



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 17 AUGUST 2020 AT 6.00 PM**

- In the Chair** : Alderman T Campbell
- Committee Members Present** : Aldermen - F Agnew, P Brett and J Smyth  
Councillors – J Archibald, H Cushinan, S Flanagan, R Kinnear, R Lynch, M Magill, R Swann and B Webb
- Non-Committee Members Present** : Councillors – Bennington, Gilmour and McWilliam
- Public Speakers** : Robert Gilmore In Support (Agent/Item 3.4)  
Thomas Donaghy In Support (Applicant/Item 3.6)  
Aidan McLernon In Support (Agent/Item 3.7)  
Gary Thompson In Support (Agent/Item 3.8)
- Officers Present** : Deputy Chief Executive - M McAlister  
Borough Lawyer & Head of Legal Services – P Casey  
Head of Planning – J Linden  
Head of ICT – G Smyth  
Head of Communications – J Hart  
Principal Planning Officer – B Diamond  
Planning Officer – M O'Reilly  
System Support Officer - C Bell  
ICT Support Officer – J Wilson  
Member Services Officer – S Boyd

**CHAIRPERSON'S REMARKS**

The Chairperson welcomed Committee Members to the August Planning Committee Meeting, Councillor Flanagan as Vice Chair, and welcomed Alderman Smyth back to the Planning Committee following his term as Mayor. The Chairperson reminded all present of the protocol for speaking, timeframes accorded and of the audio recording procedures.

In order to protect public health during the current COVID-19 emergency it was not possible to allow the public or the press to attend the Planning Committee meeting. The minutes and audio recording will be published on the Council's website.

The Chairperson reminded Members that, in line with current operational procedures for the Committee, the meeting would commence at 6.20 pm to consider Part One Agenda Items, following a short technical delay, as well as any other pre-notified

business arising, and that consideration of Planning Applications would commence at 6.30 pm or as soon as possible thereafter.

The Chairperson further advised Members that Addendum reports relating to Items 3.3, 3.6 and 3.8, the Site Visit Report and an updated speakers list had been circulated to Members with hard copies being made available in the Chamber.

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**

Chief Executive - J Dixon

## **2 DECLARATIONS OF INTEREST**

Item 3.3 - Alderman Campbell  
Item 3.8 - Alderman Agnew

# **PART ONE GENERAL PLANNING MATTERS**

## **ITEM 3.1**

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

A list of planning decisions issued by Officers during July 2020 under delegated powers was circulated for Members' attention together with information relating to planning appeals. It was noted there were no appeal decisions made by the Planning Appeals Commission (PAC) during July in the Borough.

Members noted that the enclosure included a separate list of 2 appeals registered on the PAC website during July that the Council has still to be formally notified of due to ongoing delays being experienced by the PAC arising from COVID-19.

In addition, Members noted that the list of delegated decisions for July included a refusal for the application highlighted below that was presented to the June meeting of the Committee. Members had agreed to defer the application to provide an opportunity to the applicant to submit additional information for consideration, but also provided delegated authority to Officers to issue a refusal decision for the reasons outlined in the Planning Report should the information not be received within 2 weeks of the Committee meeting. No information was forthcoming at the end of this period and on this basis Officers issued a refusal of planning permission under the delegated authority provided by the Committee.

<b>APPLICATION NO</b>	<b>LA03/2020/0114/O</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>PROPOSAL</b>	Single dwelling and garage
<b>SITE/LOCATION</b>	Land 75metres North West of No. 48 Ballynoe Road, Antrim
<b>APPLICANT</b>	Mr John Agnew

Proposed by Alderman Smyth  
Seconded by Alderman Brett and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **ITEM 3.2**

#### **P/PLAN/1 PROPOSAL OF APPLICATION NOTICE FOR MAJOR DEVELOPMENT**

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). One PAN was registered during July 2020 the details of which are set out below.

