



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 16 NOVEMBER 2020 AT 6.00 PM**

- In the Chair** : Alderman T Campbell
- Committee Members Present** : Aldermen - F Agnew, P Brett and J Smyth
Councillors – J Archibald, H Cushinan, S Flanagan, R Lynch,
M Magill, R Swann and B Webb
- Non-Committee Members Present** : Councillors – V McWilliam and N Ramsay
- Public Speakers** : Neeson Adair In Objection (Item 3.1)
Christopher Cassidy In Support (Agent Item 3.1)
Carson McDowell In Support (Item 3.4)
Ivan McClean In Support (Agent Item 3.4)
- Officers Present** : Deputy Chief Executive - M McAlister
Legal Services Officer (Solicitor) – E Keenan
Head of Planning – J Linden
Principal Planning Officer – B Diamond
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 November 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 could 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 reminded Members that, as was agreed by Members at September's Planning Committee meeting, the meeting would commence at 6.00 pm to consider Part One Planning Applications directly followed by Part 2 General Planning Matters, AOB and any In Confidence Items.

The Chairperson further advised Members that an Addendum report relating to Site Visits and the Speakers list had been circulated to Members with hard copies being made available in the Chamber.

The Deputy Chief Executive 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 R Kinnear
Chief Executive - J Dixon
Head of Legal Services & Borough Lawyer – P Casey

2 DECLARATIONS OF INTEREST

Item 3.4 - Councillor Cushinan

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2019/0896/F

PROPOSAL:	Proposed two storey dwelling
SITE/LOCATION:	20m west of 2 Whinney Hill, Randalstown
APPLICANT:	Vygandas Urbitus

Barry Diamond, Principal 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 –

Neeson Adair	In Objection
Christopher Cassidy	In Support (Agent)

Proposed by Councillor Archibald
Seconded by Councillor Cushinan to grant planning permission

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 Planning Report

ACTION BY: John Linden, Head of Planning

ITEM 3.2 APPLICATION NO: LA03/2020/0549/O

PROPOSAL: Dwelling and Garage (Infill)
SITE/LOCATION: Site 1, 35 metres SE of 37 Ballylurgan Road, Randalstown
APPLICANT: Ryan Butler

Barry Diamond, Principal 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 Alderman Smyth
Seconded by Councillor Webb and 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 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 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 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in the addition of existing ribbon development resulting in suburban style build up when viewed with the existing and approved dwellings on the Ballylurgan Road.**

ACTION BY: John Linden, Head of Planning

ITEM 3.3 APPLICATION NO: LA03/2020/0550/O

PROPOSAL: Dwelling and Garage (Infill)
SITE/LOCATION: Site 2, 70m SE of 37 Ballylurgan Road, Randalstown
APPLICANT: Ryan Butler

Barry Diamond, Principal 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 Alderman Smyth
Seconded by Councillor Webb and 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 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 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 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in the addition of existing ribbon development resulting in suburban style build up when viewed with the existing and approved dwellings on the Ballylurgan Road.**

ACTION BY: John Linden, Head of Planning

Having declared an interest in the following Item Councillor Cushinan left the Chamber.

ITEM 3.4 APPLICATION NO: LA03/2020/0375/A

PROPOSAL:	Replacement notice hoarding sign
SITE/LOCATION:	48 New Street, Randalstown
APPLICANT:	Randalstown Gospel Hall

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

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

Carson McDowell	In Support (Representative of Trustee)
Ivan McClean	In Support (Agent)

Proposed by Councillor Webb
Seconded by Alderman Campbell that advertisement consent be refused

on the proposal being put to the meeting 4 Members voted in favour, 6 against and 0 abstentions, it was declared not carried

A further proposal was then put to the meeting

Proposed by Alderman Brett

Seconded by Alderman Smyth that advertisement consent be granted

In favour: Aldermen Brett, Smyth and Agnew
Councillors Archibald, Magill and Swann
Against: Alderman Campbell
Councillors Lynch, Flanagan and Webb

on the proposal being put to the meeting 6 Members voted in favour, 4 against and 0 abstentions and it was agreed

that advertisement consent be granted subject to the imposition of conditions addressing the following matters, the detail of which was delegated to Officers

(1) Only static images are to be displayed

(2) A defined limit is to be set for the interval at which the images can change; and

(3) The level of luminance is to be appropriately controlled

The reason for the decision contrary to the Officer recommendation was that Members considered that the LED signage proposed would not have a detrimental impact on the character or visual amenity of the local area.

ACTION BY: John Linden, Head of Planning

Councillor Cushman returned to the Chamber.

PART TWO GENERAL PLANNING MATTERS

ITEM 3.5

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during October 2020 under delegated powers together with information relating to planning appeals was circulated for Members information.

