



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 20 NOVEMBER 2023 AT 6.00 PM**

- In the Chair** : Councillor R Foster
- Committee Members Present (In Person)** : Aldermen - M Magill and J Smyth  
Councillors – A Bennington, S Cosgrove, H Cushinan, R Kinnear and B Webb
- Committee Members Present (Remotely)** : Alderman T Campbell  
Councillors – S Flanagan, AM Logue
- Non-Committee Members Present (In Person)** : Councillor J Gilmour
- Public Speakers** :
- |                          |                                   |
|--------------------------|-----------------------------------|
| Grainné Rice             | In Support (Agent, Item 4.2)      |
| Mark Montgomery          | In Support (Applicant, Item 4.2)  |
| John Simpson             | In Support (Agent, Item 4.4)      |
| Conor McGarry            | In Support (Consultant, Item 4.4) |
| Mark Campbell            | In Support (Agent, Item 4.5)      |
| Peter Reynolds           | In Support (Agent, Item 4.5)      |
| Councillor Julie Gilmour | In Objection (Item 4.6)           |
| Billy McKeown            | In Objection (Item 4.6)           |
| Ross Reid                | In Support (Applicant, Item 4.6)  |
| Joe Carey                | In Support (Agent, Item 4.10)     |
| Aaron Ferguson           | In Support (Applicant, Item 4.11) |
| Andrew McIlveen          | In Support (Applicant, Item 4.13) |
- Officers Present** : Chief Executive – R Baker  
Director of Economic Development and Planning - M McAlister  
Deputy Director of Planning & Building Control – S Mossman  
Borough Lawyer & Head of Legal Services – P Casey  
Head of Planning Development Management – B Diamond  
Head of Corporate Affairs – J McIntyre  
Senior Planning Officer – J McKendry  
Senior Planning Officer – A Wilson  
Senior Planning Officer – A Leathem  
ICT Systems Support Officer – C Bell  
ICT Helpdesk Officer – J Wilson  
Member Services Officer – C McIntyre

## CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the November Planning Committee Meeting, extending a welcome to the new Chief Executive, Mr Richard Baker. The Chairperson reminded all present of the protocol for speaking, timeframes accorded and of the audio recording procedures and advised that Members would be afforded a short comfort break during the meeting.

The Chairperson advised that Addendum reports relating to Items 4.6, 4.11 and 4.12 and the Site Visit 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 Items 4.1, 4.8 and 4.9 had been withdrawn by the Applicants.

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

Councillor J Archibald-Brown

### 2 DECLARATIONS OF INTEREST

None

### 3 INTRODUCTION OF NEW STAFF

Ethan Smyth, Planning Assistant

## PART ONE PLANNING APPLICATIONS

### ITEM 4.1 APPLICATION NO: LA03/2023/0438/F

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|                       |  |
|-----------------------|--|
| <b>PROPOSAL:</b>      | 10no. dwellings                              |
| <b>SITE/LOCATION:</b> | 2m east of 9 Abbeyville Street, Newtownabbey |
| <b>APPLICANT:</b>     | Jody Ogle                                    |

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

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

#### ITEM 4.2 APPLICATION NO: LA03/2023/0491/F

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|                       |  |
|-----------------------|--|
| <b>PROPOSAL:</b>      | Proposed erection of 2 No. distribution warehouse buildings with ancillary facilities, including parking and landscaping. Access from established entrance onto Doagh Road at Houstons Corner. |
| <b>SITE/LOCATION:</b> | 80 metres south of 34 Ballynure Road, with access from Doagh Road, Houstons Corner, Doagh Road/ Ballynure Road, Newtownabbey, BT36 4TP   |
| <b>APPLICANT:</b>     | Montgomery Developments  |

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Alicia Leathem, 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 –

|                 |                      |
|-----------------|----------------------|
| Grainné Rice    | In Support/Agent     |
| Mark Montgomery | In Support/Applicant |

Proposed by Councillor Webb  
Seconded by Councillor Flanagan that planning permission be granted.