<b>PAN Reference:</b>	LA03/2020/0491/PAN
<b>Proposal:</b>	Proposed residential development, public open space, children's play park, landscaping, car parking, associated site works and infrastructure and access arrangements from Rathcoole Drive.
<b>Location:</b>	Former Newtownabbey Community High School, Rathcoole Drive, Newtownabbey
<b>Applicant:</b>	Apex Housing Association
<b>Date Received:</b>	29 July 2020
<b>12 week expiry:</b>	21 October 2020

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.

As part of its response to Coronavirus, the Department for Infrastructure recently introduced an amendment to subordinate legislation to temporarily remove the requirement for a public event as part of the pre application community consultation (PACC).

The Planning (Development Management) (Temporary Modifications) (Coronavirus) Regulations (Northern Ireland) 2020 temporarily amend the Planning (Development Management) Regulations (Northern Ireland) 2015 and will apply for five months. Applicants will still need to comply with other requirements to ensure communities are aware of and can input to major development proposals for their areas. However, this temporary change will allow major planning applications to continue to be submitted during the COVID-19 outbreak.

Guidance issued by the Department indicates that specific detail should be included in the PAN application indicating what consultation methods the

prospective applicant is proposing to ensure that the local community is able to access, and comment on, information about a proposed development, despite the absence of a PACC public event.

Proposed by Alderman Brett  
Seconded by Councillor Magill and unanimously agreed that

**the report be noted.**

*NO ACTION*

#### **ITEM 4.0**

#### **ANY OTHER BUSINESS**

There being no other business the Chairperson advised that there would be a short interval, when the remainder of Committee business would resume.

*Meeting reconvened at 6.35pm*

#### **CHAIRPERSON'S REMARKS**

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

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The Chairperson further advised Members that Addendum reports relating to Items 3.3, 3.6 and 3.8, the Site Visit Report and an updated speakers list had been circulated to Members with hard copies being made available in the Chamber.

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**

Chief Executive - J Dixon

#### **2 DECLARATIONS OF INTEREST**

Item 3.3 - Alderman Campbell

Item 3.8 - Alderman Agnew

## PART TWO PLANNING APPLICATIONS

Having declared an interest in the following Item Alderman Campbell left the Chamber and Councillor Flanagan took the Chair.

### ITEM 3.3 APPLICATION NO: LA03/2018/0842/F

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<b>PROPOSAL:</b>	Demolition of existing building and replacement with Class A1 Foodstore and associated eight-bay Petrol Filling Station and associated works including car parking, access from Doagh Road, Click-and-Collect facility and landscaping. Access from Doagh Road facilitated by new roundabout to replace Doagh Road and Monkstown Road junction; and off-site road improvement works at Doagh Road/Station Road/O'Neills Road junction at 229-233 Doagh Road, Monkstown Industrial Estate, Newtownabbey
<b>SITE/LOCATION:</b>	229-233 Doagh Road, Monkstown Industrial Estate, Newtownabbey
<b>APPLICANT:</b>	ASDA Store Ltd

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John Linden, Head of Planning, introduced the addendum report to the Committee regarding Article 17 of the Planning (General Development Procedure) Order (Northern Ireland) 2015, served by the Department for Infrastructure (DfI) in relation to the application, and sought instructions from Members as to how they wished to proceed.

Proposed by Councillor Webb  
Seconded by Alderman Brett and unanimously agreed that

- (a) the Direction issued by the Department for Infrastructure under Article 17 of the Planning (General Development Procedure) Order (NI) 2015 be noted;**
- (b) the application be deferred pending Department for Infrastructure response;**
- (c) Pre-determination hearing be arranged should authority for determination of this application ultimately rest with the Council and that Officers commence arrangements for this in anticipation of such an outcome.**
- (d) should the Department call this in then a letter be sent to the Department of Infrastructure drawing attention to the late notification, time, effort and expenditure incurred by Council and Officers in preparing the application for Committee.**

*ACTION BY: John Linden, Head of Planning*

Alderman Campbell returned to the Chamber and resumed as Chair.

