



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 20 MAY 2019 AT 6.00 PM**

- In the Chair** : Alderman P Brett
- Committee Members Present** : Aldermen – T Campbell, and T Hogg
Councillors – J Archibald, H Cushinan, S Flanagan, R Kinnear, R Lynch, M Magill, R Swann and B Webb
- Non-Committee Members Present** : Councillor A Logue
Councillor A Bennington
- In Attendance** : Mr Jim Mulholland – Public Speaker
Mr Jim Crozier - Public Speaker
Mr Rey Gaston - Public Speaker
Ms Kerry Caldwell - Public Speaker
- Officers Present** : Chief Executive – J Dixon
Director of Economic Development and Planning - M McAlister
Borough Lawyer & Head of Legal Services – P Casey
Principal Planning Officer - B Diamond
Acting Senior Planning Officer – M O'Reilly
Senior Planning Officer – J Winters
Senior Planning Officer – J McKendry
Senior Planning Officer – Kieran O'Connell
Media & Marketing Officer – J Heasley
ICT Change Officer – A Cole
Member Services Officer - S Boyd
Mayor and Member Services Manager – V Lisk

CHAIRPERSON'S REMARKS

The Chairperson welcomed New Committee Members to the monthly Planning Committee Meeting, congratulated all returning Members and reminded all present of the protocol for speaking and timeframes, and that the meeting was being audio recorded.

The Chairperson informed Members of operational changes to procedures for the Committee and advised that the Planning Committee meetings would start at 6.00 pm to consider Part Two Agenda Items, any matters which need to be considered

in confidence as well as any other pre-notified business arising, and that Planning Applications would continue to start at 6.30 pm.

1 APOLOGIES

Alderman Agnew

2 DECLARATIONS OF INTEREST

None

PART TWO OTHER PLANNING MATTERS

ITEM 3.1

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during April 2019 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Councillor Webb

Seconded by Alderman Hogg and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.2

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES 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 is to be submitted. This is referred to as a Proposal of Application Notice (PAN). Three PANs were registered during April 2019 the details are set out below.

PAN Reference: LA03/2019/0269/PAN
Proposal: Variation of use of existing retail unit to allow the sale of convenience, non bulky and bulky goods
Location: Unit 7, Longwood Retail Park, Longwood Road, Newtownabbey
Applicant: TJ Morris Ltd
Date Received: 1 April 2019
12 week expiry: 24 June 2019

PAN Reference: LA03/2019/0333/PAN
Proposal: Proposed residential development comprising c. 160 dwelling units, garages, car parking, site access, construction of bridge, open space and landscaping and all other associated site works

Location: Lands adjacent and west of Park Road Mallusk (opposite and west of The Poplars residential development; adjacent and north of 1 & 2 Park Manor; north of 117-121 Mallusk Road; and adjacent and west of 11 Park Road)

Applicant: Park Road Developments (NI) Ltd
Date Received: 24 April 2019
12 week expiry: 17 July 2019

PAN Reference: LA03/2019/0337/PAN
Proposal: Retention of existing mixed retail store (Poundland)
Location: Retail Warehouse Unit 2 The Junction Factory Outlet & Retail Park 111 Ballymena Road Antrim

Applicant: Dealz
Date Received: 26 April 2019
12 week expiry: 19 July 2019

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

Proposed by Councillor Magill
 Seconded by Councillor Flanagan and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.3

TPO/2018/0067/LA03 - SERVICE OF PROVISIONAL TPO ON LANDS AT RUSH PARK, NEWTOWNABBEY.

Section 122 of the Planning Act (Northern Ireland) 2011 empowers the Council to make provision for the preservation of trees or woodlands where it appears that it is expedient in the interests of amenity. The purpose of the Order is to preserve the trees on this site and to prohibit the cutting down, lopping, uprooting, wilful damage or wilful destruction of the trees.

Members were advised that at the January 2019 Planning Committee meeting Officers reported the service of a Provisional TPO on the above lands on 21 December 2018 in accordance with Section 123 of the Planning Act (Northern Ireland) 2011.

