



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 19 SEPTEMBER 2016 AT 6 PM**

- In the Chair** : Alderman F Agnew
- Committee Members Present** : Aldermen - T Campbell, J Smyth and R Swann  
Councillors - T Beatty, J Bingham, B Duffin, T Hogg, D Hollis, S Ross and B Webb
- Non-Committee Members Present** : Councillors - D Arthurs, N Kelly, N McClelland, V McWilliam, P Michael and J Montgomery
- In Attendance** : Mr T Clarke - MLA  
Mr D Ford - MLA  
Mr M O'Kane - Public Speaker  
Mr C Hughes - Public Speaker  
Mr A Collins - Public Speaker  
Mr P Durnien - Public Speaker  
Mr J Clarke - Public Speaker  
Mr A McCrea - Public Speaker  
Mr M Small - Public Speaker  
Mr S Crowe - Public Speaker  
Mr T Stokes - Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon  
Director of Community Planning & Regeneration - Ms M McAlister  
Head of Planning - Mr J Linden  
Head of Governance - Ms L Johnston  
Principal Planning Officer - Mr B Diamond  
Senior Planning Officer - Mr J Davison  
Senior Planning Officer - Ms J McKendry  
Planning Officer - Mr K O'Connell  
Planning Officer - Mr M O'Reilly  
Planning Officer - Mr S McQuillan  
Planning Officer - Mr S Russell  
Planning Officer - Mr D McLaughlin

Media & Marketing Manager - Ms N McCullough  
Legal Advisor - Mr P Casey  
Systems Support Officer - Mr C Bell  
Senior Mayor & Member Services Officer - Mrs K Smyth

## **CHAIRMAN'S REMARKS**

The Chairman welcomed Committee Members to the monthly Planning Committee Meeting under the new format and sought a resolution to consider the In Confidence items.

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

Proposed by Councillor Duffin  
Seconded by Councillor Hollis and agreed

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

The Chairman advised that audio-recording would cease at this point.

### **ITEMS IN CONFIDENCE**

#### **DECISIONS ON ENFORCEMENT CASES**

##### **ITEM 3.1 - ENFORCMENT CASE: LA03/2016/0007/CA**

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Steven McQuillan, Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress enforcement action.

Proposed by Councillor Duffin  
Seconded by Councillor Bingham and unanimously agreed

**that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers.**

*ACTION BY: John Linden*

### ITEM 3.2 - ENFORCMENT CASE: LA03/2015/0119/CA

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Steven McQuillan, Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress summons action.

Proposed by Alderman Campbell  
Seconded by Councillor Bingham and unanimously agreed

**that summons action be progressed in this case and the detail of this was delegated to appointed Officers.**

*ACTION BY: John Linden*

### ITEM 3.3 - ENFORCMENT CASE: LA03/2016/0149/CA

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Steven McQuillan, Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress summons action.

Proposed by Alderman Campbell  
Seconded by Councillor Beatty and

on the proposal being put to the meeting 9 Members voted in favour, 1 against and no abstentions, it was agreed

**that summons action be progressed in this case and the detail of this was delegated to appointed Officers.**

*ACTION BY: John Linden*

### PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Duffin  
Seconded by Councillor Bingham and agreed

**that any remaining Committee business be conducted in Open Session.**

At this this point the Chairman 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.

## **CHAIRMAN'S BUSINESS**

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

On behalf of the Planning Committee, the Chairman conveyed condolences to Councillor Cushinan and his family on their recent bereavement and requested that a sympathy card be issued accordingly.

*ACTION BY: Member Services*

Alderman Swann joined the meeting at this point.

### **1 APOLOGIES**

Councillor Cushinan.

### **2 DECLARATIONS OF INTEREST**

Item 3.5 - Councillor N Kelly.

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

### **ITEM 3.4 - APPLICATION NO: LA03/2015/0017/O**

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**PROPOSAL:** Retail warehouse/retail warehouse club floor space with associa landscaping, access and infrastructure (renewal of T/2007/0251/

**SITE/LOCATION:** Land approximately 110 metres north east of Enkalon Ind. Estate, Randalstown Road, Antrim, BT41 4LL

**APPLICANT:** EPISO

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

There were no public speakers present to address this item.