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

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

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

#### ITEM 4.3 APPLICATION NO: LA03/2023/0692/S54

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|                       |   |
|-----------------------|---|
| <b>PROPOSAL:</b>      | Lands at former PSNI site, Glenwell Road, Glengormley   |
| <b>SITE/LOCATION:</b> | Proposed 3 storey office development comprising of flexible office accommodation, break-out space and meeting rooms along with associated site works, car parking and boundary treatments. (Variation of Condition 17 of Planning Approval LA03/2022/0852/F regarding waste water and foul sewage.) |
| <b>APPLICANT:</b>     | Antrim and Newtownabbey Borough Council   |

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Alicia Leathem, 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 Flanagan  
Seconded by Councillor Bennington that planning permission be granted.

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

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

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

**ITEM 4.4 APPLICATION NO: LA03/2023/0664/F**

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|                       |   |
|-----------------------|---|
| <b>PROPOSAL:</b>      | 20No. storage units and toilet block        |
| <b>SITE/LOCATION:</b> | 50m SE of 401 Ballyclare Road, Newtownabbey |
| <b>APPLICANT:</b>     | H&M Holdings                                |

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Alicia Leathem, 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 –

|               |                       |
|---------------|-----------------------|
| John Simpson  | In Support/Agent      |
| Conor McGarry | In Support/Consultant |

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

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 2 abstentions, and it was agreed

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

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy CTY 1 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location.**
- 2. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policies PED 4 and PED 9 of PPS 4 in that the scale, massing, design, and external materials of the proposal would be out of character with the surrounding area; the increase in site area is considered significant; there would be no environmental benefits as a result of the redevelopment and the proposal will have a detrimental visual impact.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement (SPPS) and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal**

would appear a prominent feature in the landscape; the site relies primarily on new landscaping for integration; the design of the proposal is inappropriate for the site and locality; and the proposal does not respect the traditional pattern of settlement exhibited in the area.

4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP2 of Planning Policy Statement 3, Access, Movement & Parking, and Development Control Advice Note 15 Vehicular Access Standards as there is insufficient information to demonstrate that a safe and suitable means of access can be achieved.
5. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP7 of Planning Policy Statement 3, Access, Movement & Parking, as there is insufficient information to demonstrate and sufficient parking for the proposed development can be achieved.
6. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy NH2 of the Planning Policy Statement 2: Natural Heritage and the Strategic Planning Policy Statement for Northern Ireland in that insufficient information has been submitted to demonstrate that the proposed development will not have a detrimental impact on ecological features.
7. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of PPS 15 Planning and Flood Risk in that it has not been demonstrated that a satisfactory means of drainage associated with the development has been achieved that would not increase the risk of flooding elsewhere.

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

**ITEM 4.5 APPLICATION NO: LA03/2022/0307/F**

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|                       |  |
|-----------------------|--|
| <b>PROPOSAL:</b>      | Change of use from existing industrial unit and extension to building for the production, cultivation and processing of medicinal cannabis plants and all associated site works. |
| <b>SITE/LOCATION:</b> | 23 Rickamore Road Upper, Templepatrick, County Antrim, BT39 0JE  |
| <b>APPLICANT:</b>     | Rickamore Ltd  |

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Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report to the Committee. She advised that additional information had been submitted by the Applicant which had been uploaded to the Planning Portal and made a recommendation to refuse planning permission.

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

Mark Campbell  
Peter Reynolds

In Support/Agent  
In Support/Agent

Proposed by Councillor Foster

Seconded by Alderman Smyth that planning permission be refused.

On the proposal being put to the meeting 3 Members voted in favour, 8 against and 0 abstentions, and the proposal was declared not carried.

In favour: Alderman - Smyth  
Councillors - Bennington and Foster

Against: Aldermen - Campbell and Magill  
Councillors - Cosgrove, Cushinan, Flanagan, Kinnear, Logue and Webb

A further proposal was then put to the meeting.

Proposed by Councillor Webb

Seconded by Councillor Flanagan that the item be deferred for 3 months to facilitate the submission of additional information and that Environmental Health Officers take the opportunity to visit similar existing sites.