In accordance with Section 123 of the Planning Act (Northern Ireland) 2011 the Tree Preservation Order must be confirmed on or before 21 June 2019, being 6 months from the date of service of the Provisional TPO, should the Council wish to do so.

The Council invited representations from those with an interest in the land and properties adjoining the land, which were to be received within 28 days of the date of the Order. One representation was received from the Northern Ireland Housing Executive (NIHE) who objected to the TPO. NIHE has advised it has a policy of maintaining and preserving its tree stock and that the trees in Rush Park are professionally maintained in line with good arboriculture practice and British Standards. The trees are independently surveyed every 5 years by Dr. Philip Blackstock and the recommended actions are followed.

It was noted during the service of the Provisional TPO that a number of trees had evidence of Ganoderma brackets, which would indicate significant internal decay. Rather than being removed from the site, these are being managed so they can be retained for as long as possible. Smaller trees on site would also indicate that the NIHE is actively maintaining and enhancing this area through landscaping where necessary. The Council was initially informed on 21st December 2018 that trees were being felled, however maintenance work was being carried out to remove a broken branch that had become dangerous.

It is considered that these trees are not under threat and given that the trees stand in an area of open space they derive a degree of protection from development under Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation. To confirm this TPO will not only incur a significant survey fee, but will result in further ongoing costs for work requests to the trees, some of which are noted to be in poor health. If it was considered that at some point in the future the trees were considered to be at risk from felling, the decision not to confirm the provisional TPO at this point would not prohibit the service of a new Provisional TPO in the future.

Proposed by Councillor Webb
Seconded by Alderman Brett and unanimously agreed

that the Tree Preservation Order is not confirmed, however, Officers are to advise the Northern Ireland Housing Executive that trees at risk from felling are a matter of concern for the Council and the matter will be kept under review.

ACTION BY: Barry Diamond, Principal Planning Officer

ITEM 3.4

PREDETERMINATION HEARING ON APPLICATION LA03/2015/0173/F

The following Major planning application was presented to the May 2018 meeting of the Planning Committee with an Officer recommendation to grant permission.

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 the application 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. In this particular case DfI Rivers had raised objections to the proposal because of the potential impact of reservoir flooding affecting the site. Following notification the DfI would have 28 days to decide whether it wished to call in the application for its determination. Following consideration of the application by the Committee the Officer recommendation to grant planning permission was endorsed.

The Council subsequently wrote to the DfI, in accordance with the provisions of the Planning (Notification of Applications) Direction 2017, notifying it of the Council's intention to grant planning permission.

A report was then presented to the July 2018 meeting of the Planning Committee advising that a Direction Order had been served by DfI restricting the Council from issuing a decision until such time as it decided whether or not to call in the application for its determination i.e. the 28 day call-in period was effectively extended.

Following the submission of clarification information on a number of issues in December 2018, DfI has now written to the Council confirming that it has decided **not** to call in this application (copy circulated). In reverting this application back to the Council, and as indicated in the July 2018 report, the Council is however statutorily obliged under Section 30 of the Planning Act (NI) 2011 to undertake a Pre-determination Hearing prior to the application being returned to the Committee for final determination.

To ensure that this application is processed expeditiously it is proposed to hold the Pre-Determination Hearing at 5.30pm on 6th June 2019 with the intention that the application will then be brought forward at the June Planning Committee meeting for final determination.

Proposed by Alderman Hogg

Seconded by Councillor Webb and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.5

P/PLAN/025 NORTHERN IRELAND PLANNING MONITORING FRAMEWORK

Over recent months the Department for Infrastructure has been working towards the production of a Planning Monitoring Framework which will apply to all Councils in Northern Ireland. Whilst there are currently three statutory indicators, this framework will capture additional data on planning-related activities, such as the percentage of applications determined under delegated powers and the number of claims for costs received by the Planning Appeals Commission and number of claims awarded. A copy of the letter from the Chief Planner and the Planning Monitoring Framework, the first results on which will be published in September 2019, were circulated.