Proposed by Alderman Smyth

Seconded by Alderman Campbell and unanimously agreed

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

*ACTION BY: John Linden*

**ITEM 3.5 - APPLICATION NO: LA03/2015/0249/F**

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**PROPOSAL:** Erection of 23 wheelchair accessible complex needs bungalows, staff accommodation and ancillary office, communal unit, landscaping, car parking, associated site works and access arrangements from Abbey Road, Muckamore

**SITE/LOCATION:** Lands immediately north of 16 Abbey Road and west of 8 Abbey Gardens, Muckamore, Antrim

**APPLICANT:** Triangle Housing Association Ltd

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

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

- Councillor Neil Kelly
- Councillor Noreen McClelland
- Councillor Paul Michael
- Mr Trevor Clarke MLA
- Mr David Ford MLA
- Mr Maurice O'Kane
- Mr Conor Hughes

NOTED: *declaration of interest from Councillor Neil Kelly.*

Proposed by Alderman Campbell  
Seconded by Alderman Smyth and

on the proposal being put to the meeting 6 Members voted in favour, 5 against and no abstentions, it was agreed

**that the application be deferred for one month to allow a meeting between the applicant and officers to consider design amendments to the scheme.**

*ACTION BY: John Linden*

**ITEM 3.6 - APPLICATION NO: LA03/2016/0493/F**

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**PROPOSAL:** Proposed development for four dwellings and associated garages

**SITE/LOCATION:** 42a Bernice Road, Newtownabbey

**APPLICANT:** Alison Bell, Bellair Homes Ltd

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

There were no public speakers present to address this item.

Proposed by Councillor Beatty  
Seconded by Councillor Duffin and unanimously agreed

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

*ACTION BY: John Linden*

**ITEM 3.7 - APPLICATION NO: LA03/2016/0473/F**

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**PROPOSAL:** Revised access provision and compound location serving approved solar farm (T/2014/0201/F)

**SITE/LOCATION:** Lands adjacent south and west of 63 Moira Road, Crumlin

**APPLICANT:** Lightsource SPV 41 Ltd

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

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

- Mr Aidan Collins

Proposed by Councillor Beatty  
Seconded by Councillor Duffin and unanimously agreed

**that planning permission be granted for the application subject to the conditions set out in the Planning Report and with delegated authority being accorded to Officers to rephrase or expand the conditions as necessary.**

*ACTION BY: John Linden*

**ITEM 3.8 - APPLICATION NO: T/2014/0500/F**

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**PROPOSAL:** Provision of mobile building for child care facilities at existing day nursery.

**SITE/LOCATION:** Laura's Lodge, 15A Vicarage Gardens, Station Road, Antrim

**APPLICANT:** L Keating

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Michael O'Reilly, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

- Councillor Jim Montgomery

Proposed by Alderman Swann

Seconded by Councillor Bingham 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 for Northern Ireland as, if approved, will cause an adverse impact to interests of acknowledged importance in terms of the residential amenity of existing and future residents and will lead to the over-development of the site which is inappropriate to the character of the neighbourhood.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement for Northern Ireland and Planning Policy Statement 3: Access, Movement and Parking as, if approved, there would be an unsatisfactory provision of in-curtilage parking to serve the development.**

*ACTION BY: John Linden*

**ITEM 3.9 - APPLICATION NO: LA03/2016/0451/O**

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**PROPOSAL:** Erection of 6 no apartments (block D) with associated parking and landscaping and extension to existing access road

**SITE/LOCATION:** Lough Road, Lands 40m north west of 66-72 Firfields, Antrim, BT41 4DL

**APPLICANT:** Stephen McCombe (McCombe Bros)

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Michael O'Reilly, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

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

- Mr Paul Durnien
- Mr Johnny Clarke

Proposed by Alderman Campbell  
Seconded by Councillor Webb and

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

**that outline planning permission be refused for the following reasons:**

- 1. The proposal is contrary to the provisions of Policy OS1 of PPS8 'Open Space, Outdoor Sport and Recreation', the Strategic Planning Policy Statement for Northern Ireland and the Antrim Area Plan 1984 – 2001 as, if permitted, would result in the loss of open space.**
- 2. The proposal is contrary to the policy provisions of the SPPS and policy DD1 of PPS7 Quality Residential Environments in that the development, if permitted, will result in a significant adverse impact to the local character and environmental quality of this area.**

*ACTION BY: John Linden*

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**ITEM 3.10 - APPLICATION NO: LA03/2016/0450/F**

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**PROPOSAL:** Proposed Flat Roof Dormer Extension to Rear of Existing Dwelling Roof to accommodate Proposed Loft Conversion.

