



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON WEDNESDAY 11 DECEMBER 2019 AT 6.00 PM**

- In the Chair** : Alderman P Brett
- Committee Members Present** : Alderman F Agnew
Councillors – J Archibald, H Cushinan, S Flanagan, R Kinnear,
R Lynch, M Magill, S Ross, R Swann and B Webb
- Non-Committee Members Present** : Councillors – V McWilliam and J Montgomery
- Public Speakers** : Councillor Jim Montgomery - In Support (Item 3.16)
Mr Tom Stokes - In Support (Agent Item 3.11)
Mr David Mounstephen - In Support (Agent Item 3.12)
Mr Mark Adrain - In Support (Applicant Item 3.12)
Mr Dermot Monaghan - In Support (Item 3.15)
- Officers Present** : Deputy Chief Executive - M McAlister
Legal Services Officer (Solicitor) – E Keenan
Principal Planning Officer - B Diamond
Principal Planning Officer – S Mossman
Senior Planning Officer – K O’Connell
Planning Officer – A Leathem
ICT Change Officer – A Cole
Member Services Officer - S Boyd
Media and Marketing Officer – J Walmsley

CHAIRPERSON’S REMARKS

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

The Chairperson reminded Members that, in line with current operational procedures for the Committee, the meeting would commence at 6.00 pm to consider Part One Agenda Items, any matters which need to be considered in confidence as well as any other pre-notified business arising, and that consideration of Planning Applications would commence at 6.30 pm.

The Legal Services Officer (Solicitor) 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 T Campbell
Chief Executive – J Dixon
Borough Lawyer and Head of Legal Services – P Casey
Head of Planning – J Linden

2 DECLARATIONS OF INTEREST

None

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 November 2019 under delegated powers was circulated for Members' attention together with information received on planning appeals.

Proposed by Councillor Flanagan
Seconded by Councillor Archibald and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.2

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

Members were reminded 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). One PAN was registered during November 2019 the details of which are set out below.

PAN Reference: LA03/2019/0949/PAN
Proposal: Proposed residential development of 90 no. dwellings, detached garages, sunrooms, landscaping, open space and all other associated site and access works
Location: Lands 80m south of Ferrard Meadow west of Ballymena Road, Antrim
Applicant: Lotus Homes (UK) Ltd

Date Received: 20 November 2019
12 week expiry: 12 February 2020

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 the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

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

the report be noted.

NO ACTION

ITEM 3.3

P/PLAN/1 – CORRESPONDENCE FROM THE ROYAL SOCIETY OF ULSTER ARCHITECTS

The Royal Society of Ulster Architects (RSUA) had written to the Council (copy circulated) and requested that Officers draw Elected Members' attention to the use of the protected term 'architect'.

In its letter the RSUA confirms that use of the title 'architect' is protected by law and can only be used in business or practice by someone who has the education, training and experience needed to become an architect and who is registered with the Architects Registration Board (ARB). It should not therefore be used as a generic term to describe any agent who submits a planning application, when many may not in fact be qualified as such.

The intent of the RSUA letter is to draw attention to the misuse of the title 'architect' to help ensure the public and others are not misled when they seek to engage with the planning and development process.

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

the report be noted.

NO ACTION

ITEM 3.4

P/PLAN/1 CHIEF PLANNER'S UPDATE – NOVEMBER 2019

Angus Kerr, the Chief Planner in the Department for Infrastructure, had issued a Chief Planner's update (copy circulated) which is intended to update Councils in relation to key planning issues.

The update covers the period from November 2018 – November 2019 and provides information under a range of headings including the NI Planning Monitoring Framework, Local Development Plans, Refresh of the Housing Growth Indicators, Environmental Governance, Planning Guidance and the new NI Planning IT System. The update also provides information on recent case law, the NI (Executive Formation and Exercise of Functions) Act 2018 and indicates that the NI Audit Office will be undertaking a review of the planning system at both a local and central level.