On the proposal being put to the meeting 8 Members voted in favour, 3 against and 0 abstentions

In favour: Aldermen - Campbell and Magill  
Councillors - Cosgrove, Cushinan, Flanagan, Kinnear, Logue and Webb

Against: Alderman - Smyth  
Councillors - Bennington and Foster

**and it was agreed that the item be deferred for 3 months to allow the submission of additional information to be received no later than 29 December 2023 and to propose the opportunity for Environmental Health Officers to carry out visits to similar existing sites.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning and Building Control  
Colin Kelly, Head of Environmental Health and Wellbeing*

#### ITEM 4.6 APPLICATION NO: LA03/2023/0405/F

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|                       |   |
|-----------------------|---|
| <b>PROPOSAL:</b>      | Alteration and extension to dwelling to include raised platform to rear |
| <b>SITE/LOCATION:</b> | 42 Meadowbank, Newtownabbey, Co. Antrim, BT37 0UP                       |
| <b>APPLICANT:</b>     | Ross Reid   |

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Johanne McKendry, Senior Planning Officer, introduced the Addendum to the September Planning Report and associated second Addendum 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         |
| Billy McKeown            | In Objection         |
| Ross Reid                | In Support/Applicant |

Proposed by Councillor Flanagan  
Seconded by Councillor Cushinan that planning permission be granted.

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

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

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

*The Chairperson adjourned the meeting for a short comfort break.*

*Aldermen Campbell and Magill left and returned to the meeting during Item 4.7 and were therefore unable to vote.*

#### ITEM 4.7 APPLICATION NO: LA03/2023/0577/F

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|                       |   |
|-----------------------|---|
| <b>PROPOSAL:</b>      | Extension of residential curtilage and erection of a domestic shed (retrospective). |
| <b>SITE/LOCATION:</b> | 190m SE of 28A Lislunna Road, Kells   |
| <b>APPLICANT:</b>     | Guy Blackwell   |

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

There were no public speakers to address this item.

Proposed by Councillor Webb

Seconded by Councillor Bennington that retrospective planning permission be refused.

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

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

- 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would appear a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the design of the building is inappropriate for the site and locality; the proposal fails to blend with the existing landform; the proposal does not respect the traditional pattern of development exhibited in the area.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 2 of PPS 3 Access, Movement and Parking in that it has not been demonstrated that the development will not prejudice road safety or significantly inconvenience the flow of traffic.**

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

**ITEM 4.8 APPLICATION NO: LA03/2023/0489/F**

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|                       |  |
|-----------------------|--|
| <b>PROPOSAL:</b>      | Proposed demolition of existing dwelling and replacement with 3No. 2 storey dwellings with associated amenity space, car parking and access. |
| <b>SITE/LOCATION:</b> | 10 Shanes Street, Randalstown, BT41 2AD  |
| <b>APPLICANT:</b>     | PJ and Christine Butler  |

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

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

#### ITEM 4.9 APPLICATION NO: LA03/2023/0490/DCA

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**PROPOSAL:** Proposed demolition of existing dwelling and replacement with 3No. 2 storey dwellings with associated amenity space, car parking and access.

**SITE/LOCATION:** 10 Shanes Street, Randalstown, BT41 2AD

**APPLICANT:** PJ and Christine Butler

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

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

#### ITEM 4.10 APPLICATION NO: LA03/2023/0686/F

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**PROPOSAL:** Erection of boarding kennels and ancillary enclosed exercise area.

**SITE/LOCATION:** 13 Moneyrod Road, Randalstown, BT41 3JB

**APPLICANT:** Patrick and Justine Quigg, 13 Moneyrod Road, Randalstown, BT41 3JB

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

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

Joe Carey

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Bennington that planning permission be refused.

On the proposal being put to the meeting 2 Members voted in favour, 8 against and 1 abstention, and the proposal was declared not carried.

In favour: Alderman - Campbell  
Councillor - Bennington

Against: Alderman - Smyth  
Councillors - Cosgrove, Cushinan, Flanagan, Foster, Kinnear,  
Logue and Webb

Abstention: Alderman - Magill

A further proposal was then put to the meeting.

Proposed by Councillor Cushinan  
Seconded by Councillor Logue that the item be deferred for 3 months to facilitate the submission of additional information.

On the proposal being put to the meeting 9 Members voted in favour, 2 against and 0 abstentions

In favour: Aldermen - Magill and Smyth  
Councillors - Cosgrove, Cushinan, Flanagan, Foster, Kinnear, Logue and Webb

Against: Alderman - Campbell  
Councillors - Bennington

**and it was agreed that the item be deferred to allow for the submission of additional information to be received no later than 29 December 2023 for further consideration at the February Committee meeting.**

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

#### **ITEM 4.11 APPLICATION NO: LA03/2023/0176/O**

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**PROPOSAL:** Proposed demolition of existing garage/office and proposed site for the erection of 2 no. dwellings.

