 months to allow for submission of a detailed landscaping plan which should include the implementation of substantial planting.

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

Councillor Cosgrove returned to the meeting at this point.

ITEM 3.2 APPLICATION NO: LA03/2024/0824/S54

PROPOSAL:	Dwelling (Retrospective change of house type from approval LA03/2020/0828/F) (Variation of Condition 11 of LA03/2024/0350/F regarding the erection of a fence).
SITE/LOCATION:	Rear of 34 Glebecoole Park, Newtownabbey, BT36 6HX.
APPLICANT:	Framework Construction.

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 Councillor Foster

Seconded by Alderman Magill 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 Planning Policy Statement 7, Quality Residential Environments, in**

that it would result in a detrimental impact on neighbour amenity by way of overlooking and loss of privacy.

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

ITEM 3.3 APPLICATION NO: LA03/2024/0741/F

PROPOSAL: Change of use of first floor retail unit to office, alterations to ground floor retail units, additional entrance to front elevation (Moss Road), alterations to boundary treatment including additional gate (Ballyclare Road).

SITE/LOCATION: 183-187 Ballyclare Road, Newtownabbey, BT36 5JP.

APPLICANT: Gavin Rolston.

Ashleigh Wilson, 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 –

Thomas Bell
Gavin Rolston

In Support (Agent) (for questions)
In Support (Agent) (for questions)

Proposed by Councillor Kinnear

Seconded by Alderman Campbell that 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 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 and Building Control

ITEM 3.4 APPLICATION NO: LA03/2024/0359/F

PROPOSAL: Erection of a glazed pedestrian footbridge, extension of hardstanding area, refurbishment of canopied waiting areas, guard rail installation, landscaping and associated services and works.

SITE/LOCATION: Jordanstown Railway Halt, Jordanstown Road, Newtownabbey, BT37 0PB.

APPLICANT: Translink.

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

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

Councillor Julie Gilmour	In Objection
Jennifer Dwyer	In Objection
Tony Quinn	In Support (Consultant)
Stephen Quinn	In Support (Consultant) (for questions)

Proposed by Councillor Foster

Seconded by Councillor Webb that consideration of the planning application be deferred to allow the applicant to respond within 1 month to address issues in terms of provision of adequate disabled access and construction arrangements which may be addressed either through a written submission and/or attendance by the applicant at a future Committee.

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

that consideration of the planning application be deferred to allow the applicant to respond within 1 month to address issues in terms of provision of adequate disabled access and construction arrangements which may be addressed either through a written submission and/or attendance by the applicant at a future Committee.

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

ITEM 3.5 APPLICATION NO: LA03/2024/0467/F

PROPOSAL:	Change of use from a domestic garage to dog grooming studio to include external alterations.
SITE/LOCATION:	8 Glenwell Park, Newtownabbey, BT36 7TA.
APPLICANT:	Laura Neill.

Ashleigh Wilson, 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 Webb

Seconded by Councillor Lynch that planning permission be granted.

On the proposal being put to the meeting 9 Members voted in favour, 3 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 and Building Control

ITEM 3.6 APPLICATION NO: LA03/2023/0045/F

PROPOSAL:	2no. single storey dwellings.
SITE/LOCATION:	20m East of 1 Nursery Grove, Antrim, BT41 1QT.
APPLICANT:	Mr E Cooke.

Johanne McKendry, Senior Planning Officer, introduced the Planning Report and associated Addendum 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 –

Azman Khairuddin
Eddie Cooke

In Support (Agent)
In Support (Applicant)

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

On the proposal being put to the meeting 6 Members voted in favour, 6 against and 0 abstentions.

The Chairperson used her casting vote in favour of the recommendation to refuse planning permission and declared the proposal carried, and it was 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 criterion (b) of Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that the development does not appropriately protect and integrate existing landscape features, that being the existing protected trees, into the site**
- 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH2 of Planning Policy Statement 2, Natural Heritage, in that it has not been demonstrated that the proposal will not detrimentally impact upon protected species.**

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

ITEM 3.7 APPLICATION NO: LA03/2023/0190/LBC

PROPOSAL:	2no. single storey dwellings.
SITE/LOCATION:	20m East of 1 Nursery Grove, Antrim, BT41 1QT.
APPLICANT:	Mr E Cooke.

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

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

Azman Khairuddin
Eddie Cooke

In Support (Agent)
In Support (Applicant)

Proposed by Alderman Campbell
Seconded by Councillor Webb that listed building consent planning permission be refused.

On the proposal being put to the meeting 6 Members voted in favour, 6 against and 0 abstentions.

The Chairperson used her casting vote in favour of the recommendation to refuse listed building consent planning permission and declared the proposal carried, and it was agreed

that listed building consent planning permission be refused for the following reason:

- 1. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy BH 11 of Planning Policy 6 'Planning, Archaeology and the Built Heritage' in that the applicant has failed to provide a suitable development scheme to permit the erection of two dwellings at this location.**

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

The Chairperson advised that Item 3.11 would be taken at this point of the meeting.