Proposed by Councillor Webb
Seconded by Councillor Archibald and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.5

P/PLAN/016 REPLACEMENT OF THE NI PLANNING PORTAL

Members were aware that extensive work had been undertaken over the last 18-24 months in relation to procuring a replacement Planning IT System for Northern Ireland. The Outline Business case and a Memorandum of Understanding were presented in confidence to Full Council on 25 March 2019. At this meeting it was resolved to support the preferred option in the Outline Business Case and contribute financially to the new IT system as per the estimates provided. The Council further agreed to sign up to the Memorandum of Understanding which included a commitment to share the costs of the project at least until Final Business Case stage following a public procurement exercise.

Since this time Officials representing the interests of all Local Authority planning teams across Northern Ireland had continued to work with colleagues from the Department for Infrastructure alongside independent expert consultants, Deloitte, in refining the product specification in preparation for contract award and the implementation stage. Work had also been ongoing to define the structure and resource requirements, both locally and centrally, for the implementation of this large scale project.

For procurement the Tender Evaluation Panel, made up of representatives from DFI, and Local Council Planning and IT teams had been supported by Deloitte and CPD. The chosen procurement process involves a number of stages:

- Stage 1: Selection Process
- Stage 2: Invitation to Negotiate
- Stage 3: Verification
- Stage 4: Negotiation
- Stage 5: Revised and Final Tenders.

Stage 1 of the procurement process has been completed. After assessment of the five submissions received the tender evaluation panel has taken two suppliers forward to the next stage of the procurement process.

Invitations to negotiate were issued to these two suppliers with a deadline for response of 2 December 2019 and it is proposed that these will be assessed by the Tender Evaluation Panel and consensus meetings will take place in mid-December 2019 allowing verification and negotiations to commence promptly in January 2020.

The timetable being set for completion of the remaining steps of the procurement process and the approval of the Final Business Case is challenging, but necessary to minimise any requirement for further contract extensions to the existing system. As Members will be aware from previous reports the contract for the existing Planning Portal expires at the end of December 2020. This means that the Project Team is working to a deadline of March 2020 for contract award.

At this time it was anticipated that the recommended supplier would be identified in February 2020. The Department will then issue a Final Business Case to all councils setting out the preferred supplier(s); the IT solution they propose to provide; implementation costs; and timescales. All 11 Councils will then be asked to commit to award of contract. In theory, any Council may at that time choose not to proceed with the contract and would be free to procure their own IT system. Whilst this outcome remains a possibility, it is nevertheless considered unlikely for a number of reasons, not least the uncertainty surrounding costs of going it alone, particularly in relation to the cost of data migration from the existing system.

Based on current project timeframes the intention was to bring the Full Business Case to the Council in March 2020 for consideration.

Proposed by Alderman Agnew
Seconded by Councillor Flanagan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.6

P/FP/LDP/66 – LISBURN & CASTLEREAGH CITY COUNCIL, LOCAL DEVELOPMENT PLAN 2032 DRAFT PLAN STRATEGY

Members were advised that Officers from the Council's Forward Planning Team attended the public launch of Lisburn & Castlereagh City Council's (LCCC) Local Development Plan 2032 draft Plan Strategy (dPS) on 11 October 2019 at The Island Civic Centre in Lisburn.

Following a four week period of pre consultation, the formal 8-week public consultation period is now open and runs from 8 November 2019 to 5pm on 10 January 2020. The draft Plan Strategy and all associated documents were available to view at:

LCCC position on ANBC draft Plan Strategy

As Members were aware Officers were currently considering the 122 representations made earlier this year to this Council's draft Plan Strategy with a view to providing feedback to Members in the New Year.