**SITE/LOCATION:** Lands approx. 10m South East of 139 Church Road, Glengormley, BT36 6HH

**APPLICANT:** Aaron Ferguson

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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.

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

Aaron Ferguson

In Support/Applicant

Proposed by Alderman Campbell  
Seconded by Alderman Magill that outline planning permission be refused.

On the proposal being put to the meeting 8 Members voted in favour, 2 against and 1 abstention, and it was agreed

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

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, 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**

does not respect the surrounding context and would result in a cramped form of development that is not in keeping with the overall character and environmental quality of this established residential area.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that, if permitted, the dwelling on Site 1 would be adversely impacted by way of overlooking and loss of privacy from No. 139 Church Road.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy AMP 7 of Planning Policy 3 (PPS 3), Access, Movement and Parking, in that the proposed development would result in the inadequate provision for car parking for the day care facility located at No.139 Church Road, Newtownabbey, and therefore prejudice road safety and significantly inconvenience the flow of traffic.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, may cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated that there is a satisfactory means of dealing with sewage associated with the development.

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

**ITEM 4.12 APPLICATION NO: LA03/2023/0602/O**

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|                       |   |
|-----------------------|---|
| <b>PROPOSAL:</b>      | 2 no. dwellings and garages.  |
| <b>SITE/LOCATION:</b> | 30 metres North East of 98 Craigstown Road, Randalstown (between No. 98 and No. 102 Craigstown Road). |
| <b>APPLICANT:</b>     | Maria Dougan  |

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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 Cosgrove

Seconded by Councillor Flanagan that outline planning permission be refused.

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

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

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this

development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not represent a gap within an otherwise substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal, if permitted, will result in ribbon of development, resulting in a suburban style build-up of development when viewed with the existing buildings along the Craigstown Road.

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

**ITEM 4.13 APPLICATION NO: LA03/2023/0649/F**

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|                       |  |
|-----------------------|--|
| <b>PROPOSAL:</b>      | Alteration and Extension to Dwelling.      |
| <b>SITE/LOCATION:</b> | 38 Longlands Road, Newtownabbey, BT36 7LZ. |
| <b>APPLICANT:</b>     | Ruth McIlveen                              |

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

Andrew McIlveen

In Support/Applicant

Proposed by Councillor Webb

Seconded by Councillor Foster that planning permission be granted.

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

In favour: Aldermen - Campbell, Magill and Smyth  
Councillors - Bennington, Cosgrove, Cushinan, Flanagan, Foster, Kinnear, Logue and Webb

**and it was unanimously agreed that planning permission be granted for the application, the detail of which being delegated to Officers.**

The reason for the decision contrary to the Officer's recommendation was that the application was considered acceptable in terms of its impact on the amenity of neighbouring residents and subject to the requirement that amended drawings are submitted to reflect a similar design to neighbouring properties in terms of a rear

window and the removal of proposed side window.

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

## **PART TWO GENERAL PLANNING MATTERS**

### **ITEM 4.14**

#### **P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS – OCTOBER 2023**

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

One (1) appeal was dismissed during October 2023 by the Planning Appeals Commission (PAC).

|                       |                                       |
|-----------------------|---------------------------------------|
| Planning application: | LA03/2022/0177/CA                     |
| PAC reference:        | 2022/E0041                            |
| Proposed Development: | Alleged unauthorised airport car park |
| Location:             | 108 Ballyrobin Road, Antrim, BT41 4TF |

A copy of the decision was circulated.

One (1) appeal was allowed during October 2023 by the Planning Appeals Commission (PAC).

|                       |  |
|-----------------------|--|
| Planning application: | LA03/2022/0615/O                                     |
| PAC reference:        | 2022/A0025   |
| Proposed Development: | Site for infill dwelling                             |
| Location:             | 50m West Of 36 Aughnabrack Road, Ballyutoag, Belfast |

A copy of the decision was circulated.

Proposed by Councillor Flanagan  
Seconded by Councillor Bennington and agreed that

**the report be noted.**

*NO ACTION*

### **ITEM 4.15**

#### **P/PLAN/83 NORTHERN IRELAND STATISTICS AND RESEARCH AGENCY (NISRA) PLANNING STATISTICS APRIL TO JUNE 2023**

The first quarterly provisional planning statistics for 2023/24 (April to June 2023), produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), were released in October 2023 (circulated).

