



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

- In the Chair** : Alderman F Agnew
- Committee Members Present** : Aldermen –T Campbell, J Smyth and R Swann
Councillors – J Bingham, P Brett, D Hollis, R Lynch, M Magill S Ross and W Webb
- Non-Committee Members Present** : Councillors - S McCarthy, N McClelland and V McWilliam
- In Attendance** : Mr John Blair, MLA - Public Speaker
Mr David Byrne- Public Speaker
Mr Eamon Loughrey – Public Speaker
Mr Peter Robinson – Public Speaker
Mr Jim Maneely – Public Speaker
Mr John Kennedy – Public Speaker
Mr Peter Stewart – Public Speaker
Mr Brian Stewart – Public Speaker
Mr Crawford Leitch – Public Speaker
Miss Eileen McClean – Public Speaker
Ms Diana Thompson – Public Speaker
Mr Mark Kenny – Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon
Director of Community Planning & Regeneration - Ms M McAlister
Head of Planning - Mr J Linden
Principal Planning Officer – Mr B Diamond
Senior Planning Officer – Mr K O'Connell
Senior Planning Officer – Ms J McKendry
Senior Planning Officer – Ms J Winters
Media and Marketing Officer – Ms J Coulter
Borough Lawyer - Mr P Casey
ICT Officer – Mr A Cole
Member Services Officer – Mrs D Hynes

CHAIRPERSON'S REMARKS

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

1 APOLOGIES

Councillor Cushman.

2 DECLARATIONS OF INTEREST

None.

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Bingham
Seconded by Councillor Hollis and agreed

that the following Committee business be taken In Confidence.

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

ITEMS IN CONFIDENCE

DECISIONS ON ENFORCEMENT CASES

ITEM 3.1 - ENFORCEMENT CASE: LA03/2018/0230/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee, advised Members that a further breach of control had been identified following a recent site inspection and made a recommendation that approval be granted to progress enforcement action incorporating this additional breach.

Proposed by Councillor Brett
Seconded by Councillor Bingham and

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

that enforcement action be progressed in this case to include the additional breach, the detail of which was delegated to appointed officers.

Councillor Webb requested that his abstention on this item be recorded in the minutes.

ACTION BY: John Linden

Alderman Campbell joined the meeting during the Planning Officer's report and was therefore unable to vote on item 3.1.

ITEM 3.2 - ENFORCEMENT CASE: LA03/2017/0296/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee, advised Members that there was a minor typographical error in the report which stated the final inspection was undertaken on the 11 May 2018 that should have read the 11 June, and made a recommendation that approval be granted to progress enforcement action.

Proposed by Alderman Campbell
Seconded by Councillor Magill 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

OTHER PLANNING MATTERS

ITEM 3.3 IN CONFIDENCE

P/FP/LDP/5 – LOCAL DEVELOPMENT PLAN POLICY DEVELOPMENT

The Forward Planning Team held a planning policy workshop with Members on 24 May 2018 concerning the development of new planning policy for the Plan Strategy section of the emerging Local Development Plan.

Topics discussed at the workshop included the overarching policy theme "Society" and included the following topics for discussion: Leisure, Health and Wellbeing (including Public Buildings), Movement, and Serving and Connecting the Community. After this workshop meeting, the Forward Planning Team will engage with consultees and key stakeholders prior to final agreement of the Plan Strategy by the Council. A copy of the meeting minutes was circulated.

Proposed by Councillor Webb
Seconded by Councillor Bingham and unanimously agreed

that the report be noted.

ACTION BY: John Linden

ITEM 3.4 IN CONFIDENCE

P/FP/LDP/5 – LOCAL DEVELOPMENT PLAN POLICY DEVELOPMENT

The Forward Planning Team held a planning policy workshop with Members on 28 June 2018 concerning the development of new planning policy for the Plan Strategy section of the emerging Local Development Plan.