Proposed by Councillor Magill
Seconded by Councillor Flanagan and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.6

CORRESPONDENCE FROM THE DEPARTMENT FOR INFRASTRUCTURE RE PLANNING FEES

The Department for Infrastructure (DfI) has written to the Council (copy circulated) to advise that it intends to introduce Regulations later this year that will apply a one year inflationary uplift of approximately 1.99% across all planning fee categories. The correspondence also advises that the Department intends to bring forward arrangements for annual inflationary uplifts.

Whilst the increase in planning fees is welcomed, this is the first inflationary increase introduced by the Department in some 5 years. As such it is disappointing that no consideration has been given to a greater increase at this time, given the increased pressure on financial resources as planning fees have not kept pace with inflation. The Council may therefore wish to respond to the Department welcoming the increase, but requesting that consideration be given to a larger increase at this time (in the region of 5%) to reflect the fact that fees have fallen considerably behind inflation in recent years.

Proposed by Councillor Webb
Seconded by Councillor Lynch and unanimously agreed

that Council responds to the Department for Infrastructure, welcomes the increase and requests consideration be given to a larger increase at this time in the region of 5% reflective of the fact that fees have fallen considerably behind inflation in recent years.

ACTION BY: John Linden, Head of Planning

ITEM 3.7

LOUGH NEAGH SAND EXTRACTION – ENFORCMENT NOTICE REFERENCE: EN/2015/0109 ISSUED BY THE DEPARTMENT FOR INFRASTRUCTURE AND APPLICATION REFERENCE: LA03/2017/0310/F – A REGIONALLY SIGNIFICANT PLANNING APPLICATION

The Committee has previously been advised about the Enforcement Notice served by the Department for Infrastructure (DfI) in May 2015 in relation to ongoing sand dredging operations at Lough Neagh as well as the regionally significant planning application submitted in March 2017 (details below) that is currently being processed by DfI.

Application Reference: LA03/2017/0310/F

Proposal: Application for the extraction, transportation and working of sand and gravel from Lough Neagh. Sand and gravel to be extracted from within two distinct areas totalling some 3.1km², in the north-west of Lough Neagh situated approximately east

of Traad Point, north of Stanierds Point, west of Doss Point and south of Ballyronan and the ancillary deposition of silt and fine material.

Location: Lough Neagh within the Mid Ulster District Council Antrim and Newtownabbey Borough Council Armagh Banbridge and Craigavon Borough Council and Lisburn and Castlereagh Council Areas

Applicant: Lough Neagh Sand Traders Ltd

Full details of the application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

Following an appeal lodged against the DfI Enforcement Notice, the Planning Appeals Commission has now issued its decision (copy circulated) which is to uphold the Notice as varied. In summary the key changes to the Notice are as follows:

- (i) All working of minerals outside the 3.1km² dredging areas, which were identified by the Sand Traders and which are located in the Mid Ulster Council area, is to cease within one day of the date of the PAC decision (7 May 2019);
- (ii) All working of minerals within the 3.1km² dredging areas shall cease within 12 calendar months of the date of the PAC decision i.e. by 7 May 2020; and
- (iii) All barge movements associated with the working of minerals within the 3.1km² area which take place outside the hours of daylight are to cease within one day of the date of the PAC decision.

Ultimately, this decision allows for ongoing dredging operations over the next 12 months and this timescale was considered reasonable by the PAC to allow for a managed wind down of the operations.

Linked to this decision on the Enforcement Notice the PAC has also issued its advisory report to DfI following an inquiry in relation to the current planning application which is seeking planning permission to continue dredging operations for a 15 year period in the 3.1km² dredging areas, identified by the Sand Traders and which as indicated above are located in the Mid Ulster Council area.

The PAC Report (copy circulated) has recommended that planning permission should be granted. However Members will be aware that the final decision on this application now rests with DfI who will take account of the PAC Report.

Proposed by Alderman Campbell
Seconded by Alderman Hogg and unanimously agreed

that the report be noted.

NO ACTION

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Lynch
Seconded by Councillor Flanagan and unanimously agreed

that the following Committee business be taken In Confidence.