**SITE/LOCATION:** 2 Rathmena Avenue, Ballyclare BT39 9HX

**APPLICANT:** Mr & Mrs McCrea

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Michael O'Reilly, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

- Mr Andrew McCrea



Proposed by Alderman Campbell  
Seconded by Councillor Bingham and unanimously agreed

**that the application be deferred for one month to allow a meeting between the applicant and Officers to consider possible design amendments to the scheme.**

*ACTION BY: John Linden*

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**ITEM 3.11 - APPLICATION NO: LA03/2016/0376/F**

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**PROPOSAL:** Proposed single storey private dwelling and garage

**SITE/LOCATION:** 50m to rear of 3 Bournalon Road Antrim

**APPLICANT:** Mr & Mrs Michael Henderson

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Simon Russell, 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 Smyth  
Seconded by Councillor Hogg

that Planning Permission be refused on the grounds that the proposal was considered detrimental to the character of the area.

on the proposal being put to the meeting 3 Members voted in favour, 6 against and 2 abstentions, as follows:-

In Favour: Alderman Smyth and Councillors Hogg and Ross

Against: Aldermen Agnew, Campbell and Swann and Councillors Bingham, Duffin and Hollis

Abstentions: Councillors Beatty and Webb

The Chairman declared the proposal fallen.

Proposed by Alderman Campbell  
Seconded by Councillor Bingham

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

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

*ACTION BY: John Linden*

**ITEM 3.12 - APPLICATION NO: LA03/2015/0567/F**

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**PROPOSAL:** Housing development of 17 dwellings ( 4 No. house types)  
**SITE/LOCATION:** Site at 9-15 Junction Road, Milltown, Antrim, BT41 4NP  
**APPLICANT:** Creeve Construction Ltd

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Simon Russell, Planning Officer, introduced an Addendum to the Planning Report to the Committee, copies of which had been circulated in advance of the meeting, and made a recommendation to grant planning permission.

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

- Mr Michael Small

Proposed by Councillor Duffin

Seconded by Councillor Bingham and unanimously agreed

**that planning permission be granted for the application subject to the conditions set out in the Planning Report and with delegated authority being accorded to Officers to add an additional condition regarding boundary treatments at the site.**

*ACTION BY: John Linden*

**ITEM 3.13 - APPLICATION NO: LA03/2016/0629/F**

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**PROPOSAL:** Installation of Solar Farm (Variation of Condition 9 regarding site restoration within 30 years of grid connection) under planning approval Ref: LA03/2015/0257/F.  
**SITE/LOCATION:** Lands approximately 140m west of 66 Belfast Road, Nutts Corner, Crumlin  
**APPLICANT:** Lightsource SPV 56 LTD

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

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

- Mr Aidan Collins

Proposed by Councillor Beatty  
Seconded by Alderman Swann and

on the proposal being put to the meeting 10 Members voted in favour, 0 against and 1 abstention it was agreed

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

*ACTION BY: John Linden*

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**ITEM 3.14 - APPLICATION NO: LA03/2016/0644/F**

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**PROPOSAL:** Installation of Solar Farm (Variation of Condition 12 regarding site restoration within 30 years of grid connection) under planning approval Ref: LA03/2015/0250/F

**SITE/LOCATION:** Lands approximately 90m east of 75 Sealstown Road, Newtownabbey, BT36 0BQ

**APPLICANT:** Lightsource SPV 56 LTD

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

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

- Mr Aidan Collins

Proposed by Councillor Beatty  
Seconded by Alderman Swann and

on the proposal being put to the meeting 10 Members voted in favour, 0 against and 1 abstention it was agreed

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

*ACTION BY: John Linden*

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**ITEM 3.15 - APPLICATION NO: LA03/2016/0643/F**

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**PROPOSAL:** Variation of Condition 08 of Planning Approval T/2015/0094/F (Installation of Solar Farm) regarding time for site restoration and submission of restoration plan

**SITE/LOCATION:** Lands 90m West of and lands to the South of 72 Milltown Road (known as Millar Farm), Antrim

**APPLICANT:** Lightsource SPV 168 Ltd

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

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

- Mr Aidan Collins

Proposed by Councillor Beatty  
Seconded by Alderman Swann and

on the proposal being put to the meeting 10 Members voted in favour, 0 against and 1 abstention it was agreed

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

*ACTION BY: John Linden*

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**ITEM 3.16 - APPLICATION NO: U/2015/0065/F**

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**PROPOSAL:** Residential development comprising 18no. dwellings with garages and 6no. apartments, associated site works, access via Sharonmore Gardens.