The Quarterly Bulletin advised that key events in recent years had impacted on planning activity and processing performance. The events identified included the coronavirus pandemic, due to the various restrictions in place until February 2022, the significant changes in IT with the development and implementation of the new planning system and the accessibility of the planning system in early 2022. The fact that planning activity and processing performance were impacted by these events must be considered when making comparisons with other time periods.

The figures showed that during the period from April to June 2023, the total number of planning applications received in Northern Ireland was 2,618, a decrease of over seven percent on the previous quarter and down by approximately fourteen percent on the same period a year earlier.

During this first quarter period a total of 168 new applications were received by the Council, a decrease of 35 from the same period in 2022/23, however it would be worth noting that Antrim and Newtownabbey Borough Council was one of only two Councils where application levels did not reduce from the previous quarter, January to March 2023.

### **Major Planning Applications**

In relation to performance against statutory targets, the Council determined 5 Major applications during the first quarter of 2023/24 and was currently one of only three Councils processing within the statutory processing target of 30 weeks.

The published figures showed the Council's average processing time to be 27 weeks, comparing very favourably to the 60 week average processing time for all Councils and a great improvement on the 74 week processing time reported for the same quarter last year.

### **Local Planning Applications**

The Council determined 192 local planning applications during the first quarter of 2023/24. The published figures showed that the Council took on average 13.4 weeks to process and decide local planning applications during the first quarter of 2023/24 against the statutory target of 15 weeks. This performance ranked the Council as one of three Councils to meet the target and compared favourably to the average of 18.9 weeks for all Councils.

### **Enforcement**

As with all publications since the launch of the New Planning Portal in December 2022, ASRB were currently unable to report on our statutory performance target of concluding cases within 39 weeks. The report advised that the information would be published at a later date.

The report however provided an overview of activity during the first quarter of 2023/24. The numbers of cases opened across all Councils during the first quarter of 2023/24 had shown an increase of almost ten percent on the previous quarter but a decrease of approximately two percent on the same period a year earlier. Whilst the Council figures reflected the quarterly increase, they also reported an increase of 6.4 percent on the same period last year.

Proposed by Councillor Flanagan

Seconded by Councillor Bennington and agreed that

**the report be noted.**

NO ACTION

**ITEM 4.16**

**P/FP/LDP/6 PLANNING IMPROVEMENT – FINANCIAL SUSTAINABILITY OF PLANNING SYSTEM**

Members would be aware of the ongoing collaborative working between central and local government to deliver a Planning Improvement Work Programme (PIP), to address issues raised following reports into Planning in NI by the Northern Ireland Audit Office and Public Accounts Committee.

The Council had received correspondence in relation to the agreed approach to progressing Action 32 of the endorsed PIP, "Scope the challenges and opportunities around securing the long term financial sustainability of the planning service/function at local government level" (circulated).

It was acknowledged that this exercise required a full understanding of the costs of planning and would encompass all aspects of the planning system. The correspondence recognised that whilst a fee increase could be taken forward, there was a need to keep planning application fees reasonable and that they were only one element of the overall financial picture.

The Department had invited the Council to consider and agree the most appropriate approach to the scoping exercise to secure a long term and financially sustainable system.

It was proposed that the Deputy Director of Planning and Building Control and the Deputy Director of Finance were identified as the key points of contact in relation to this matter as it went forward in the delivery of a financially sustainable planning system.

In response to a Member's query, the Deputy Director of Planning and Building Control agreed to write to the Department and include Council's concerns in respect of good governance surrounding a review of the charging structure for planning applications. It was agreed that the reimbursement of other additional costs in relation to planning be included in its response to the Department.

Members would be updated in due course.

Proposed by Councillor Flanagan  
Seconded by Councillor Bennington and agreed that

**the report be noted.**

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

#### **ITEM 4.17**

##### **P/FP/LDP/001 MID AND EAST ANTRIM BOROUGH COUNCIL – LOCAL DEVELOPMENT PLAN 2030 – PLAN STRATEGY ADOPTION**

Members were advised that on 17 October 2023 correspondence (circulated) had been received from Mid and East Antrim Borough Council (MEABC) regarding the adoption of its Local Development Plan 2030 – Plan Strategy.