Topics discussed at the workshop included the first component of the overarching policy theme “Economy” and included the following topics for discussion: Minerals, Renewables, Tourism and Advertisements. After this workshop meeting, the Forward Planning Team would engage with consultees and key stakeholders prior to final agreement of the Plan Strategy by the Council. A copy of the meeting minutes was circulated.

Due to the number of draft planning policies coming forward for engagement with Members, further workshops were due to take place over the summer months to cover key policy topics for the Borough as they emerge.

The next planned planning policy workshops with Members include:

July 2018 – Planning consultants presentation of the Draft Employment Land Evaluation Report (ELER); this forms part of the Council's overall Draft Economic Strategy and will assist Officers in the preparation of draft Employment and Industry planning policies;

July 2018 – “Overarching Policy” (to include Presumption in favour of sustainable development, Amenity, Development Impact Assessments and Developer Contributions); and

August 2018 – “Economy”; second batch (to include Airport – Belfast International Airport, Employment and Industry, Development in the Countryside – to include Aquaculture, Forestry and Agriculture, and Outdoor Advertisements).

Other meetings would be arranged as and when necessary.

Proposed by Councillor Webb

Seconded by Councillor Bingham and unanimously agreed

that the report be noted.

ACTION BY: John Linden

In a response to a query raised, the Head of Planning confirmed that Officers would review the protocol in relation to the reporting of breaches of planning control to the Planning Enforcement team by Members.

ACTION BY: John Linden

PROPOSAL TO MOVE OUT OF ‘IN CONFIDENCE’

Proposed by Councillor Hollis

Seconded by Councillor Webb and agreed

that any remaining Committee business be conducted in Open Session.

At this point the Chairperson advised there would be a short interval, with the remainder of Committee business resuming at 6.30pm when the meeting would be open to the public and audio-recording would resume.

PART ONE DECISIONS ON PLANNING APPLICATIONS

CHAIRPERSON'S REMARKS

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

1 APOLOGIES

Councillor Cushman.

2 DECLARATIONS OF INTEREST

None.

The Chief Executive reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

The Chairperson advised members that Item 3.5 had been withdrawn by Officers and that additional information had been provided for Item 3.6.

ITEM 3.5 APPLICATION NO: LA03/2017/0478/F

PROPOSAL: Housing development consisting of 4 detached dwellings and 2 semi-detached dwellings with associated hard and soft landscaping.

SITE/LOCATION: Lands in between 115-119 Manse Road, Newtownabbey

APPLICANT: Viewpoint Developments Ltd

The Chairperson advised Members that this application had been withdrawn by Officers.

ACTION BY: John Linden

ITEM 3.6 APPLICATION NO: LA03/2017/1062/F

PROPOSAL: Proposed extension to existing supermarket to include additional sales and storage area; 2 No. New Deli Counters, internal layout alterations to office, tills, staff room and toilets. Demolition of existing dwelling and garage (No 488 Antrim Road), removal of existing jet wash bay, new boundary walls, acoustic fencing and associated site works to include additional parking provision and new air/water service bay and new odour abatement system

SITE/LOCATION: 492 and 488 Antrim Road, Glengormley, Newtownabbey

APPLICANT: Maxol Oil Ltd

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee advised Members that there was a minor typographical error in the report which stated that permission had been granted to a previous application when this had been refused, and made a recommendation to grant planning permission.

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

- Mr John Blair, MLA
- Mr David Byrne
- Mr Eamon Loughrey
- Mr Peter Robinson
- Mr Jim Maneely (available for questions)
- Mr John Kennedy (available for questions)

Proposed by Councillor Brett
Seconded by Alderman Campbell and

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

that planning permission be granted for the application subject to the conditions set out in the Planning Report together with an additional condition requiring the removal of the proposed window facing onto the Antrim Road, the detail of which was delegated to Officers.