LCCC submitted a response raising a number of concerns/issues on aspects of the draft Plan Strategy which are summarised below:

- Questions the need for the proposed new Strategic Employment Locations (SELs) at Antrim and Ballyclare and advised that these have the potential to adversely impact on the economic growth strategy of LCCC.
- Accept in principle the proposed Nutts Corner SEL provided it is only for consolidation and rounding off of existing development/uses at this location. However concern was raised regarding the cumulative impact that the proposed Nutts Corner SEL could have on the LCCC Economic Growth Strategy when taken in combination with the proposed extension of economic lands at Belfast International Airport, Antrim and Ballyclare.
- Indicated general support for the principle of the proposed Belfast International Airport SEL, but concern raised regarding the scale and nature of proposed complimentary uses that could adversely impact on the growth of LCCC.
- Disagreement registered regarding the role of the West Lisburn Strategic Mixed use site in this Council's evidence base. LCCC consider that West Lisburn has the potential to provide for large scale investment with a regional focus.
- Welcomed this Council's priority for improved accessibility and connectivity and suggested consideration be given to a joined up approach to the potential reopening of the Knockmore railway line from Antrim to Lisburn.

LCCC draft Plan Strategy implications for ANBC

A summary of the LCCC draft Plan Strategy was circulated.

In terms of the tests of soundness, the main cross boundary tests are as follows:

- *C4. Has the plan had regard to other relevant plans, policies and strategies relating to the council's district or to any adjoining council's district?*
- *CE1. The plan sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant is it in conflict with the plans of neighbouring councils.*

There are a number of cross boundary issues that affect both Councils. These include settlement growth, housing, transport, retail and overlapping strategic landscape areas such as the Belfast Hills. Officers consider that there are no significant issues under these headings that would be in conflict with this Council's draft Plan Strategy.

However, the following matters have been identified as having potential cross boundary implications that Officers consider should be raised in the Council's response to LCCC:

- LCCC has identified two Strategic Mixed use sites at West Lisburn/Blaris and Purdysburn/Knockbracken. A number of Local Employment Sites are also identified. The Maze lands are identified as a Strategic Land Reserve of Regional Importance (the development of this site rests with the Office of the First and Deputy First Minister). In total 724 hectares are identified for potential "zoned" employment lands including 141 hectares at the Maze Site (the exact uses proposed are unclear at this time). Of the 724 hectares, some 237 hectares of currently zoned land remains, with almost 221 hectares undeveloped. If account is taken of the Maze site this equates to a potential total of over 370 hectares of land still to be developed. Officers would question the need for such a large amount of employment lands, a large proportion of which remains undeveloped, particularly when the Plan's evidence base suggests that approximately only 44 hectares of land is needed during the Plan period. Officers would question how LCCC has adequately considered the impact of such a large proportion of economic growth on neighbouring Councils including ANBC.
- LCCC identifies the area of Lignite near Lough Neagh which straddles the boundary with this Council and indicates that it is unlikely to be developed in the near future. However, the dPS also contains a policy that states that valuable minerals reserves can be exploited and each case will be treated on its own merits. Therefore Officers are unclear regarding the LCCC position on Lignite extraction which could have implications for this Council area. This would be dependent on the position of the Department for Economy agreeing to a licence for such extraction.
- LCCC has published a neighbouring council consultation report following the establishment of an LCCC led neighbouring council working group. However, this Council has not endorsed this publication in terms of agreed engagement as there are a number of established working groups already in place that deal with such matters including the Metropolitan Area Spatial Working Group.

A copy of the Council's draft response was circulated for consideration.

Officers from the Forward Planning Team would also continue to engage with their counterparts in LCCC in relation to the ongoing preparation of our respective Local Development Plans.

Proposed by Councillor Archibald
Seconded by Councillor Webb and unanimously agreed that

the draft response to Lisburn & Castlereagh City Council's draft Plan Strategy be approved.

ACTION BY: John Linden, Head of Planning

ITEM 3.7

P/FP/LDP/1 – DRAFT PLAN STRATEGY: SUMMARY OF MAIN ISSUES ARISING IN PUBLIC CONSULTATION RESPONSES

Members recalled that it was reported to the October Planning Committee that a total of 122 written representations were made in response to the formal public consultation (undertaken from 26 July to 30 September 2019) on the Council's Local Development Plan draft Plan Strategy. This included representations submitted by Government Departments, other statutory partners and developers as well as comments by residents and local groups.

