



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 17 JANUARY 2022 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** : Councillors McAuley and McWilliam
- Public Speakers** :
- | | |
|-------------------|----------------------------------|
| Michael Fullerton | In Objection (Item 3.1) |
| Andrew Paul | In Objection (Item 3.1) |
| Crawford Leitch | In Support (Agent, Item 3.1) |
| Eileen McClean | In Support (Applicant, Item 3.1) |
| Stephen Martin | In Objection (Item 3.4) |
| Roy Greer | In Support (Agent, Item 3.4) |
| Nigel Hamilton | In Support (Item 3.6) |
- Officers Present** : Deputy Chief Executive of Economic Growth & Planning – M McAlister
Deputy Director of Planning - S Mossman
Borough Lawyer & Head of Legal Services - P Casey
Head of Planning Development Management (Interim) - B Diamond
Senior Planning Officer – Kieran O'Connell
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 January Planning Committee Meeting and wished them a happy New Year. 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The Chairperson advised Members that Items 3.2, 3.5, 3.7, 3.8 and 3.9 had been withdrawn by the agents, that addendum reports relating to Item 3.6 and Site Visits had been circulated to Members in advance of the meeting along with an updated speakers list with hard copies being made available in the Chamber.

1 APOLOGIES

Chief Executive J Dixon

2 DECLARATIONS OF INTEREST

None

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2021/0684/O

PROPOSAL:	'Loughlands' Proposed development of 6no. detached dwellings and garages
SITE/LOCATION:	Lands between No. 72 and No. 76 Kingsmoss Road, Newtownabbey
APPLICANT:	Miss E McClean

Barry Diamond, Head of Planning Development Management (Interim), introduced the Planning Report to the Committee and made a recommendation to grant outline planning permission.

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

Michael Fullerton	In Objection
Andrew Paul	In Objection
Crawford Leitch	In Support (Agent)
Eileen McClean	In Support (Applicant)

Proposed by Councillor Ramsay

Seconded by Alderman Brett that outline planning permission be granted

on the proposal being put to the meeting 9 Members voted in favour, 3 against and 0 abstentions, it was agreed

that outline 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

ITEM 3.2 APPLICATION NO: LA03/2021/0824/F

PROPOSAL: 2 no. two storey semi-detached houses

SITE/LOCATION: 15 Orpins Mill Road Ballyclare BT39 0SX

APPLICANT: PCG Structures Ltd

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.3 APPLICATION NO: LA03/2020/0614/O

PROPOSAL: Residential development site

SITE/LOCATION: 1 St. Quentin Avenue, Carnmoney Glebe, Newtownabbey, BT36 6EN

APPLICANT: Heritage Developments (NI) Ltd

Barry Diamond, Head of Planning Development Management (Interim), introduced the Planning Report to the Committee and made a recommendation to grant outline planning permission.

There were no public speakers to address this item.

Proposed by Councillor Archibald-Brown

Seconded by Councillor Magill that outline 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 outline 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

Alderman Brett left and returned to the meeting during the following item and was therefore unable to vote on Item 3.4.

ITEM 3.4 APPLICATION NO: LA03/2021/1039/O

PROPOSAL: New dwelling and garage (infill site)
SITE/LOCATION: 20m East of, 11 Cogry Road, Ballyclare
APPLICANT: Mr Paul Blair

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

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

Stephen Martin	In Objection
Roy Greer	In Support/Agent

Proposed by Councillor Archibald-Brown

Seconded by Alderman Campbell that outline planning permission be refused

on the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, it was unanimously 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 as there is no substantial and continuously built up frontage surrounding the application site.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a build-up and ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.5 APPLICATION NO: LA03/2021/1049/O

PROPOSAL: Infill dwelling
SITE/LOCATION: 60m North of 51 Thornhill Road, Antrim
APPLICANT: Brendan McQuillan

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Magill left the meeting.