**SITE/LOCATION:** Lands located adjacent to and south of Sharonmore Gardens and Sharonmore Green and north of Ballyduff Road, Newtownabbey, BT36 6QL

**APPLICANT:** LJH Ltd

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Kieran O'Connell, 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 Stephen Crowe
- Mr Tom Stokes

Proposed by Alderman Campbell

Seconded by Councillor Duffin

on the proposal being put to the meeting 10 Members voted in favour, 0 against and 1 abstention as follows:-

In Favour: Aldermen - Agnew, Campbell, Smyth and Swann  
Councillors - Beatty, Bingham, Duffin, Hogg, Hollis and Ross  
Against: None  
Abstentions: Councillor Webb

**that planning permission be refused for the following reasons, the precise detail of which being delegated to Officers:  
the development would involve a loss of amenity, result in overlooking of adjacent properties and impact detrimentally on the character of the area.**

*ACTION BY: John Linden*

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**ITEM 3.17 - APPLICATION NO: LA03/2016/0533/F**

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**PROPOSAL:** Extension of existing school carpark to provide additional spaces for staff/visitors, and associated security fencing, lighting, re-surfacing of existing car park and two new access ramps to main and side entrance.

**SITE/LOCATION:** Glengormley Integrated Primary School, 166 Church Road, Glengormley, BT36 6HJ

**APPLICANT:** Education Authority - Property Services

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Kieran O'Connell, 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 Hogg  
Seconded by Alderman Campbell and

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

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

*ACTION BY: John Linden*

**ITEM 3.18 - APPLICATION NO: LA03/2015/0705/F**

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| <b>PROPOSAL:</b>      | Proposed dwelling, detached garage and retaining boundary walls  |
| <b>SITE/LOCATION:</b> | Garden/land to rear and side of 14 Whitehouse Park, Newtownabbey |
| <b>APPLICANT:</b>     | Trevor Dugan   |

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Kieran O'Connell, 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 Beatty  
Seconded by Councillor Duffin and

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

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

- 1. The proposal is contrary to the policy provisions of the SPPS and Policies QD1 and QD2 of Planning Policy Statement 7 'Quality Residential Environments' and associated guidance 'Creating Places' in that it has not been demonstrated that the proposed development comprehensively deals with the site nor can it achieve a quality and sustainable residential environment incorporating a design and layout which draws upon the positive aspects of the surrounding area. In addition the proposed design and layout will result in a detrimental impact on the amenity of No. 14 Whitehouse Park by way of dominance and its overbearing nature.**
- 2. The proposal is contrary to the policy provisions of the SPPS and Policy LC 1 of the addendum to Planning Policy Statement 7; in that the proposed development will result in a pattern of development that is not in keeping with the overall character and quality of this area.**

*ACTION BY: John Linden*

Alderman Campbell withdrew from the Chamber.

**ITEM 3.19 - APPLICATION NO: LA03/2016/0531/O**

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**PROPOSAL:** Site for dwelling and garage.

**SITE/LOCATION:** Land opposite 28 Bridge Road, Monkstown, BT37 0EG

**APPLICANT:** Mr William Moore

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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 Ross  
Seconded by Councillor Duffin and unanimously agreed

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

- 1. The proposal is contrary to the Belfast Metropolitan Area Plan, the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 8, Policy OS1, in that the development would, if permitted, result in the loss of existing open space.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and PPS 15 Planning and Flood Risk, Policies FLD 1 and FLD 5 in that it has not been demonstrated that the proposed development will not result in flooding in the area.**
- 3. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide an access with visibility splays of 2.4 metres x 60 metres, in accordance with the standards contained in Development Control Advice Note 15.**

*ACTION BY: John Linden*

Alderman Campbell returned to the Chamber and Councillor Ross withdrew from the Chamber.

**ITEM 3.20 - APPLICATION NO: LA03/2016/0564/A**

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**PROPOSAL:** Two free standing 48 sheet display panels on grass verge of service area.

