



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 13 DECEMBER 2021 AT 6.00 PM**

- In the Chair** : Councillor S Flanagan
- Committee Members Present** : Aldermen - F Agnew, P Brett, T Campbell and J Smyth
Councillors - J Archibald-Brown, H Cushinan, R Lynch, M Magill, N Ramsay, R Swann and B Webb
- Non-Committee Members Present** : Alderman T Burns
Councillor V McWilliam
- Public Speakers** : Damien Kearney In Support (Agent, Item 3.3)
Gary Lamont In Support (Agent, Item 3.4)
Martin Kearney In Support (Agent, Item 3.5)
- Officers Present** : Deputy Chief Executive of Economic Growth - M McAlister
Deputy Director of Planning (Interim) - S Mossman
Head of Finance – R Murray
Borough Lawyer & Head of Legal Services - P Casey
Principal Planning Officer - B Diamond
Senior Planning Officer - J McKendry
ICT System Support Officer – C Bell
ICT Helpdesk Officer - D Mason
Member Services Officer - S Boyd

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the December Planning Committee Meeting. 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 physically attend the Planning Committee meeting. The public and the press can access those parts of the meeting which they are entitled to attend via livestream (a link to which is on the Council website). The meeting minutes and audio recording will be published on the Council's website.

The Chairperson advised Members that Item 3.1 had been withdrawn by the agent, and that a Supplementary Report and updated speakers list had been circulated to Members in advance of the meeting with hard copies being made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

None

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2021/0950/O

PROPOSAL:	Proposed infilling of a single dwelling
SITE/LOCATION:	Lands between 43b and 43e Nutts Corner Road, Crumlin, BT29 4SQ
APPLICANT:	A. Johnson

The Chairperson reminded Members that this application had been withdrawn by the agent.

ACTION BY: Sharon Mossman, Deputy Director of Planning (Interim)

ITEM 3.2 APPLICATION NO: LA03/2020/0339/F

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

Johanne McKendry, 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 Smyth

Seconded by Alderman Campbell that planning permission be granted

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

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

ACTION BY: Sharon Mossman, Deputy Director of Planning (Interim)

ITEM 3.3 APPLICATION NO: LA03/2021/0791/F

PROPOSAL:	Dwelling and Garage (change of house type and garage, alteration to access from T/2003/0037/F)
SITE/LOCATION:	15m south of No. 31 Lurgan Road and to the rear of 10 Cherryvalley Road, Crumlin
APPLICANT:	Mr McCallion

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

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

Damien Kearney In Support/Agent

Proposed by Alderman Brett

Seconded by Alderman Campbell that planning permission be refused

on the proposal being put to the meeting 11 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 SPPS and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed dwelling is inappropriate for the site and its locality.**

ACTION BY: Sharon Mossman, Deputy Director of Planning (Interim)

ITEM 3.4 APPLICATION NO: LA03/2021/0897/O

PROPOSAL:	Outline planning for 2 no. proposed new infill dwellings and detached garages.
SITE/LOCATION:	Lands between 12a and 12c Drum Road, Kells, Ballymena, BT42 3NN
APPLICANT:	Mal McDonnell

Barry Diamond, Principal 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 –

Gary Lamont In Support/Agent

Proposed by Alderman Campbell

Seconded by Alderman Brett that outline 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 outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy 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 and it fails to meet with the provisions for an infill dwelling in accordance with CTY8 of PPS21.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal is not considered to meet the criteria for a dwelling within an existing cluster of development.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that two dwellings on this site would, if permitted, create a build-up of development in this area and add to a ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.**
- 4. 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.**

ACTION BY: Sharon Mossman, Deputy Director of Planning (Interim)

Alderman Brett left and returned to the Chamber during the following item and was therefore unable to vote.