This correspondence advised that MEABC had adopted its Plan Strategy on 16 October 2023 in accordance with Section 12 of the Planning Act (Northern Ireland) 2011 and Regulation 24 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

The Plan Strategy and supporting adoption documents were now available to view on the MEABC website. Correspondence had been issued congratulating MEABC on the adoption of the Plan Strategy and its progression to the Local Policies Plan stage of the Local Development Plan process (circulated).

Proposed by Councillor Flanagan  
Seconded by Councillor Bennington and agreed that

**the report be noted.**

*NO ACTION*

#### **ITEM 4.18**

##### **P/FP/LDP1 LOCAL DEVELOPMENT PLAN UPDATE**

Members were reminded that at the October 2023 Planning Committee, it was noted that correspondence had been issued by the Chairman of Antrim and Newtownabbey's Planning Committee on 5 October 2023 to the Department for Infrastructure's (DfI's) Permanent Secretary, Mr Denis McMahon, formally seeking the Department's early release of the non-binding Planning Appeals Commission (PAC) Independent Examination (IE) Report (circulated). Members were advised that a response had been received from DfI on 19 October 2023 (circulated).

Following the Department's response on 6 November 2023, the Chairman of the Planning Committee met with Mr Alastair Beggs, Chief Planner and Director, Regional Planning Policy and Casework within DfI. At this meeting a number of issues were discussed, including the release of the PAC's IE Report which has been in the possession of DfI since 4 October 2023.

At this meeting DfI confirmed that the position remained the same and also accepted that the matter was listed as part of the current Planning Improvement Programme.

In order to continue to progress the adoption of the Council's Plan, Officers had written to DfI to request a meeting to discuss the timeline for the release of the PAC's IE Report in greater detail, as well as the wider adoption process (circulated). At this stage, and based on paragraphs 5.6-5.7 of the Department's Development Plan

Practice Note 11 'Receipt of Independent Examination Report and Adoption of a Development Plan Document' (February 2023), the Council's Planning Section would hope to be in possession of the IE Report by mid-December 2023 for 'fact checking' before a Direction would be issued to the Council regarding adoption.

It was anticipated that Officers would be in a position to update the Planning Committee further regarding the anticipated adoption of the Plan Strategy in due course.

Proposed by Councillor Flanagan  
Seconded by Councillor Bennington and agreed that

**the report be noted.**

*NO ACTION*

**PROPOSAL TO PROCEED 'IN CONFIDENCE'**

Proposed by Councillor Bennington  
Seconded by Alderman Magill and agreed that

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

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

**PART TWO OTHER PLANNING MATTERS – IN CONFIDENCE**

**ITEM 4.19**

**P/FP/LDP/056 NORTHERN IRELAND WATER (NIW) ENGAGEMENT UPDATE - IN CONFIDENCE**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Foster  
Seconded by Councillor Bennington and agreed that

**the report be noted and that Officers proceed to roll out the use of negative Conditions from January 2024.**

Alderman Smyth requested that his objection to the proposal be noted.

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

**ITEM 4.20**

**G/LEG/3-254 LEGAL UPDATE - IN CONFIDENCE**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Members would be kept updated.

Proposed by Alderman Smyth  
Seconded by Alderman Magill and agreed that

**the report be noted.**

*NO ACTION*

**ITEM 4.21**

**F/FP/LDP/30 UPDATE ON TREE PRESERVATION ORDERS - IN CONFIDENCE**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Bennington  
Seconded by Councillor Cosgrove and agreed that

**the correspondence outlined be issued to NIPSO.**

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

## **PART ONE DECISION ON ENFORCEMENT CASE – IN CONFIDENCE**

### **ITEM 4.22 ENFORCEMENT CASE: [REDACTED] - IN CONFIDENCE**

The Chairperson introduced the Enforcement Update to the Committee (circulated) and made a recommendation that enforcement action be noted as outlined in the report.

Proposed by Alderman Magill  
Seconded by Councillor Cosgrove and agreed that

**the enforcement action be noted.**

*NO ACTION*

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

Proposed by Councillor Bennington  
Seconded by Councillor Cushinan and agreed

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

**The Chairperson advised that the audio recording would recommence.**

There being no further Committee business, the Chairperson thanked Members for their attendance and the meeting concluded at 9.20pm.

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**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.***