



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 20 SEPTEMBER 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 - H Cushinan, R Lynch, M Magill, N Ramsay  
R Swann and B Webb
- Non-Committee Members Present** : Councillor V McWilliam
- Public Speakers** : John McAleer In Objection (Item 3.1)  
Tom Stokes In Support (Agent, Item 3.1)  
Brendan Donnelly In Objection (Item 3.2)  
Andy Stephens In Support (Agent, Item 3.2)  
Louise Walker In Support (Applicant, Item 3.3)  
Michael Herron In Support (Agent, Item 3.4)  
Conall O'Doibhlin In Support (Applicant, Item 3.4)
- Officers Present** : Deputy Director of Planning (Interim) - S Mossman  
Legal Services Officer (Solicitor) – E Keenan  
Senior Planning Officer - J McKendry  
Senior Planning Officer - K O'Connell  
ICT Change Officer - A Cole  
ICT Helpdesk Officer - D Mason  
Member Services Officer - S Boyd

**CHAIRPERSON'S REMARKS**

The Chairperson welcomed Committee Members to the September 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 an Addendum report relating to Site Visits had been circulated to Members with a hard copy being made available in the

Chamber, and that Item 3.5 had been withdrawn by Officers as the applicant had reduced the proposal from 2 to 1 dwelling which was considered acceptable by Officers, and which could be progressed through the Scheme of Delegation.

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

Councillor J Archibald-Brown  
Chief Executive J Dixon  
Deputy Chief Executive of Economic Growth M McAlister  
Borough Lawyer & Head of Legal Services P Casey

## 2 DECLARATIONS OF INTEREST

None

# PART ONE PLANNING APPLICATIONS

*Councillor Magill joined the meeting during the following Item and was therefore unable to vote.*

## ITEM 3.1 APPLICATION NO: LA03/2020/0552/F

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**PROPOSAL:** Proposed residential development, including demolition of nos 75 & 77 Jordanstown Road, comprising 80no dwellings (46no detached & 34no semi-detached) with associated garages and sunrooms, landscaping, open space, Wastewater Treatment Works (temporary) and Pumping Station, with all other associated site and access works

**SITE/LOCATION:** Land immediately north and north-west of Oakfield Park and Jordanstown Special School, Jordanstown Road, Newtownabbey

**APPLICANT:** Silverwood Development Lands Ltd

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Sharon Mossman, Deputy Director of Planning (Interim), introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

John McAleer	In Objection
Tom Stokes	In Support (Agent)
Darren Costello	In Support (Applicant) for questions
Conor O'Hara	In Support (Consultant) for questions
Andrew Bunbury	In Support (Architect) for questions

Proposed by Alderman Brett

Seconded by Alderman Smyth that planning permission be granted with the inclusion of an additional condition/informative relating to the temporary waste water treatment works and advertisement consent, the detail of which was delegated to Officers

on the proposal being put to the meeting 10 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 with the inclusion of an additional condition/informative relating to the temporary waste water treatment works and advertisement consent, the detail of which was delegated to Officers.**

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

**ITEM 3.2 APPLICATION NO: LA03/2021/0429/F**

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**PROPOSAL:** Demolition of existing buildings and construction of replacement 3,100sqm GFA storage and manufacturing facility (Use Classes B2 & B4) producing Covid-19 testing equipment, including roof mounted solar panels, associated HGV/Car parking, landscaping, upgrade to existing access onto the Largy Road, sewage treatment plant and all other ancillary site works

**SITE/LOCATION:** Land and buildings adjacent and approximately 45 metres northeast of 61 Largy Road and approximately 100 metres northeast of 59 Largy Road, Crumlin, BT29 4RR

**APPLICANT:** Randox Laboratories

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

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

Brendan Donnelly	In Objection
Andy Stephens	In Support (Agent)
Gerard McPeak	In Support (Architect) for questions

Proposed by Alderman Campbell

Seconded by Councillor Webb and 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: LA03/2020/0569/F

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<b>PROPOSAL:</b>	Proposed change of use of existing outbuilding and yard to motoring school to include extension to curtilage, retention of extended hardstanding area and proposed extension to outbuilding, alteration of existing access onto Lylehill Road and retention of access onto Ballyutoag Road with 2m high roadside boundary gate.
<b>SITE/LOCATION:</b>	Lloyds School of Motoring, 133 Ballyutoag, Belfast, Antrim
<b>APPLICANT:</b>	Lloyds School of Motoring

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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 –

Louise Walker                      In Support (Applicant)

Proposed by Alderman Campbell  
Seconded by Councillor Webb 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 CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, and Planning Policy Statement 4, Planning and Economic Development, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 4 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, result in the intensification of use of an existing access onto a protected route thereby prejudicing the free flow of traffic and conditions of general safety, in circumstances where access to a minor road can reasonably be achieved.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY13 & CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the size, scale and massing of the development will have a detrimental impact on the visual amenity and is inappropriate for the site and its locality resulting in a loss to the rural character.**

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

Councillor Magill, Aldermen Brett and Campbell left and returned to the Chamber during the following Item and were therefore unable to vote.