ACTION BY: John Linden

ITEM 3.7 APPLICATION NO: LA03/2017/0645/O

PROPOSAL: Proposed site for 1no. new dwelling

SITE/LOCATION: Land 35m West and 15m Norther of 28a Glebe Road West, Newtownabbey, BT36 6EH.

APPLICANT: Mr S Leighton

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

There were no public speakers to address this item.

Proposed by Councillor Brett
Seconded by Alderman Campbell and

on the proposal being put to the meeting 6 Members voted in favour, 4 against and 1 abstention and agreed

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

ACTION BY: John Linden

Councillor Brett left the Chamber at this point.

ITEM 3.8 APPLICATION NO: LA03/2017/0242/O

PROPOSAL: Proposed development of 6 No. detached dwellings and garages

SITE/LOCATION: Lands between 72 and 76 Kingsmoss Road, Newtownabbey

APPLICANT: Miss E McClean

Kieran O'Connell, 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 McCarthy
- Mr Brian Stewart
- Mr Peter Stewart on behalf of Andrew Paul
- Mr Crawford Leitch
- Miss Eileen McClean

Proposed by Councillor Bingham
Seconded by Councillor Webb and

on the proposal being put to the meeting 7 Members voted in favour, 3 against and 0 abstentions and agreed

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

ACTION BY: John Linden

Councillor Brett had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on item 3.8.

Councillor Webb left the Chamber at this point.

ITEM 3.9 APPLICATION NO: LA03/2018/0087/F

PROPOSAL: Construction of discount foodstore, provision of car parking, landscaping and associated site works (relocation of existing Lidl supermarket at Unit 8 - supermarket building to be retained but the foodstore use to be extinguished and transferred to application site).

SITE/LOCATION: Undeveloped land immediately east and southeast of Homebase (Unit 20), 140 Junction One Retail Park, Ballymena Road, Antrim.

APPLICANT: Lidl Northern Ireland GmbH

John Linden, Head of Planning, 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 –

- Miss Diana Thompson

Proposed by Councillor Brett
Seconded by Councillor Bingham and

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

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

ACTION BY: John Linden

Councillor Webb had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on item 3.9.

ITEM 3.10 APPLICATION NO: LA03/2017/0773/F

PROPOSAL: Erection of 18 no. semi-detached houses and 7 no. apartments over 3 floors

SITE/LOCATION: Undeveloped lands between 5 and 7 Blackrock Boulevard located within Blackrock Housing Development, Mallusk, Newtownabbey

APPLICANT: Fyth Developments Ltd

Kieran O' Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Bingham
Seconded by Alderman Campbell and

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

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

ACTION BY: John Linden

ITEM 3.11 APPLICATION NO: LA03/2018/0078/F

PROPOSAL: Proposed 5 No. townhouses

SITE/LOCATION: Land south west of 102 Ballynure Road, BT39 9AQ

APPLICANT: Mr Mark Kenny

Barry Diamond, Principal 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 Mark Kenny

Proposed by Councillor Brett
Seconded by Alderman Campbell 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 3.12 APPLICATION NO: LA03/2018/0355/F

- PROPOSAL:** Proposed retention of extension to curtilage and associate infilling of land and retaining wall
- SITE/LOCATION:** At lands adjacent to 1 Hollybrook Park, Glengormley, BT36 4ZN
- APPLICANT:** Mr Seamus Scullion
-

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee. He advised Members that the registered Public Speaker, had withdrawn from the meeting due to her child being unwell. She had indicated to Officers the only issue she would like raised was in relation to how they would make a safe environment for their children at their home. The Principal Planning Officer made a recommendation to refuse planning permission.

Proposed by Alderman Campbell
Seconded by Councillor Ross and

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

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions of the Belfast Urban Area Plan and Draft Belfast Metropolitan Area plan in that the extension of the residential curtilage into an area zoned for Existing Employment land is contrary to the plan(s).**
- 2. The proposal is contrary to Policy PED7 of Planning Policy Statement 4 in that the proposed development will result in the loss of land zoned for economic development use and would set an undesirable precedent for further loss of zoned economic development land.**
- 3. The proposal is contrary to Policy LC 1 of PPS 7 Addendum in that the pattern of development is not in keeping with the overall character and environmental quality of this established residential area.**

ACTION BY: John Linden

Councillor Brett left the Chamber at this point.