ITEM 3.8

P/FP/LDP/94 MEETING WITH DEPARTMENT FOR INFRASTRUCTURE (DfI) – IN CONFIDENCE

The most recent meeting of the DfI ANBC Strategic Planning Working Group regarding planning matters took place on 31 January 2019.

A number of issues were discussed including the Local Development Plan Independent Examination process, delivery of DfI Transport Plans, the DfI Sustainable Water Strategy and monitoring. A number of actions were also identified including an invitation to DfI to make a presentation to Members regarding the Independent Examination process.

A copy of the minutes was circulated for Members' information. The next meeting with DfI is due to take place in June 2019.

Proposed by Councillor Webb
Seconded by Councillor Flanagan and unanimously agreed

that the report be noted.

NO ACTION

DECISIONS ON ENFORCEMENT CASES

ITEM 3.9 - ENFORCEMENT CASE: LA03/2018/0322/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action to permanently cease the unauthorised retail use, the detail of which be delegated to appointed Officers.

Proposed by Alderman Campbell
Seconded by Councillor Webb 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 3.10 - ENFORCEMENT CASE: LA03/2018/0404/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action to permanently cease the unauthorised retail use, the detail of which is delegated to appointed Officers.

Proposed by Councillor Magill
Seconded by Alderman Campbell and unanimously agreed

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

ACTION BY: John Linden

ITEM 3.11- ENFORCEMENT CASE: LA03/2018/0308/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action to permanently cease the unauthorised retail use, the detail of which is delegated to appointed Officers.

Proposed by Councillor Webb
Seconded by Alderman Campbell 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

PROPOSAL TO PROCEED OUT OF 'IN CONFIDENCE'

Proposed by Councillor Lynch
Seconded by Councillor Magill and agreed that

the remainder of Committee business be taken in Open Session.

4. ANY OTHER BUSINESS

The Chairperson advised Members that Item 4 was a new item added to the Agenda and requested that any Member who wished to raise any other relevant business do so in future by giving advance notice to the Chairperson prior to the Planning Committee Meeting in order that Officers are relevantly informed of any issues which may be raised.

Proposed by Alderman Brett
Seconded by Councillor Lynch and agreed that

the meeting be adjourned, with the remainder of the Committee business resuming at 6.30 pm when the meeting would consider decisions on planning applications.

Meeting reconvened at 6.30pm.

Councillor Kinnear joined the meeting at this point.

The Chairperson welcomed Committee Members to the monthly Planning Committee Meeting and reminded all present of the protocol for speaking and timeframes accorded, and that the meeting was being audio recorded.

The Chairperson advised Members that Item 3.15 had been withdrawn by the Applicant, additional information for Items 3.12 and 3.14 and an Addendum Report for Items 3.13 and 3.14 had been circulated in advance of the meeting with hard copies being provided at the meeting.

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.

1 APOLOGIES

Alderman Agnew

2 DECLARATIONS OF INTEREST

None

PART TWO DECISIONS ON PLANNING APPLICATIONS

ITEM 3.12 APPLICATION NO: LA03/2019/0010/F

PROPOSAL:	Proposed driver training centre and rally school including steel container with lean-to extension and fencing and provision of new access
SITE/LOCATION:	Lands 625m SW of Nutts Corner roundabout to west of Moira Road, Ballydonagh, Glenavy
APPLICANT:	Mr J Crozier, Superdrive

Johanne McKendry, Senior Planning Officer advised Members' that the date should read 2019 and not 2018 in the additional information provided from the objector, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

- Councillor A Logue
- Mr J Mulholland
- Mr J Crozier
- Mr R Gaston
- Mr D Carson (for questions)

- Mr C Murphy (for questions)