The 122 written responses range from short, succinct letters to detailed technical documents and are comprised of 13 responses from individual members of the public, 46 responses from organisations, including statutory consultees, and 63 responses from planning agents. They incorporate a large number of issues relating to the draft Plan Strategy and its associated documents. Most of the responses, such as that previously reported by the Department for Infrastructure, raise multiple issues. Officers within the Forward Planning team are continuing to analyse the detailed issues raised within each representation.

This Report had been prepared for Members to draw attention to the following key issues emerging from the ongoing Officer analysis of the representations on the draft Plan Strategy document (hereinafter referred as the Plan)

General Matters

1. General support for the Plan from the Department of Infrastructure (Strategic Planning Directorate), other statutory consultees and NGOs, although a large number of requests seeking detailed changes and additional text to the wording of various policies of the Plan were also made.

Plan Vision, Strategic Objectives and Sustainable Development

2. Broad support for the Spatial Growth Strategy and the Places of the Borough with a number of issues raised by individuals/organisations on specific matters e.g. the use of committed sites; the lack of public transport at Nutts Corner; and excessive development in the countryside.
3. Support in principle for the introduction of Developer Contributions with queries over how it will work in practice.

Employment

4. The majority of representations relating to the Employment section of the Plan have indicated support for the proposed Strategic Employment Locations (SELs), particularly at Nutts Corner and Belfast International Airport (BIA) as well as the Plan's indication of acceptable uses in SELs.
5. One representation made by Lisburn and Castlereagh City Council has however raised concern regarding the cumulative impact of identifying SELs at Antrim, Ballyclare and Nutts Corner and the potential spatial extent of the proposed SEL at Belfast International Airport on the economic growth of its Council area.

6. Belfast City Council has expressed concern regarding the proposed elevation of the Abbey Centre in the retail hierarchy from a District Centre to a large Town Centre, in particular the consequences this may have for Belfast City Centre.
7. The Junction Retail and Leisure Park has expressed concern with the Plan's proposed Retail Hierarchy, and in particular, that ongoing development of the Junction would be unduly constrained by Policy DM8 of the Plan. It has also suggested that Antrim Town Centre should be downgraded in the retail hierarchy to a Tier 2 centre.

Homes

8. Responses from a number of developer interests contend that the overall Housing Growth Figure of 9,750 set out in the Plan to 2030 should be increased.
9. Linked to the developer concerns regarding the overall Housing Growth Figure, they also contend that the Housing Allocation figures for the following settlements should be increased to allow for additional housing growth – Metropolitan Newtownabbey, Antrim, Ballyclare, Crumlin and Randalstown as well as all the villages and several hamlets.
10. Whilst developer interests are seeking to increase the overall Housing Growth Figure, the response from the Department for Infrastructure (Strategic Planning Directorate) refers to the need for the Plan to take account of the recently revised Housing Growth Indicators (HGI) issued by the Department for each Council area. Members have already been made aware that the revised HGI for Antrim and Newtownabbey represents a reduction of almost 50% from the previous figure for the Borough.
11. General welcome for the Affordable Housing policy, particularly from Housing Associations and NIHE, but concerns that the threshold set out in the Plan is unambitious and should therefore be amended to help meet the social and affordable housing needs of the Borough.

Other Matters

12. General support for the identification and safeguarding of the Borough's important mineral deposits, including the strategic lignite reserve near Crumlin.
13. General support for the Landscape Character Assessment evidence base and the designation of Strategic Landscape Policy Areas (in particular the Carnmoney Hill and the Lough Neagh and Lough Beg Strategic Landscape Policy Areas).
14. General support received for the Plan's policy response to tackling climate change and environmental challenges.
15. General support for the Plan's approach to promoting renewable energy development, although one detailed response raised concern about Government Policy and criticised the Plan's support for further wind turbine development.