ITEM 3.11 APPLICATION NO: LA03/2024/0709/O

PROPOSAL: Site for dwelling and garage on a farm.

SITE/LOCATION: Lands approximately 25m south of 27 Sallybush Road, Newtownabbey, BT36 4TS.

APPLICANT: Arthur Magill.

Johanne McKendry, 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 –

Arthur Magill

In Support (Agent)

Proposed by Alderman Campbell
Seconded by Councillor Kinnear that consideration of the planning application be

deferred for a period of 2 months to allow for the submission of additional information by the applicant and for further engagement with Planning Officers.

On the proposal being put to the meeting 9 Members voted in favour, 2 against and 1 abstention, it was agreed

that consideration of the planning application be deferred for a period of 2 months to allow for the submission of additional information by the applicant and for further engagement with Planning Officers.

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

ITEM 3.8 APPLICATION NO: LA03/2024/0768/O

PROPOSAL:	Dwelling and garage on a farm.
SITE/LOCATION:	Lands approximately 85m north-west of 43B Holestone Road, Doagh.
APPLICANT:	Michael Robson.

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

There were no public speakers to address this item.

Proposed by Councillor Foster

Seconded by Alderman Campbell that consideration of the planning application be deferred to allow a further opportunity for the Applicant to address the February Planning Committee as they were unable to attend this meeting due to personal circumstances.

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

that consideration of the planning application be deferred to allow a further opportunity for the Applicant to address the February Planning Committee as they were unable to attend this meeting due to personal circumstances.

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

ITEM 3.9 APPLICATION NO: LA03/2024/0850/S54

PROPOSAL:	Retrospective extension to residential curtilage and erection of fence (removal of Condition 2 of planning approval LA03/2024/0431/F regarding lowering of fence height).
SITE/LOCATION:	2 Castlewater Wood, Antrim, BT41 4FQ.

APPLICANT: Mr and Mrs Swinburn.

Johanne McKendry, 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 Councillor Webb

Seconded by Councillor Foster 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 provision contained in the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to PPS 7 Residential Extensions and Alterations, in that if the variation of Condition 2 of LA03/2024/0431/F was to be approved, it would detract from the appearance of No. 2 Castlewater Road and its design and appearance would have a detrimental impact on the appearance and character of the area.**

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

ITEM 3.10 APPLICATION NO: LA03/2024/0694/F

PROPOSAL: Proposed shed and extension to existing shed.

SITE/LOCATION: Lands approximately 80m south south-west of No. 223 Seven Mile Straight, Nutts Corner, Crumlin.

APPLICANT: Mr Gary Anderson.

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

PART TWO OTHER PLANNING MATTERS

Councillor Webb left the Chamber during Item 3.12.

ITEM 3.12

FI/FIN/11 ESTIMATES UPDATE PRESENTATION 2025/2026

1. Purpose

An update on the 2025/26 Estimates for Planning and Building Control was presented at the meeting by the Head of Finance.

Proposed by Councillor Cushman

Seconded by Councillor Cosgrove and agreed that

the presentation be noted.

ACTION BY: Richard Murray, Head of Finance

ITEM 3.13

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS DECEMBER 2024

1. Purpose

The purpose of this report was to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) in December 2024.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during December 2024 under delegated powers together with information relating to planning appeals were circulated for Members' information.

3. Planning Appeal Commission Decisions

Two appeals (2) were allowed subject to conditions during December 2024 by the PAC.

Planning application:	LA03/2022/0449/O
PAC reference:	2022/A0210
Proposed Development:	Proposed petrol filling station and retail unit with parking, lighting and associated development, alterations to Ballycraig Road to provide right hand turning lane and alterations to pedestrian crossing arrangement.
Location:	11 Ballycraig Road, Antrim, BT41 2BD
Date of Appeal Submission:	18/04/2023
Date of Appeal Decision:	23/12/2024

Planning application:	LA03/2021/0237/F
PAC reference:	2022/A0205
Proposed Development:	Retrospective application for farm storage shed
Location:	48 Circular Road, Jordanstown, Newtownabbey
Date of Appeal Submission:	31/03/2024
Date of Appeal Decision:	24/12/2024

A copy of the decisions had been circulated.

Three (3) appeals were dismissed during December 2024 by the PAC.

Planning application:	LA03/2022/0931/O
PAC reference:	2022/A0203
Proposed Development:	Dwelling and garage on a farm

Location: Lands 60m South of 68 Church Road, Randalstown
Date of Appeal Submission: 30/03/2023
Date of Appeal Decision: 2/12/2024

Planning application: LA03/2022/0676/O
PAC reference: 2022/A0169
Proposed Development: Site for proposed dwelling and garage on a farm
Location: Approx 25m south-east of 17 Mount Shalgus Lane, Randalstown.
Date of Appeal Submission: 31/03/2023
Date of Appeal Decision: 3/12/2024

Planning application: LA03/2022/0506/F
PAC reference: 2022/A0211
Proposed Development: Part demolition of existing buildings to rear of 19-21 Market Street and proposed residential development consisting of 15no.apartments
Location: Lands to the rear of 19, 20, 21 & 21 A-F Market Square, Antrim
Date of Appeal Submission: 17/05/2023
Date of Appeal Decision: 23/12/2024

A copy of the decisions had been circulated.