**SITE/LOCATION:** Longwood Road, east side of Abbey Centre, Newtownabbey

**APPLICANT:** Clear Channel Ltd NI

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Barry Diamond, Principal Planning Officer, 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 Beatty  
Seconded by Councillor Hollis and unanimously agreed

**that advertisement consent be refused for the following reasons:**

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that the proposed signage would result in an unacceptable detrimental impact on visual amenity of the area, as the signage will result in a clutter of advertisements and will be overly dominant in the area.**
- 2. The proposal is contrary to Planning Policy Statement 17, Control of Outdoor Advertisements, Policy AD1, in that it would, if permitted, prejudice the safety and convenience of road users since the location of this proposal in close proximity to a road junction which would distract the attention of motorists from road traffic signals, thereby creating a traffic hazard.**

*ACTION BY: John Linden*

Councillor Ross returned to the Chamber.

**ITEM 3.21 - APPLICATION NO: LA03/2016/0563/A**

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**PROPOSAL:** One free standing 48 sheet uni-pole back to back light box display unit.

**SITE/LOCATION:** Corner of roof top car park Abbey Centre, Longwood Road (West)

**APPLICANT:** Clear Channel Ltd NI

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Barry Diamond, Principal Planning Officer, 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 Beatty  
Seconded by Alderman Campbell and unanimously agreed



that advertisement consent be refused for the following reasons:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 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, as the signage will result in a clutter of advertisements and will be overly dominant in the area.
2. The proposal is contrary to Planning Policy Statement 17, Control of Outdoor Advertisements, Policy AD1, in that it would, if permitted, prejudice the safety and convenience of road users since the location of this proposal in close proximity to a road junction which would distract the attention of motorists from road traffic signals, thereby creating a traffic hazard.

*ACTION BY: John Linden*

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

### **OTHER PLANNING MATTERS**

#### **ITEM 3.22 P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS**

A list of planning decisions issued by Officers during August 2016 under delegated powers was circulated together with information received this month on planning appeals.

Proposed by Councillor Bingham  
Seconded by Councillor Duffin and unanimously agreed

**that the report be noted.**

*NO ACTION*

#### **ITEM 3.23 P/PLAN/1 PROPOSAL OF APPLICATION NOTIFICATION 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 are required to give at least 12 weeks notice to the Council that an application for planning permission was to be submitted. This was referred to as a Proposal of Application Notice (PAN). Three PAN's have been registered during August and the details were set out below.

**PAN Reference:** LA03/2016/0707/PAN

**Proposal:** Community sports facility incorporating 3G pitch with seating, 15m floodlights, 2.4m high perimeter fencing, 4no 200 seater stands, safe standing area, toilet blocks, turnstiles, dugouts, car parking, community changing building and associated groundworks

**Location:** Lands at 96-100 Hightown Road, Glengormley

**Applicant:** Edmund Rice Schools Trust (NI) Ltd

**Date Received:** 11 August 2016

**12 week expiry:** 3 December 2016

**PAN Reference:** LA03/2016/0708/PAN

**Proposal:** Proposed quarry and inert landfill site on former quarry site previously approved for a non-hazardous baled waste landfill site (U/2008/0493/F). The application will involve the quarrying of remaining hard rock reserves to form the sides and base of the landfill cell, followed by infilling of the quarry void with inert wastes only. It includes associated roads and site infrastructure.

**Location:** 59 Upper Hightown Road, Newtownabbey

**Applicant:** Macwill Services

**Date Received:** 11 August 2016

**12 week expiry:** 3 December 2016

**PAN Reference:** LA03/2016/0709/PAN

**Proposal:** Erection of Light Industrial Units (including ancillary trade counters), Petrol Filling Station (with associated shop) and Café/Restaurant Units. New vehicle access onto Mayfield Lind and Mallusk Drive.

**Location:** Lands south of 5 Mallusk Drive (between Mayfield Link and Mallusk Drive) Mallusk

**Applicant:** J & F Group

**Date Received:** 12 August 2016

**12 week expiry:** 4 December 2016

Members recalled that under Section 27 of the 2011 Planning Act obligations were 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 Bingham  
Seconded by Councillor Duffin and unanimously agreed

**that the report be noted.**

*NO ACTION*

**ITEM 3.24 NILGA PLANNING TRAINING EVENTS FOR ELECTED MEMBERS  
(AUTUMN/WINTER 2016/17)**

Members were advised of receipt of an 'Advance Notice' flyer from NILGA for forthcoming planning training events on key issues for Elected Members, a copy of which was circulated.