**ITEM 3.4 APPLICATION NO: LA03/2019/0387/F**

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**PROPOSAL:** 6 detached dwellings  
**SITE/LOCATION:** 740 Antrim Road, Templepatrick  
**APPLICANT:** The Reid Family c/o Reid Black Solicitors

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Michael O'Reilly, 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 –

Robert Gilmore In Support (Agent)

Proposed by Alderman Brett

Seconded by Councillor Archibald that planning permission be granted

on the proposal being put to the meeting 5 Members voted in favour, 4 against and 3 abstentions, it was agreed

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

*ACTION BY: John Linden, Head of Planning*

**ITEM 3.5 APPLICATION NO: LA03/2019/0946/F**

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**PROPOSAL:** Construction of 12 2-bed apartments and 5no. 1 bed accessible apartments in a 3 storey block together with ancillary parking and amenity green space accessed from 19 Carwood Way  
**SITE/LOCATION:** 181 Ballyclare Road (between 3 Moss Road and 19 Carwood Way) Glengormley, Newtownabbey  
**APPLICANT:** G&E Dargan

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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 Alderman Brett

Seconded by Alderman Smyth 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, Head of Planning*

**ITEM 3.6 APPLICATION NO: LA03/2020/0099/F**

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<b>PROPOSAL:</b>	Retention of change of use from shop unit to 2 no. ground floor flats to include alterations to existing buildings
<b>SITE/LOCATION:</b>	4 Hightown Road, Glengormley
<b>APPLICANT:</b>	Thomas Donaghy

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Barry Diamond, Principal Planning Officer, introduced the Planning Report and associated addendum 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 –

Thomas Donaghy In Support (Applicant)

Proposed by Alderman Brett

Seconded by Councillor Flanagan that planning permission be refused

on the proposal being put to the meeting 11 Members voted in favour, 0 against and 1 abstention, it was agreed

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

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development represents an overdevelopment of the site as:**
  - it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of design; and**
  - there is inadequate provision of private amenity space.**

*ACTION BY: John Linden, Head of Planning*

Alderman Brett left and returned to the Chamber during Item 3.7 and was therefore unable to vote.

**ITEM 3.7 APPLICATION NO: LA03/2020/0189/O**

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**PROPOSAL:** Demolition of existing dwelling and garage and construction of 2no dwellings and garages with amended and improved access and associated works

**SITE/LOCATION:** 30 Greenan Road, Staffordstown, Randalstown BT41 3LS

**APPLICANT:** Adrian Gilmore

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Barry Diamond, Principal 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 –

Aidan McLernon In Support (Agent)

Proposed by Councillor Webb

Seconded by Councillor Cushinan that outline planning permission be granted for the application

on the proposal being put to the meeting 6 Members voted in favour, 5 against and 0 abstentions

In favour: Alderman Smyth  
Councillors Cushinan, Kinnear, Lynch, Swann, Webb

Against: Alderman Agnew, Campbell  
Councillors Archibald, Flanagan, Magill

**and it was agreed that outline planning permission be granted for the application subject to relevant conditions the detail of which was delegated to Officers and to include a condition restricting the ridge height of the dwellings approved to no greater than 5.5 metres above finished floor level.**

**The reason for the decision contrary to the Officer recommendation was that Members considered this development would not have a detrimental impact on the character of the area.**

*ACTION BY: John Linden, Head of Planning*



*Alderman Brett left the meeting.*

*Having declared an interest in the following item Aldermen Agnew left the meeting.*

**ITEM 3.8 APPLICATION NO: LA03/2020/0339/F**

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**PROPOSAL:**           Erection of replacement dwelling and garage plus demolition of existing dwelling

**SITE/LOCATION:**    22 Belfast Road, Aughnamullan, Crumlin, BT29 4TQ

**APPLICANT:**       Mr & Mrs Beattie

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Barry Diamond, Principal Planning Officer, introduced the Planning Report and associated addendum 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 –

Gary Thompson    In Support (Agent)

Proposed by Alderman Smyth

Seconded by and Councillor Magill and unanimously agreed

**that the application be deferred for 3 weeks to provide the opportunity for the applicant to submit a revised design following discussion with Officers.**

*ACTION BY: John Linden, Head of Planning*

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 8.00 pm.

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**MAYOR**