ITEM 3.13 APPLICATION NO: LA03/2018/0382/O

- PROPOSAL:** Infill of small gap site to accommodate single dwelling and garage.

SITE/LOCATION: Approx. 18 m East of No. 134 Roguery Road, Toomebridge

APPLICANT: Mr & Mrs McAfee

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 Alderman Campbell
Seconded by Alderman Smyth and

on the proposal being put to the meeting 8 Members voted in favour, 1 against and 0 abstentions and agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions of 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 policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21 “Sustainable Development in the Countryside”, in that it:**
 - (a) fails to meet with the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage;**
 - and**
 - (b) would add to a ribbon of development.**
- 3. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21: “Sustainable Development in the Countryside”, in that the dwelling would, if permitted, add to a ribbon of development resulting in a suburban style build up of development, thereby resulting in a detrimental change to, and further eroding, the rural character of the area.**
- 4. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Policy AMP2 of Planning Policy Statement 3: “Access, Movement and Parking” in that the applicant has failed to provide an access with visibility splays of 2.4m x 120m in both directions along the Roguery Road and would, if permitted, prejudice the safety or convenience of other road users.**

ACTION BY: John Linden

Alderman Campbell left the Chamber at this point.

ITEM 3.14 APPLICATION NO: LA03/2018/0253/F

PROPOSAL: Conversion of stables to Boarding Cattery

SITE/LOCATION: 19 British Road, Aldergrove, BT29 4DH

APPLICANT: Victoria Patefield

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Hollis
Seconded by Councillor Webb and

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

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

ACTION BY: John Linden

ITEM 3.15 APPLICATION NO: LA03/2018/0356/RM

PROPOSAL: Replacement two storey dwelling and garage.

SITE/LOCATION: 25 metres East of 36 Rea Hill Road, Newtownabbey

APPLICANT: Mr David and Mrs Joanne Murray

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to approve reserved matters.

There were no public speakers to address this item.

Proposed by Councillor Bingham
Seconded by Councillor Ross and

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

that reserved matters be granted for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden

Councillor Brett had returned to the Chamber following the Planning Officer's reports and was therefore unable to vote on items 3.13, 3.14 and 3.15.

PART TWO OTHER PLANNING MATTERS

ITEM 3.16

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

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

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

the report be noted.

ACTION BY: John Linden

ITEM 3.17

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

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

PAN Reference: LA03/2018/0574/PAN
Proposal: Replacement of existing gravel pitch with 3G synthetic grass pitch (140m x 96m), 3m wide bitmac path along 3no sides and associated fencing and floodlighting
Location: Antrim Grammar School, 10 Steeple Road, Antrim
Applicant: Antrim and Newtownabbey Borough Council
Date Received: 15 June 2018
12 week expiry: 7 September 2018

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

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

the report be noted.

ACTION BY: John Linden

ITEM 3.18

P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS – ANNUAL STATISTICAL BULLETIN FOR 2017-2018

The Northern Ireland Planning Statistics 2017/18 Annual Statistical Bulletin, a copy of which was circulated, was released on 21 June 2018 by the Department for Infrastructure's Analysis, Statistics and Research Branch. This was the third annual statistical report on activity and performance since the transfer of planning powers to councils in April 2015.

The figures showed that during 2017-18, the total number of planning applications received in Northern Ireland was 12,933, a decrease of 1% over the previous financial year. The figures also highlighted that 12,314 decisions were issued across Northern Ireland, a decrease of some 5% over the previous year.