ITEM 3.6 APPLICATION NO: LA03/2021/1029/F

PROPOSAL: Retrospective change of use from shop unit to 2 no. ground floor flats (1 No 1P/1B unit and 1 no. 2P/1B unit) to include internal alterations to existing building
SITE/LOCATION: 4 Hightown Road, Glengormley, Co Antrim, BT36 7UA
APPLICANT: Mr Thomas Donaghy

Barry Diamond, Head of Planning Development Management (Interim), 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 –

Nigel Hamilton In Support

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 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 QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development represents an overdevelopment of the site as there is inadequate provision of private amenity space and the proposal will have an adverse impact on the amenity of proposed residents in terms of the overlooking, noise nuisance and general disturbance.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.**

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 7 Planning Policy Statement 3, Access, Movement and Parking in that the development does not provide any incurtilage parking spaces and does not provide any detail on how the parking requirements for the development can be met.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.7 APPLICATION NO: LA03/2021/0616/O

PROPOSAL: Site for dwelling on a farm
SITE/LOCATION: 50m North-West of 10A Kilcross Road, Nutts Corner, Crumlin
APPLICANT: Alwyn Minford

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.8 APPLICATION NO: LA03/2021/0867/O

PROPOSAL: Site for infill dwelling
SITE/LOCATION: 35m South-West of 6 Randox Road, Crumlin
APPLICANT: Brian Smith

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.9 APPLICATION NO: LA03/2021/0387/F

PROPOSAL: Change of use to car electrics workshop utilising farm buildings.
SITE/LOCATION: 50 Ballylagan Road, Ballyclare BT39 9QR
APPLICANT: Noel McAlister

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

PART TWO OTHER PLANNING MATTERS

ITEM 3.10

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

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

One appeal was allowed by the Planning Appeals commission in December 2021. A copy of the decision was circulated. The appeal was against conditions 2, 4 & 9 of planning approval LA03/2019/0361/F for residential development comprising 11 no 3 bedroom townhouses with associated car parking and landscaping (change of house types to that approved under application ref LA03/2015/0601/F) to include amended access detail, amended boundary detail/position and reduced site area at The Old Mill, 53 Mill Road, Crumlin.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed

that the report be noted.

ACTION BY: Sharon Mossman, Deputy Director of Planning

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 recently the details of which are set out below.

PAN Reference:	LA03/2021/1051/PAN
Proposal:	Proposed 60no suite hotel extension with ground floor function room and rooftop spa, conservatory extension to existing hotel, circa 44no lodges and 44no apartments in 2no blocks, shepherd's huts/log cabins, associated countryside estate outdoor activities and associated car parking and landscaping. Also a green keeper's cottage and general manager's lodge
Location:	Hilton Hotel Paradise Walk Templepatrick BT39 0DD
Applicant:	Loughview Templepatrick Hotel Ltd
Date Received:	3 November 2021
12 week expiry:	26 January 2022

PAN Reference:	LA03/2021/1155/PAN
Proposal:	Proposed two storey extension to provide additional school accommodation, associated parking, landscaping and ancillary site works

Location:	Parkhall Integrated College Steeple Road Antrim BT41 1AF
Applicant:	Education Authority
Date Received:	3 December 2021
12 week expiry:	25 February 2022

PAN Reference:	LA03/2021/1156/PAN
Proposal:	Proposed erection of circa. 135 dwellings in a mix of detached, semi-detached, townhouse and apartment units with associated car parking, amenity space, open space, equipped children's play park, hard and soft landscaping, access arrangements and road infrastructure and associated site works
Location:	Lands encompassing Mayfield park between Mayfield Dale and Alderley Crescent and spanning Mayfield Link bound to the north by Mayfield High Street and Aylesbury Place to the east by 4-22 Mayfield Park (evens) and 34 and 37 Mayfield Road and to the south by 104 and 106 Hydepark Road Mallusk
Applicant:	South Bank Square Ltd
Date Received:	6 December 2021
12 week expiry:	28 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.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.12

P/PLAN/1 NISRA PLANNING STATISTICS 2021/2022 – SECOND QUARTERLY BULLETIN FOR THE PERIOD JULY TO SEPTEMBER 2021

The second quarterly provisional planning statistics for 2021/22 produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), a copy of which was circulated, were released on 16 December 2021.