ITEM 3.5 APPLICATION NO: LA03/2019/1049/O

PROPOSAL:	Proposed new dwelling on a farm
SITE/LOCATION:	Site 75m west of 19 Loup Road, Moneyglass
APPLICANT:	Ms Mary Duffin

Barry Diamond, Principal 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 –

Martin Kearney In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Magill that the application be deferred to allow the applicant a period of one month to submit additional information to demonstrate the policy test.

In favour: Alderman Campbell
 Councillors Archibald-Brown, Cushinan, Lynch, Magill, Ramsay and Swann

Against: Alderman Agnew
 Councillors Webb and Flanagan

Abstentions: Alderman Smyth

on the proposal being put to the meeting 7 Members voted in favour, 3 against and 1 abstention, it was agreed

that the application be deferred to allow the applicant a period of one month to submit additional information to demonstrate the policy test.

ACTION BY: Sharon Mossman, Deputy Director of Planning (Interim)

ITEM 3.6 APPLICATION NO: LA03/2021/0993/O

PROPOSAL:	Proposed site for infill dwelling and domestic garage
SITE/LOCATION:	40m East of 9a Creggan Road, Cranfield, Randalstown, BT41 3LN
APPLICANT:	Emmett McAuley

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 Councillor Archibald-Brown

Seconded by Councillor Magill that planning permission be refused

on the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions, it was 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 and Policy CTY1 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.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable**

Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build up dwellings and not respect the existing pattern of development.

ACTION BY: Sharon Mossman, Deputy Director of Planning (Interim)

ITEM 3.7 APPLICATION NO: LA03/2021/0805/F

PROPOSAL:	Dwelling and Garage
SITE/LOCATION:	120m west of 44 Rickamore Road Upper, Templepatrick, BT39 0JE
APPLICANT:	Mr Hunter Kirk

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 Councillor Ramsay

Seconded by Alderman Smyth that planning permission be refused

on the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions, it was 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 and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal is not visually linked or sited to cluster with an established group of buildings on the farm.
2. 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 and the proposal is not visually linked or sited to cluster with an established group of buildings on the farm.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site results in a suburban style of build-up when viewed with existing and approved buildings and the impact of ancillary works would damage rural character.

ACTION BY: Sharon Mossman, Deputy Director of Planning (Interim)

ITEM 3.8 APPLICATION NO: LA03/2021/0896/F

PROPOSAL:	Construction of a new large glazed entrance on the Six Mile Water Riverside elevation and internal reconfiguration
SITE/LOCATION:	55-59 High Street, Antrim, BT41 4AY
APPLICANT:	Karl Construction Ltd

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 Magill

Seconded by Councillor Archibald-Brown that planning permission be granted

on the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

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

ACTION BY: Sharon Mossman, Deputy Director of Planning (Interim)

PART TWO OTHER PLANNING MATTERS

ITEM 3.9

FI/FIN/11 DRAFT RATES ESTIMATES UPDATE 2022/23

The Head of Finance, Richard Murray, provided a presentation on the 2022/23 Estimates for Planning and responded to Members' queries. Members noted the update, thanked the Head of Finance for his presentation and he left the meeting.

Proposed by Alderman Campbell

Seconded by Alderman Smyth and unanimously agreed

that the presentation be noted.

NO ACTION

ITEM 3.10

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during November 2021 under delegated powers together with information relating to planning appeals was circulated for Members information.

No appeals were decided by the Planning Appeals Commission (PAC) for the Council area during the month of November.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.11

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES 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). Three PANs were registered during November 2021 the details of which are set out below.