The decrease in applications received across Northern Ireland during 2017-18 is also reflected in the local figures for the Antrim and Newtownabbey Borough which witnessed an even greater decrease of some 9% from 798 applications received in 2016-17 to 730 received during 2017-18, although this is still above the 722 applications received in 2015-16. Over 720 decisions were issued by the Planning Section during the year, a decrease of some 9% over 2016-17 mirroring the NI trend and the decrease in applications received locally, with an overall approval rate of 93% which compares favourably with the Northern Ireland average of 94%.

There were 261 live cases in the Borough at 31st March 2018 which is a reduction of some 32 cases from 31st March 2017. Members noted that the number of applications more than 6 months old had decreased by almost 30% from 2016-17 and in particular the number of applications more than 12 months old has decreased from 24 to 12 cases during this period. These 12 cases equate to some 5% of the Council's live planning applications and this is the lowest proportion of all 11 Councils.

Performance against statutory targets

In relation to performance against targets the Department for Infrastructure (DfI) figures showed that the Council met two out of the three statutory targets this year.

The Council took on average 40 weeks to process and decide **Major** planning applications during 2017-18 against the target of 30 weeks. This performance ranks fourth out of the 11 Councils, is ahead of the NI average of 50.2 weeks, and marks a considerable improvement over the 73.6 weeks recorded for 2016-17. In total 15 Major applications were decided by the Committee during 2017-18 all of which were approved. The Planning Section will continue to prioritise this work area during 2018-19.

The DfI figures showed that the Council took on average 12.1 weeks to process and decide **Local** planning applications during 2017-18 against the target of 15 weeks. This performance marks a further improvement against 2016-17 and ranks in the top

three out of the 11 Councils where an average processing time of 15.2 weeks across all Councils has been recorded.

In relation to enforcement the DfI figures highlight that the Council's planning enforcement team concluded 94.2% of cases within 39 weeks against the performance target of 70%. This maintained the Council's strong performance recorded during 2016-17 and again ranked first out of all Councils. The Section recorded an average time of 12.2 weeks, to process 70% of enforcement cases to target conclusion compared to 33 weeks across all Councils.

In summary, the Council had improved its performance overall this year when measured against the 3 statutory indicators, whilst the backlog of applications over 12 months old has also been reduced.

For the coming year priority for the Planning Section would continue to attach to the efficient and expeditious processing of all Major applications whilst seeking to maintain the strong performance levels for processing Local applications and dealing with enforcement cases.

Proposed by Councillor Magill

Seconded by Councillor Bingham and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.19

P/FP/LDP/2 LOCAL DEVELOPMENT PLAN: REVISED TIMETABLE

An updated draft Plan Timetable was agreed by Members in March 2018.

The Forward Plan Section gave notice to the Department of Infrastructure (DfI) that it was intending to submit the draft Plan Timetable for approval as required under the Local Development Plan Regulations (Northern Ireland) 2015. The Department of Infrastructure requested written confirmation from the Planning Appeals Commission (PAC) that they were in agreement with the revised Timetable before the formal submission to them. Consequently, the Timetable was formally submitted in May 2018 to DfI once written confirmation was received from the PAC.

DfI asked for two minor amendments to the proposed Timetable once submitted. These related to clarification on the current development plans that applied to the Borough and clarification as to whether the quarterly periods referred to in the Timetable related to the business year or the calendar year.

DfI subsequently agreed the Timetable in June 2018. A copy of the relevant correspondence and agreed Timetable was circulated.

In line with legislative requirements, the Timetable was advertised, made available on the Council's website and made available for public inspection. A copy was also

forwarded to all statutory consultees and relevant parties held on the Council's consultation databases.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.20

DIRECTION ORDERS ISSUED BY THE DEPARTMENT FOR INFRASTRUCTURE

Members recalled that reports were presented to the May meeting of the Planning Committee on the following two major planning applications with an Officer recommendation to grant planning permission in both cases.