Proposed by Alderman Campbell

Seconded by Councillor Cushinan 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 (SPPS), the Antrim Area Plan 1984-2001 and Policy CTY1 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 (SPPS), the Antrim Area Plan 1984-2001 and criterion (iv) and (v) of Policy OS3 'Outdoor Recreation in the Countryside' and criterion (i) of Policy OS 5 'Noise Generating Sports and Outdoor Recreational Activities' of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' in that it has not been demonstrated that the proposed development would not result in the unacceptable impact on the amenities of people living nearby due to the noise disturbance associated with the proposed driver training centre and rally school.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and criterion (iii) and (vi) of Policy OS3 'Outdoor Recreation in the Countryside' of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' and Policy CTY13 of Planning Policy Statement 21 'Sustainable Development in the Countryside' in that: the design and finishes of the buildings are inappropriate for this site in the rural area; the proposed buildings are a prominent feature in the landscape; the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the buildings to integrate into the landscape; the proposed buildings rely primarily on the use of new landscaping for integration; and the proposed buildings fail to blend with the landform.**
- 4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and criterion (iii), (v) and (vi) of Policy OS3 'Outdoor Recreation in the Countryside' of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' and to Policy CTY14 of Planning Policy Statement 21 'Sustainable Development in the Countryside' in that the siting and design of the buildings would, if permitted be unduly prominent in the landscape and would damage and further erode the rural character of the countryside.**

ACTION BY: John Linden

ITEM 3.13 APPLICATION NO: LA03/2019/0188/O

PROPOSAL:	Infill dwelling and garage (site 1)
SITE/LOCATION:	Between 30 and 32 Lislunnan Road, Kells
APPLICANT:	Mr K Graham

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

The undernoted Public Speaker addressed the Committee and responded to enquiries from Members as requested –

- Ms Kerry Caldwell

Proposed by Alderman Campbell
Seconded by Alderman Hogg and unanimously 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 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, in that it fails to meet with the provisions for an infill dwelling as the application site is not small gap site sufficient only to accommodate up to a maximum of two houses 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 Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved at this location, it would be a prominent feature in the landscape and would have an adverse impact on visual amenity and rural character of this area.**
- 4. This proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved it would result in the creation of a linear form of ribbon development along the Lislunnan Road especially when considered in conjunction with a concurrent planning application LA03/201/0189/O. The proposal is therefore contrary to Policy CTY 14 and would result in ribbon development.**

ACTION BY: John Linden

ITEM 3.14 APPLICATION NO: LA03/2019/0189/O

PROPOSAL:	Infill dwelling and garage (site 2)
SITE/LOCATION:	Between 30 and 32 Lislunnan Road, Kells
APPLICANT:	Mr K Graham

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

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

- Ms Kerry Caldwell

Proposed by Alderman Campbell
Seconded by Councillor Archibald and unanimously 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 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, in that it fails to meet with the provisions for an infill dwelling as the application site is not small gap site sufficient only to accommodate up to a maximum of two houses 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 Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved at this location, it would be a prominent feature in the landscape and would have an adverse impact on visual amenity and rural character of this area.**
- 4. This proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved it would result in the creation of a linear form of ribbon development along the Lislunnan Road especially when considered in conjunction with a concurrent planning application LA03/201/0189/O. The proposal is therefore contrary to Policy CTY 14 and would result in ribbon development.**

ACTION BY: John Linden

ITEM 3.15 APPLICATION NO: LA03/2019/0106/O

PROPOSAL:	Proposed site for infill dwelling and garage
SITE/LOCATION:	Site between 28b and 28a Ballyhill Lane, Nutts Corner, Crumlin
APPLICANT:	Dr Annabel Scott

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

NO ACTION

ITEM 3.16 APPLICATION NO: LA03/2019/0138/O

PROPOSAL:	Infill dwelling and garage
SITE/LOCATION:	Adjacent to 378 Ballyclare Road, Newtownabbey, BT36 4TQ
APPLICANT:	Mrs Denise Dykes

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

There were no public speakers to address this item.