Members also noted that the period for submission of Counter Representations to representations made on the draft Plan Strategy was scheduled to end on 6 December 2019. At time of writing, the Council had received 9 Counter Representations. It was intended that all representations received would be made available for inspection at the Council's main offices as well as on the Council website by the start of the New Year.

In preparation for an Independent Examination of the draft Plan Strategy before the Planning Appeals Commission (PAC), the Council is required to prepare a full summary of the main issues identified as a result of the public consultation (including all Counter Representations received) and to provide a summary report to DfI/PAC.

Officers would now continue to consider all representations received and prepare a detailed report to be presented to Members in the New Year which will include Officer recommendations in response to the matters identified.

The Principal Planning Officer, Sharon Mossman, provided Members with an update on the total number of draft Plan Strategy Counter Representations which had been 9 at the time of writing the report, however, the number of representations was now 25.

Proposed by Councillor Webb

Seconded by Councillor Flanagan and unanimously agreed that

the report be noted.

NO ACTION

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Magill

Seconded by Councillor Archibald and agreed that

the following Committee business be taken In Confidence.

The Chairperson advised that audio recording would now cease.

PART TWO - DECISIONS ON ENFORCEMENT CASES

ITEM 3.8 - ENFORCEMENT CASE: LA03/2019/0315/CA

Barry Diamond, Principal Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that the update report be noted.

In response to a query from Councillor Webb on the protocol for enforcement procedures, the Principal Planning Officer agreed to arrange a workshop with Officers and Members.

Proposed by Councillor Webb

Seconded by Alderman Agnew and unanimously agreed

that the update report be noted.

ACTION BY: John Linden, Head of Planning

ITEM 3.9 - ENFORCEMENT CASE: LA03/2019/0211/CA

Barry Diamond, Principal Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action, the detail of which is delegated to appointed Officers.

Proposed by Councillor Flanagan
Seconded by Councillor Archibald and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

ITEM 3.10 - ENFORCEMENT CASE: LA03/2019/0040/CA & LA03/2019/0495/CA

Barry Diamond, Principal Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action, the detail of which is delegated to appointed Officers.

Proposed by Councillor Magill
Seconded by Alderman Agnew and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Flanagan
Seconded by Councillor Webb and agreed

that any remaining Committee business be conducted in Open Session.

The Chairperson advised that audio recording would recommence.

ITEM 4.0

ANY OTHER BUSINESS

The Chairperson noted the points raised by Councillor Swann in regard to the Planning Appeal Commission's decision on Planning Application LA03/2018/0984/0.

There being no other business the Chairperson advised that there would be a short interval, with the remainder of Committee business resuming at 6.30 pm.

Meeting reconvened at 6.30pm.

CHAIRPERSON'S REMARKS

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

The Chairperson advised Members that an Addendum report relating to Item 3.11, the Site Visits Report and the Speakers list had been circulated to Members, with hard copies being made available in the Chamber, and, that Item 3.14 had been withdrawn by the Applicant.

The Legal Services Officer (Solicitor) 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 T Campbell
Chief Executive – J Dixon
Borough Lawyer and Head of Legal Services – P Casey
Head of Planning – J Linden

2 DECLARATIONS OF INTEREST

None

PART TWO PLANNING APPLICATIONS

The Chairperson advised that Item 3.16 would be taken at this point.

ITEM 3.16. APPLICATION NO: LA03/2019/0823/F

PROPOSAL:	Proposed conversion and reuse of existing stone barn to domestic dwelling with extension
SITE/LOCATION:	40m southeast of 27A Pipe Road, Randalstown.
APPLICANT:	Robert and Olga O'Neill

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

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

Councillor Jim Montgomery In Support

Proposed by Councillor Webb
Seconded by Councillor Magill that

having accepted the principle that the building is locally important, the application be deferred for a period of 8 weeks.

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

that the application be deferred for a period of 8 weeks to allow the applicant to submit an amended design which is more in keeping with the existing building.