PAN Reference:	LA03/2021/1054/PAN
Proposal:	Erection of single storey Class B3 General Industrial unit (with support offices), together with associated car parking/service yard provision and landscaping
Location:	Lands adjacent to 6 Causide Drive, Antrim BT41 2DU
Applicant:	Jan's Holdings
Date Received:	4 November 2021
12 week expiry:	27 January 2022

PAN Reference:	LA03/2021/1084/PAN
Proposal:	Additional hard rock quarrying of a previously quarried area, extending across the un-filled portions of the site, creating a large, benched quarry void. Subsequent progressive infilling of the enlarged void with inert wastes, to tie into the existing profile of the "old site"
Location:	Hightown Quarry and Landfill 59 Upper Hightown Road Newtownabbey BT14 8RR
Applicant:	Macwill Services
Date Received:	16 November 2021
12 week expiry:	8 February 2022

PAN Reference:	LA03/2021/1108/PAN
Proposal:	Proposed metal beverage can manufacturing facility to include c. 58,000 sq. metres of floor space to include production, warehousing, office, and staff welfare accommodation together with ancillary maintenance and production processing facilities; plant equipment and structures; site preparation works, including regrading of site levels; access & parking and associated landscaping. Access to the site provided via Global Point Avenue along with internal circulation, associated staff car park, and loading/unloading areas. Installation of photovoltaic panels on the roof.
Location:	Lands at Global Point Business Park Global Point Avenue Newtownabbey BT36 5PY

Applicant:	Ardagh Group Ltd
Date Received:	22 November 2021
12 week expiry:	14 February 2022

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 (DfI) 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 initial Departmental Regulations were subsequently extended and given the ongoing pandemic The Planning (Development Management) (Temporary Modifications) (Coronavirus) (Amendment No.2) Regulations (Northern Ireland) 2021 which came into effect on 1 October 2021, have temporarily amended The Planning (Development Management) Regulations (Northern Ireland) 2015 and therefore the temporary relaxation of pre-application community consultation requirements during Coronavirus emergency period now apply until 31 March 2022. As with the previous Regulations 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 Campbell
 Seconded by Alderman Smyth and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.12

P/PLAN/01 DEPARTMENT FOR INFRASTRUCTURE – PLANNING AND AVIAN FLU

The Department for Infrastructure (DfI), as a result of the recent announcement regarding avian influenza and poultry, has written to all Councils (circulated) as a reminder, to advise that there are permitted development rights to permit the erection of buildings necessary for the purposes of housing poultry and other captive birds to protect them from avian influenza. These rights require the developer to notify the Council within 14 days of commencing development and to remove the

development once the need for it has ended, or the requirement to keep birds indoors is removed, whichever is the sooner.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed

that the correspondence be noted.

NO ACTION

The Chairperson took the Supplementary Report at this point of the meeting.

ITEM 3.14

P/PLAN/1 PROPOSED WORKSHOP ON TOURISM ACCOMODATION

The Planning Section has received a number of planning applications in relation to glamping/pod tourism accommodation and it is the view of Officers that a short workshop should be held with Planning Committee Members before the January 2022 Planning Committee meeting to discuss the policy approach to these proposals. Officers from the Economic Section will also be in attendance to provide an overview of the Borough's tourist accommodation offer and the current approach to developing new tourism product.

Proposed by Councillor Archibald-Brown
Seconded by Alderman Smyth and unanimously agreed

that a workshop as outlined be scheduled with the Planning Committee.

ACTION BY: *Sharon Mossman, Deputy Director of Planning (Interim)*

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Magill
Seconded by Councillor Ramsay and agreed that

the following Committee business be taken In Confidence.

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

PART ONE - DECISIONS ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.13 - ENFORCEMENT CASE: LA03/2020/0311/CA

Sharon Mossman, Deputy Director of Planning (Interim), introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action, the detail of which was delegated to appointed Officers.

Proposed by Councillor Archibald-Brown

Seconded by Councillor Ramsay that authority be granted to progress enforcement action

on the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

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

ACTION BY: Sharon Mossman, Deputy Director of Planning (Interim)

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Ramsay

Seconded by Councillor Archibald-Brown and unanimously agreed

that any remaining Committee business be conducted in Open Session.

The Chairperson advised that audio recording would recommence.

There being no further Committee business the Chairperson thanked Members, for their attendance, wished them and their families a very Merry Christmas and a Prosperous New Year, and the meeting concluded at 7.00pm.

MAYOR