Proposed by Alderman Campbell
Seconded by Councillor Lynch and agreed that

the report be noted.

NO ACTION

ITEM 3.14

P/PLAN/1 NISRA PLANNING STATISTICS SECOND QUARTER 2024/2025 STATISTICAL BULLETIN FOR THE PERIOD JULY TO SEPTEMBER 2024

1. Purpose

The purpose of this report was to update Members on the NISRA Planning Statistics 2024/2025 – Second Quarter Statistical Bulletin for the period July to September 2024.

2. Key Issues

The second quarterly provisional planning statistics for 2024/25 produced by the Analysis, Statistics and Research Branch of Department for Infrastructure (DfI), a copy of which was circulated, were released on 12 December 2024.

The figures showed that in Quarter 2 2024/2025 the total number of planning applications received in Northern Ireland was 2,371, a decrease of 6% on the previous quarter (2535) and a similar number as the same period a year earlier (2,363, up 0.3%).

In relation to performance against statutory targets, Dfl figures showed that the Council was within the 30-week target time during the first six months of 2024/25 for Major planning applications, with an average processing time of 21.8 weeks. This performance ranked third amongst the 11 Councils and reflected well against the average processing time of 42 weeks across all Councils.

The number of local applications decided in Q2 2024/25 was 2,259; down over the quarter (2,272) by 0.6% and up by 2.0% when compared with the same period a year earlier (2,214). Four of the 11 Councils were within the 15-week target after the first six months of 2024/25: with Antrim and Newtownabbey (12.4 weeks) ranked third. This reflects well against the average processing time of 18.8 weeks across all Councils.

The number of enforcement cases opened in NI during the second quarter of 2024/25 was 624; down by 8.9% over the quarter (685) and down by 26.6% when compared to the same period a year earlier (850). The number of cases closed during Q2 2024/25 was 667; down by 7.5% from the previous quarter (721) and up by 2.1% from the same period a year earlier (653). Antrim and Newtownabbey recorded the highest percentage of cases processed with 98.6% of all cases processed within 39 weeks during the first six months of 2024/25

Proposed by Alderman Campbell
Seconded by Councillor Lynch and agreed that

the report be noted.

NO ACTION

ITEM 3.15

F/FP/LDP/1 LOCAL DEVELOPMENT PLAN – STEERING GROUP MINUTES

1. Purpose

The purpose of this report was to provide a quarterly update to Members on the progress of the Council's Local Development Plan Steering Group. The most recent meeting of the Local Development Plan Steering Group took place on 29 November 2024; a copy of the minutes had been circulated for Members' information.

Proposed by Alderman Campbell
Seconded by Councillor Lynch and agreed that

the report be noted.

NO ACTION

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Alderman Magill
Seconded by Councillor Lynch 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

Councillor Webb returned to the Chamber at this point.

ITEM 3.16 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, 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 delegated to appointed Officers.

Proposed by Alderman Campbell
Seconded by Councillor Webb and unanimously agreed

that enforcement action to regularise the current breach of planning control and any future breach at the site in question or by the same owner/operator on lands adjacent to or in the vicinity of the site, 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

ITEM 3.17 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, 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 delegated to appointed Officers.

Proposed by Councillor Webb
Seconded by Alderman Campbell and unanimously agreed

that enforcement action to regularise the current breach of planning control and any future breach at the site in question or by the same owner/operator on lands adjacent to or in the vicinity of the site, be progressed in this case as outlined in the report within a compliance period of 8 weeks with the detail of this delegated to appointed Officers.

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

ITEM 3.18 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, 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 delegated to appointed Officers.

Proposed by Councillor Bennington

Seconded by Alderman Campbell and agreed

that enforcement action to regularise the current breach of planning control and any future breach at the site in question or by the same owner/operator on lands adjacent to or in the vicinity of the site, 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

ITEM 3.19 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, 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 delegated to appointed Officers.

Proposed by Councillor Foster
Seconded by Councillor Bennington and agreed

that enforcement action to regularise the current breach of planning control and any future breach at the site in question or by the same owner/operator on lands adjacent to or in the vicinity of the site, 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 and Building Control

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Bennington
Seconded by Councillor Cosgrove and agreed that

any remaining Committee business be conducted in Open Session.

The Chairperson advised that the livestream and audio recording would recommence.

There being no further Committee business the Chairperson thanked Members for their attendance and the meeting concluded at 8.41pm.

MAYOR

Council Minutes have been redacted in accordance with the Freedom of Information Act 2000, the Data Protection Act 2018, the General Data Protection Regulation, and legal advice.