The Quarterly Bulletin advises that both planning activity and processing performance in 2020/21 and the first half of 2021/22 were impacted by the restrictions put in place due to the coronavirus pandemic. It indicates that this should be borne in mind and caution taken when interpreting these figures and when making comparisons with other time periods and performance across Councils.

The figures show that during the period from July to September 2021, the total number of planning applications received in Northern Ireland was 3,344, a decrease of 16 % on the previous quarter but up over 2% on the same period a year earlier. The total number of decisions issued during this period was 3,257, down by nearly 6% over the quarter but up by over one third from the same period a year earlier.

During this first quarter period a total of 222 new applications were received by Antrim and Newtownabbey Borough Council. Over the year 6 Councils reported an increase in the number of applications received with the highest percentage increase in Antrim and Newtownabbey (22.7%). Over the year, 10 Councils reported an increase in the number of applications decided, with the highest percentage increase in Antrim and Newtownabbey (112.1%).

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures show that the Council was within the 30-week target time in the first six months of 2021/22 for **Major** planning applications with an average of 22.2 weeks. This performance maintains last year's Major performance approval rate and ranks amongst the top three of the 11 Councils and also reflects well against the average processing time of 56.4 weeks across all Councils.

Over the year, ten of the 11 Councils reported an increase in the number of local applications decided, with the greatest increase in Antrim and Newtownabbey (111.4%). The DfI figures show that the Council took on average 13.2 weeks to process and decide **Local** planning applications during the first six months of 2021/22 against the statutory target of 15 weeks. This performance maintains the progress achieved in last year's local performance and ranks amongst the top three of the 11 Councils. It also reflects well against the average processing time of 16 weeks across all Councils.

In relation to enforcement, the Dfl figures highlight that the Council's planning enforcement team took an average of 26.1 weeks during the first six months of 2021/22 to process 70% of enforcement cases against a target of 70% within 39 weeks. This compares favourably with the average processing time of 36.2 weeks across all Councils and in absolute terms there was a significant drop in the number of cases dealt with during the Quarter.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed

that the report be noted.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.13

P/FP/LDP/1 LOCAL DEVELOPMENT PLAN, QUARTERLY UPDATE (Q3) OCTOBER TO DECEMBER 2021

The Council's Local Development Plan (LDP) advises that progress reports will be submitted on a quarterly basis to the Planning Committee. This report covers the third quarter (Q3) of the 2021-2022 business year (October to December 2021).

Submission of the Draft Plan Strategy to the Planning Appeals Commission to Cause an Independent Examination

Members were reminded that the previous quarterly update advised that whilst the Planning Appeals Commission (PAC) has not yet indicated any hearing dates for Independent Examination (IE), it is anticipated these will be confirmed in due course. To ensure the Council's preparedness for IE, Officers from the Forward Planning Team have commenced engagement with legal services and the consultants appointed during the plan preparation. Should confirmation of IE hearing sessions be received from the PAC, Members will be updated accordingly.

Local Development Plan, Working Group Updates

(a) Belfast Metropolitan Area Spatial Working Group

The most recent meeting of the Metropolitan Area Spatial Working Group took place virtually on 26 November 2021 hosted by Lisburn & Castlereagh City Council. The theme of the meeting was 'Planning and Climate Change' and items for discussion included an update from each council regarding individual DPS preparation, and policy approach to climate change and environmental resilience. Presentations were given to the group by representatives from Climate NI and the Department of Agriculture, Environment and Rural Affairs (DAERA) Climate Change Group, and the Council's Climate Change Officer regarding the Council's Climate Change Working Group.

A copy of the agreed previous minutes for the meeting which took place on 26 August 2021 were circulated for information. The next meeting of the Working Group is due to take place in January, hosted by Ards and North Down Borough Council (date to be confirmed).