The undernoted four training events were open to all Elected Members and officers and attendance was free, however, numbers were limited to 5 places per Council for each event.

- Elected Members and the Planning Committee (25 October 2016, Craigavon Civic Centre, 10am - 12.30pm)
- The Councillor Role in the Development Plan Process (22 November 2016, Glenavon Hotel Cookstown, 10am - 12.30pm)
- Councillors and the Planning Appeals Commission (13 December 2016, Antrim Civic Centre, 10am - 12.30pm)
- Working with Developers and Agents (details to be confirmed)

NILGA confirmed details were still being finalised and full agendas for the first three events would be issued as soon as possible, with the Agenda for the fourth event to be forwarded closer to Christmas. Response dates for booking were different for each event.

Proposed by Councillor Bingham  
Seconded by Councillor Duffin and

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

**that any Member wishing to attend these training events contact Carol Houston or Kathryn Bradley in the Planning Administration team and do so as an approved duty.**

*ACTION BY: Carol Houston / Kathryn Bradley*

**ITEM 3.25 AGENDA NI ½ DAY PLANNING CONFERENCE ON 13 OCTOBER 2016 AT THE  
BABY GRAND, BELFAST**

**CHAMBRE PUBLIC AFFAIRS ½ DAY PLANNING CONFERENCE ON 26 OCTOBER 2016 AT  
RIDDEL HALL, QUEEN'S UNIVERSITY BELFAST, STRANMILLIS**

There are two forthcoming planning conferences that Officers wish to bring to Members attention.

Members were advised that AgendaNI was organising a ½ day Planning Conference titled "Planning for Investment and Delivery" on 13 October 2016 in the Baby Grand, Belfast (information on which had been circulated). The speaker panel included,

Stewart Beattie QC, Councillor Sean Clarke, Chairperson of the Mid Ulster Planning Committee and the Council's Head of Planning, John Linden.

The conference would provide a valuable opportunity to take stock of Councils performance to date following the transfer of planning responsibilities in April 2015, and look at the general state of planning in Northern Ireland. A key feature would be consideration of the new development planning function and how this is progressing at a local level.

In addition Chambré Public Affairs had organised a ½ day Planning Conference entitled "Starting the Local Development Plan Process - Delivering Certainty for Communities and Investors in Northern Ireland" on 26 October 2016 in Riddel Hall, QUB Stranmillis (information on which had been circulated). The speaker panel included, Richard Laming and Michael Gordon of Turleys and Mid Ulster Council's Head of Planning, Chris Boomer.

Officers consider these conferences would provide an important opportunity for Members and Officers to see how the transfer of planning powers were being taken forward across Northern Ireland.

Proposed by Alderman Campbell  
Seconded by Councillor Beatty and unanimously agreed

**that relevant Officers be approved to attend the above conferences as an approved duty.**

*ACTION BY: John Linden*

### **ITEM 3.26 REVIEW OF SCHEME OF DELEGATION FOR PLANNING APPLICATIONS, ENFORCEMENT AND OTHER MATTERS**

On 12 March 2015, the Shadow Planning Committee approved the Scheme of Delegation for Planning Applications, Enforcement and other Planning Matters (a copy of which had been circulated). Members may recall that at this time it was considered appropriate to review the Scheme of Delegation after 12 months of operation.

Part B(g) of the current Scheme of Delegation enables a Member to refer a planning application to the Planning Committee within 25 days of validation of the application. The referral must be made to the Head of Planning and be accompanied by a sound planning reason. In the interests of efficiency and clarity it is recommended that the call in period is amended from 25 days to 21 calendar days or 3 weeks from the date of validation. It was recommended that the methodology for call in remains unchanged.

In accordance with Part C of the current Scheme of Delegation, officers must obtain Committee approval before initiating prosecution proceedings in relation to planning offences. During the 12 month period from April 2015 to April 2016, the Planning Committee made decisions on 23 enforcement cases. Of these cases, 5 sought Committee approval for prosecution of direct offences such as the unauthorised display of advertisements and unauthorised works to trees protected by a Tree Preservation Order. In all of the direct offence cases brought before the Committee

during the 2015-16 period, the Committee agreed with officer recommendation to initiate prosecution proceedings. Indeed, since 1 April 2016, the Planning Committee has approved prosecution in a further 6 cases.