**ITEM 3.4 APPLICATION NO: LA03/2021/0612/O**

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**PROPOSAL:** Infill site for 1 no. dwelling and garage under CTY 8

**SITE/LOCATION:** Lands 80m South of 44 Loughbeg Road Toomebridge

**APPLICANT:** Conall O'Doibhlin

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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 –

Michael Herron      In Support (Agent)  
Conall O'Doibhlin    In Support (Applicant)

Proposed by Councillor Flanagan

Seconded by Alderman Smyth that outline planning permission be refused

on the proposal being put to the meeting 6 Members voted in favour, 1 against and 1 abstention, it was agreed

**that outline planning permission be refused for the following reasons:**

- 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions 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 when viewed with the existing dwellings along the shared laneway.**

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

**ITEM 3.5 APPLICATION NO: LA03/2021/0239/F**

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<b>PROPOSAL:</b>	Two single storey dwellings and associated garage
<b>SITE/LOCATION:</b>	Lands to the rear of 3 Bournon Road, Antrim, BT41 1NZ
<b>APPLICANT:</b>	Mr G Walker

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*The Chairperson reminded Members that this application had been withdrawn by Officers.*

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

**PART TWO OTHER PLANNING MATTERS**

**ITEM 3.6**

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

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

One appeal was dismissed by the Planning Appeals Commission (PAC) in relation to the erection of a dwelling on a farm 85m east of no 40 Ballylagan Road Ballyclare (reference: LA03/2019/1033/0) and a copy of this decision was circulated.

Proposed by Alderman Campbell  
Seconded by Councillor Magill and unanimously agreed

**that the report be noted.**

*NO ACTION*

**ITEM 3.7**

**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). One PAN was registered during August 2021 the details of which are set out below.

<b>PAN Reference:</b>	LA03/2021/0757/PAN
<b>Proposal:</b>	Development of vehicle test centre, including test centre, single direction perimeter site road, lay-by parking, holding bay parking, HGV pre-test lay-up, exist forecourt area, staff parking facilities and landscaping
<b>Location:</b>	Craigarogan Business Park, 660 Antrim Road, Mallusk Newtownabbey
<b>Applicant:</b>	Driver & Vehicle Agency (DVA) NI
<b>Date Received:</b>	6 August 2021
<b>12 week expiry:</b>	29 October 2021

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 during 2020 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 on 1 October 2020 and more recently the Infrastructure Minister, Nichola Mallon, announced on 9 March that the temporary suspension of the PACC requirement was being further extended in light of continuing restrictions associated with coronavirus.

The Planning (Development Management) (Temporary Modifications) (Coronavirus) (Amendment) Regulations (Northern Ireland) 2021 temporarily amend the Planning (Development Management) Regulations (Northern Ireland) 2015 and will now apply until 30 September 2021. 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 Councillor Magill and unanimously agreed

**that the report be noted.**

*NO ACTION*

### **ITEM 3.8**

#### **P/FP/LDP/115 BELFAST METROPOLITAN AREA SPATIAL WORKING GROUP**

The most recent meeting of the Metropolitan Area Spatial Working Group took place virtually on 26 August 2021 hosted by Belfast City Council. Items for discussion included an update from each Council regarding individual Draft Plan Strategy preparation.

A presentation was given to the group by a representative from the Department for Infrastructure (DfI), Transport Planning Modelling Unit (TPMU) regarding the progress of the Belfast Metropolitan Transport Study (BMTS). DfI advised that the Department is soon to appoint consultants to progress the Sub Regional Transport Plan and that engagement with individual Councils will commence in the Autumn.

An update was given to the group by a representative from the Northern Ireland Housing Executive regarding their position on various studies, work streams and engagement with Councils as each progress housing policies within relevant Local Development Plan publications.

A copy of the agreed minutes from the previous meeting which took place on 26 May 2021 was circulated for information. The next meeting of the Working Group is due to take place on 26 November 2021 hosted by Lisburn and Castlereagh City Council, the theme of which will be climate change.

Proposed by Alderman Campbell

Seconded by Councillor Magill and unanimously agreed

**that the report be noted.**

*NO ACTION*

### **ITEM 3.9**

#### **P/PLAN/16 MID ULSTER DISTRICT COUNCIL – REPLACEMENT PLANNING PORTAL**

Members were aware Mid Ulster District Council decided not to take part in a joint contract with the Department for Infrastructure NI and Local Councils in the replacement of the current NI Planning Portal system. Instead opting to go with its own new planning portal system. Dr Chris Boomer, Planning Manager, Mid Ulster District Council has written to the Council to advise that they have now awarded a contract to IDOX, who is the supplier of the current system and to assure adjacent Councils that they will continue share planning information if and when required.

Further updates will be provided as their IT Project progresses. A copy of the letter was circulated for information.



Proposed by Alderman Campbell  
Seconded by Councillor Magill and unanimously agreed

**that the report be noted.**

*NO ACTION*

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

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**MAYOR**