(b) Coastal Forum Meeting

The most recent meeting of the Department for Agriculture and Rural Affairs (DAERA)/ DfI Coastal Forum meeting took place virtually on the 2 December 2021, hosted by Ms. Fiona McCandless (DAERA) and Ms. Katrina Godfrey (DfI). Items for discussion included the groups Terms of Reference (TOR), agreed Work Programme, and approved Position Paper to inform Councils' consideration of coastal change when preparing LDPs – copies circulated for information. A copy of this meeting's minutes was circulated for information. The next meeting of the Working Group is due to take place in the New Year, hosted again by DAERA/DfI (date to be confirmed).

(c) The Department for Infrastructure (Transport), Strategic Transport Plans

A representative from DfI's Roads Transport Plans provided an update at the MASWG on 26 November 2021 regarding the latest plans coming forward. These include:

- (1) The Regional Strategic Transport Network Transport Plan (RSTNTP): The public consultation on the final draft RSTNTP is due to take place early in 2022;
- (2) The Belfast Metropolitan Transport Plan (BMTP): Consultants have now been appointed to prepare a draft BMTP. A project board meeting is due to take place early in 2022 to agree timescales and a programme of works.

(d) Neighbouring Councils

Members were reminded that both Mid and East Antrim Borough Council (MEABC) and Lisburn & Castlereagh City Council (LCCC) await a date from the PAC. Officers from the Council's Forward Planning Team will continue to engage with these Councils on strategic issues through the MASWG.

Proposed by Alderman Campbell

Seconded by Alderman Smyth and unanimously agreed

that the report be noted.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.14

P/PLAN/082 DFI LETTER – DEVELOPMENT MANAGEMENT PRACTICE NOTE UNAUTHORISED EIA DEVELOPMENT

The Department for Infrastructure has written a letter (circulated) to advise of a new practice note in relation to unauthorised Environmental Impact Assessment Development. The document is available to view at www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/dmpn9a-unauthorisedeiadev-dec2021.pdf.

The Practice Note is designed to guide planning authorities and their planning officers through the regulatory procedural requirements and legal principles relating to unauthorised Environmental Impact Assessment (EIA) development. The note deals primarily with both procedures and good practice. It forms part of a series of practice notes stemming from the Planning Act (Northern Ireland) 2011.

The report was for Members' information.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed

that the report be noted.

ACTION BY: Sharon Mossman, Deputy Director of Planning

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Lynch
Seconded by Councillor Webb and agreed that

the following Committee business be taken In Confidence.

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

PART TWO OTHER PLANNING MATTERS IN CONFIDENCE

ITEM 3.15

P/FP/LDP/1/34 ENFORCEMENT: QUARTERLY UPDATE (Q2) JULY-SEPTEMBER 2021 – IN CONFIDENCE

The Northern Ireland Statistics Q2 2021-2022 Statistical Bulletin was released on 16 December 2021 by the Department for Infrastructure's (DfI) Analysis, Statistics and Research Branch. It includes information on the Council's performance on enforcement cases measured against the statutory performance targets set by DfI.

The Q2 report was circulated and in view of the sensitive nature of some of this information it was presented in confidence.

The DfI figures indicate that the Council has concluded 86% of cases within the statutory target of 39 weeks during Quarter 2 and took on average 21.6 weeks to conclude.

This represents an improvement on Quarter 1 performance, during which 80.8% of cases were concluded within target with an average of 28.4 weeks to conclude.

Proposed by Councillor Lynch
Seconded by Councillor Ramsay and unanimously agreed

that the report be noted.

ACTION BY: Sharon Mossman, Deputy Director of Planning

PART ONE - DECISIONS ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.16 ENFORCEMENT CASE: LA03/2021/0230/CA

Sharon Mossman, Deputy Director of Planning, 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 Ramsay

Seconded by Alderman Smyth that authority be granted to progress enforcement action

on the proposal being put to the meeting 11 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

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Lynch

Seconded by Councillor Archibald-Brown and unanimously agreed

that any remaining Committee business be conducted in Open Session.

The Chairperson advised that the audio recording would recommence.

There being no further Committee business the Chairperson thanked Members for their attendance and the meeting concluded at 7.08 pm.

MAYOR