Proposed by Alderman Campbell
Seconded by Councillor Flanagan and unanimously 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 and Policy CTY 1 and CTY 8 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 and it fails to meet with the provisions for an infill dwelling.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a ribbon of development resulting in a suburban style of build-up, and the impact of ancillary works would result in a detrimental change to and further erode the rural character of the area.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, in that the site lacks long established natural boundaries and relies on the use of new landscaping for integration and the ancillary works do not integrate with their surroundings.**

4. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed dwelling in terms of noise disturbance from the adjacent industrial premises.**
5. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the required sight lines can be achieved and that the proposal will not prejudice road safety.**

ACTION BY: John Linden

ITEM 3.17 APPLICATION NO: LA03/2019/0263/O

PROPOSAL:	Proposed infill site for 2no. dwellings and garages
SITE/LOCATION:	Lands 20m east of 714 Antrim Road, Templepatrick, Ballyclare
APPLICANT:	Johnston Kirkpatrick

Michael O'Reilly Acting Senior Planning Officer, introduced the Planning 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 Webb
 Seconded by Councillor Magill and unanimously 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 and Policy CTY1 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 CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.**
3. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Antrim Road.**

ACTION BY: John Linden

Councillor Magill left the Chamber.

ITEM 3.18 APPLICATION NO: LA03/2019/0125/A

PROPOSAL:	Retention of Hoarding sign (temporary)
SITE/LOCATION:	113 Ballynure Road, Ballyclare
APPLICANT:	Lather 10 Developments Ltd

Michael O'Reilly Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse advertising consent permission.

There were no public speakers to address this item.

Proposed by Councillor Archibald
Seconded by Alderman Campbell and unanimously agreed

that advertising consent be refused for the following reason:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17: Control of Outdoor Advertisements, in that retention of the signage would have an unacceptable detrimental impact on the visual amenity of the surrounding residential area.**

ACTION BY: John Linden

ITEM 3.19 APPLICATION NO: LA03/2019/0183/A

PROPOSAL:	Retention of temporary freestanding 6.65 metre sign for a period of 2 years.
SITE/LOCATION:	Lands at former Enkalon Site to the north west of Enkalon Sports and Social Club and Steeple Burn watercourse south west of Enkalon Industrial Estate and north east of Plaskets Burn and Umry Gardens Randalstown Road Antrim
APPLICANT:	Fermac Properties

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

There were no public speakers to address this item.

Proposed by Councillor Webb
Seconded by Councillor Flanagan and unanimously agreed

that advertising consent be granted subject to the following condition:

- 1. The temporary sign, hereby permitted, shall be removed from site and the land restored to its former condition within 2 years from the date of this permission.**

ACTION BY: John Linden

Councillor Magill returned to the Chamber.

In response to a request from Councillor Webb, the Chief Executive advised that there was no conflict of interest for those Members who had been involved in consultation meetings for the next item.

ITEM 3.20 APPLICATION NO: LA03/2019/0088/F

PROPOSAL:	Change of use from amenity grass area to urban sports park (to include fencing, features & lighting); development of paths, lighting, swale and associated soft landscape works
SITE/LOCATION:	Valley Park, Church Road, Newtownabbey (Lands adjacent and to the rear of Abbey Retail Park)
APPLICANT:	Antrim and Newtownabbey Borough Council

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 Alderman Campbell
Seconded by Alderman Hogg 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 3.21 APPLICATION NO: LA03/2017/0644/F

PROPOSAL:	Residential housing development of 124 no. homes comprising a mix of detached, semi-detached, townhouses and apartments including conversion of existing stone barns, public open space and landscaping, principal access from Ballycorr Road and secondary access from Ballyeaston Road, congestion alleviation measures to include parking lay-by on Ballycorr Road and signalisation of the Rashee Road/Ballyeaston Road junction and any other necessary ancillary works.
SITE/LOCATION:	Land to the north of 93 to 103 Ballycorr Road, north east of 13 to 27 Elizabeth Gardens, and south east of 92 Ballyeaston Road, Ballyclare
APPLICANT:	QTH

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation that the Committee authorise s Officers to withdraw refusal reason 3 and speak on matters pertaining to refusal reasons 1 and 2 in the forthcoming Non Determination Appeal.

There were no public speakers to address this item.

Proposed by Alderman Campbell
Seconded by Alderman Brett and unanimously agreed

that authority be granted to Officers to withdraw refusal reason 3 and speak on matters pertaining to refusal reasons 1 and 2 in the forthcoming Non Determination Appeal.

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 7.18 pm.

MAYOR