APPLICATION NO:	LA03/2016/1141/F
PROPOSAL:	Caravan park (110 No. static caravan pitches, 52 No. touring caravan or motorhome pitches and 10 No. camping cabins) with amenity building, shower and toilet pods, associated access (including road improvements) and landscaping.
SITE/LOCATION:	Lands southeast of 12 Castle Road, Antrim, BT41 4NA
APPLICANT:	Blair's Caravans Ltd

APPLICATION NO:	LA03/2015/0173/F
PROPOSAL:	Housing Development comprising 44 No. dwellings and associated site works, landscaping with access from Trench Lane, Mallusk
SITE/LOCATION:	Lands at Trench Lane to the east of Ballymartin Water adjacent and west of housing developments at Parkmount Road, Tudor Park and Hyde Park Manor, Mallusk, Newtownabbey, BT36 4PA
APPLICANT:	Galanta No 2 Ltd

In introducing both applications Members were advised that should they concur with the Officer recommendation to approve then the Council would be obliged to notify the Department for Infrastructure (DfI) that the Council proposed to grant permission in circumstances where a statutory consultee had raised significant objections to the proposal. Following notification the DfI would have 28 days to decide whether it wished to call in either or both of the applications for its determination. Following consideration of the applications by the Committee the Officer recommendation to grant planning permission was endorsed in both cases.

The Council subsequently wrote to the Dfl, in accordance with the provisions of the Planning (Notification of Applications) Direction 2017, notifying it of the Council's intention to grant planning permission in both cases (copies circulated)

Dfl had since written to the Council on both cases to direct under Article 17 of the Planning (General Development Procedure) Order (NI) 2015 that the Council may not proceed to determine these applications until so advised by the Department (copies circulated).

The service of such a Direction under Article 17 was considered by Officers to be a holding mechanism that provides Dfl with additional time to decide whether it wishes to call these applications in for determination by the Department itself.

Members noted that should the Dfl decide not to call in these applications then the Council would be obliged under the provisions of planning legislation to undertake a Pre-determination hearing for both cases prior to the applications being returned to the Committee for final determination.

In anticipation that the Department decides in due course to return both applications for Council determination, the Planning Section was making initial arrangements that would hopefully allow the required Pre-determination hearings to be promptly organised and held.

Proposed by Councillor Brett

Seconded by Councillor Webb and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.21

DRAFT LOCAL GOVERNMENT (CONSEQUENTIAL AMENDMENTS) REGULATIONS (NI) 2018 – CORRESPONDENCE FROM DFC

Members recalled the report presented to the June meeting of the Planning Committee seeking Members views on proposed amendments to Local Government legislation relating to the determination of applications by councils in circumstances where a pre-determination hearing is held.

The Council subsequently wrote to the DfC Local Government and Housing Regulation Division indicating, amongst other matters, its opposition to the change proposed in relation to decision making following a pre-determination hearing.

DfC Local Government and Housing Regulation Division had now written to the acknowledge receipt of the Council's comments and clarify that the Department would not be taking the draft Regulations beyond the consultation stage until a Minister is in place (copy circulated).

Proposed by Councillor Magill

Seconded by Councillor Bingham and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.22

CLOSURE OF THE PLANNING NI WEBSITE

The Department for Infrastructure (DfI) had advised the Council that over the coming months it would be reviewing the content displayed on the Planning NI website and, where appropriate, updating and transferring relevant information to the NI Direct or Department for Infrastructure websites.

As a result of this work, information such as general planning guidance, [links to Public Access](#) and the online consultation system, application forms, details of application fees etc would be moved to the NI Direct website. Information on planning legislation and policy would be moved to the DfI website, work on which had already commenced. Once all relevant information and documents had been transferred, the Planning NI website would be closed.

Proposed by Councillor Magill

Seconded by Councillor Bingham and unanimously agreed that

the report be noted.

ACTION BY: John Linden

There being no further Committee business under Part 2 of the agenda the Chairperson thanked everyone for their attendance and the meeting concluded at 8.31pm.

MAYOR