The current Scheme of Delegation allows officers to issue a Planning Contravention Notice (which requires the respondent to provide answers to a number of questions asked) and a Submission Notice (which requires the submission of a planning application). Failure to comply with either of these notices is an offence which on summary conviction can incur fines of up to £5000 and £1000 respectively, however officers must obtain Committee approval to prosecute. Other offences which currently require the approval of the Planning Committee prior to prosecution include unauthorised works for the demolition, alteration or extension of a building in a Conservation Area or of a Listed Building, both of which can incur fines of up to £100,000 and/or a prison sentence on summary conviction.

In the interest of efficiency, and on the basis that these are criminal offences, officers requested that the current Scheme of Delegation be amended to allow Officers to initiate prosecution proceedings in relation to the following:

- Unauthorised display of advertisement(s)
- Unauthorised works to trees protected by a Tree Preservation Order or within a Conservation Area
- Unauthorised works for the demolition, alteration or extension of a building in a Conservation Area
- Unauthorised works for the demolition, alteration or extension of a Listed Building

Proposed by Alderman Smyth

Seconded by Councillor Duffin and unanimously agreed

**that the Committee agrees to the Scheme of Delegation being amended to delegate to the Head of Planning prosecution for the offences listed and to amend the Members' call in period to 21 calendar days or 3 weeks from the date of validation.**

*ACTION BY: John Linden*

### **ITEM 3.27 FILE REF/FP/LDP79 LOCAL DEVELOPMENT PLAN STEERING GROUP**

The first meeting of the Local Development Plan Steering Group took place on 8 September 2016 with the Chairperson and Vice Chairperson of the Planning Committee as the agreed nominated representatives. A copy of the agreed Terms of Reference for the Steering was circulated.

Proposed by Councillor Beatty

Seconded by Councillor Duffin and unanimously agreed

**that the report be noted.**

*NO ACTION*

**ITEM 3.28 FILE REF/FP/LDP1 LOCAL DEVELOPMENT PLAN TIMETABLE FOR LISBURN & CASTLEREAGH CITY COUNCIL**

Lisburn and Castlereagh City Council have written to the Council in accordance with Regulation 5 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015. This correspondence notifies the Council of their approved timetable for their Local Development Plan and plans to consult on future LDP documentation.

The timetable supplied by LCCC was circulated.

Proposed by Councillor Duffin  
Seconded by Alderman Smyth and unanimously agreed

**that the report be noted.**

*NO ACTION*

**ITEM 3.29 F/PLAN/13 RESCHEDULING OF NOVEMBER PLANNING COMMITTEE MEETING**

Members were advised that the Planning Committee in November was scheduled for Monday 21 November 2016. Due to other Council commitments affecting a number of Members and staff, it was proposed to reschedule the meeting to Tuesday 22 November at 6.00 pm.

Proposed by Councillor Duffin  
Seconded by Alderman Smyth and unanimously agreed

**that the November Planning Committee meeting be held on Tuesday 22 November 2016 at 6pm.**

*ACTION BY: John Linden / Member Services*

**ITEM 3.30 P/PLAN/12 REPLACEMENT OF THE NORTHERN IRELAND PLANNING PORTAL**

Members recalled the discussion last month regarding the replacement of the current NI Planning Portal. Given the concerns raised it had been agreed that a response be sent to the Department indicating that the Council appreciates the benefits of undertaking a comprehensive Discovery exercise on a shared service model, but would request that the aforementioned shortcomings in the Pre-Discovery Report were revisited and greater clarity on the financial implications for the Council were provided.

In response correspondence had been received from the Department, a copy of which was circulated.

As stated within the letter by taking part in the next Discovery phase of the exercise the Council was not committed to the final option regarding the portal. The cost of the next phase would be shared on a 50/50 basis with between the Department and the

11 Councils. It was proposed that the required sum of £8,000 -12,000 be approved, provision for which exists within the planning budget.

Proposed by Councillor Hogg

Seconded by Alderman Smyth and unanimously agreed

**that the Council takes part in the Discovery phase up to a maximum contribution of £12,000 provision for which exist within the Planning Section budget.**

*NOTED: request from Councillor Hogg for a review of the savings associated with Council's Advertising Policy related to Planning Applications.*

*ACTION BY: John Linden / Tracey White*

There being no further Committee business under Part 2 of the agenda the Chairman thanked everyone for their attendance and the meeting concluded at 10.05pm.

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**MAYOR**

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