ACTION BY: John Linden, Head of Planning

ITEM 3.11 APPLICATION NO: LA03/2019/0089/F

PROPOSAL:	Proposed development of 24 no. apartments within 4 no. blocks (Partial amendment to previous planning approval U/2014/0167/F), landscaping and all associated site and access works
SITE/LOCATION:	Lands adjacent and north/north east of 85 and 91 Whitehouse Park and adjacent and west of M5 Motorway, Newtownabbey.
APPLICANT:	Wilden Construction Services Ltd

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report and associated Addendum 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 Tom Stokes In Support (Agent)

Proposed by Alderman Agnew
Seconded by Alderman Brett and

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

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

ACTION BY: John Linden, Head of Planning

ITEM 3.12 APPLICATION NO: LA03/2019/0444/F

PROPOSAL: Demolition of existing retail units, filling station and No.8 Station Road; and development of 2 No. replacement retail units and 1 no. hot food unit, bulk fuel, petrol canopy, ATM and bin store with associated car parking and site works.

SITE/LOCATION: 8-10 Station Road, Doagh.

APPLICANT: Henderson Group Property

Kieran O'Connell, 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 –

Mr David Mounstephen	Agent (In Support)
Mr Mark Adrain	Applicant

Proposed by Alderman Agnew
Seconded by Councillor Flanagan

that the application be deferred for a period of 2 months.

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

In favour: Aldermen – Agnew, Brett
Councillors - Archibald, Cushinan, Flanagan, Kinnear, Lynch, Magill, Ross and Swann
Against: Councillor Webb

that the application be deferred for a period of 2 months to allow the applicant to submit additional information.

ACTION BY: John Linden, Head of Planning

ITEM 3.13 APPLICATION NO: LA03/2019/0696/O

PROPOSAL: Proposed construction of 2no. infill dwellings using the existing vehicular entrance at 362 Ballyclare Road and associated car parking.

SITE/LOCATION: Site between no. 362 & 366 Ballyclare Road, Glengormley

APPLICANT: Mr Ian Hanna

Alicia Leathem, 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 Alderman Agnew 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 Policies 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 in accordance with CTY 8 of PPS 21 as the existing gap could accommodate more than 2 dwellings and the plot sizes are out of character with the other existing plots.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the dwellings proposed on this site would not respect the traditional pattern of development in the area, and would, if permitted, create a ribbon of development resulting in a suburban style of build-up, resulting in a detrimental change to and further eroding 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 and 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 impact of ancillary works would not integrate with their surroundings.

ACTION BY: John Linden, Head of Planning

ITEM 3.14. APPLICATION NUMBER: LA03/2019/0761/O

PROPOSAL:	Proposed site for new dwelling
SITE/LOCATION:	133A Seven Mile Straight, Antrim, BT41 4QT
APPLICANT:	Mr & Mrs Hoey

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

ACTION BY: John Linden, Head of Planning

ITEM 3.15. APPLICATION NO: LA03/2019/0805/F

PROPOSAL:	Erection of dwelling, garage and associated site works
SITE/LOCATION:	Land to the immediate NW of 2A Carmavy Road, Crumlin, BT29 4TF
APPLICANT:	Finlay Developments

Barry Diamond, Principal 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 –

Mr Dermot Monaghan	Planning Consultant (In Support)
Mr Bill McAlister	Agent (In Support for Questions only)

Proposed by Councillor Webb
Seconded by Alderman Agnew

that planning permission be refused.

On the proposal being put to the meeting 10 Members voted in favour, 1 against and 0 abstentions, 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 and Policy CTY 1 of PPS 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 the provisions for a dwelling within a cluster in accordance with Policy CTY 2a of PPS21.**

ACTION BY: John Linden, Head of Planning

Councillor Magill left the meeting.

ITEM 3.17. APPLICATION NUMBER: LA03/2019/0716/F

PROPOSAL:	Single garage to rear of dwelling with associated new access and boundary fence
SITE/LOCATION:	9 Lismenary Road, Ballynure
APPLICANT:	Mr M Davey

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 Flanagan

Seconded by Councillor Archibald 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

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 7.20 pm.

MAYOR