In addition, Members noted that the following appeal was withdrawn by the appellant during October.

APPLICATION NO	LA03/2018/1075/F
APPEAL REF	2020/A0027
DEA	AIRPORT
PROPOSAL	Proposed residential development with access off Farmhill Road, comprising 114 no. units (15 no. two-storey detached, 90 no. two storey semi-detached and 9 no. bungalows), internal roads, landscaping, public open space and associated site works and drainage. Includes road widening of Farmhill Road and Nutts Corner Road to provide right hand turn lane, site access and junction improvements. Drainage and pedestrian connection to Glendarragh Park. Existing cottages at 1-3 Farmhill Terrace to be retained.
SITE/LOCATION	Lands west of the junction of Farmhill Road and Nutts Corner Road, Crumlin (including 1-3 Farmhill Terrace)
APPLICANT	Killultagh Properties Ltd

Furthermore, Members noted that the following application deferred at the October Planning Committee meeting was subsequently withdrawn by the applicant.

APPLICATION NO	LA03/2020/0503/F
DEA	ANTRIM
PROPOSAL	Erection of Agricultural Shed
SITE/LOCATION	Site 20 metres to the rear of 70 Tildarg Road, Kells
APPLICANT	Mr and Mrs Ryan Gowdy

At the time of withdrawal, a new planning application was submitted for the same address for the extension of domestic curtilage and erection of an ancillary domestic building (reference LA03/2020/0750/F). This application will now be assessed by the Planning Section on its individual merits.

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

the report be noted.

NO ACTION

ITEM 3.6

P/FP/LDP/114 – COASTAL FORUM WORKING GROUP

The most recent meeting of the Coastal Forum Working Group took place virtually on 6 October 2020 hosted by the Department for Infrastructure's Water and Drainage Policy Division. Items for discussion included updates on the draft Coastal Forum Programme, the Coastal Management Baseline (LIDAR Project & Coastal Observatory) and the Peace Plus Programme Application. A copy of the meeting minutes were circulated for information.

It was agreed that the next meeting of the Coastal Forum WG would take place in late November/early December 2020; the date and venue of which is to be confirmed.

Proposed by Alderman Smyth

Seconded by Councillor Flanagan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.7

PRE-DETERMINATION HEARING ON APPLICATION LA03/2018/0842/F

Members recalled that the following Major planning application was due to be presented to the August 2020 meeting of the Planning Committee with an Officer recommendation to grant permission.

APPLICATION NO: LA03/2018/0842/F

PROPOSAL: Demolition of existing building and replacement with Class A1 Foodstore and associated eight-bay Petrol Filling Station and associated works including car parking, access from Doagh Road, Click-and-Collect facility and landscaping. Access from Doagh Road facilitated by new roundabout to replace Doagh Road and Monkstown Road junction; and off-site road improvement works at Doagh Road/Station Road/O'Neills Road junction

SITE/LOCATION: 229-233 Doagh Road Monkstown Industrial Estate
Newtownabbey BT36 6XA

APPLICANT: ASDA Store Ltd

However, subsequent to publication of the Planning Report on this application, the Department for Infrastructure (DfI) wrote to the Council on the day of the Committee meeting and issued a direction under Article 17 of the Planning (General Development Procedure) Order (NI) 2015 that the Council should not proceed to determine the application until so advised by the Department.

On foot of this correspondence an Addendum report was presented to the August 2020 Committee meeting outlining the position and Members agreed at that time to

note the Direction served by the Department and to defer consideration of the application pending a decision by the Department as to whether it would call in the application.

At the end of October Members were notified that DfI had written to the Council confirming that it had decided **not** to call in this application (copy circulated). In reverting the application back to the Council, and as previously indicated to Members, the Council is statutorily obliged under Section 30 of the Planning Act (NI) 2011 to undertake a Pre-determination Hearing prior to the application being returned to the Committee for final determination.

To ensure that this application can be processed expeditiously it was proposed by Officers that the Pre-Determination Hearing be held before a remote meeting of the Planning Committee to be held in the **Council Chamber, Mossley Mill at 4.00pm on Thursday 3 December 2020** and it is anticipated that the application will then be brought forward to the January Planning Committee meeting for final determination.

Members noted that in order to provide advance notice of the date of the Pre-Determination Hearing in the local press Officers need to finalise the contents of a proposed Public Notice no later than 18 November. In addition, details of the arrangements for the proposed Pre-Determination Hearing will be circulated to all Members during the week commencing 23 November 2020.

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

the report be noted and that the Pre-Determination Hearing would commence at 5.15pm on Thursday 3 December 2020.

ACTION BY: John Linden, Head of Planning/Member Services

ITEM 4.0

ANY OTHER BUSINESS

The Principal Planning Officer provided clarity to Members regarding the approach to be adopted to signage which had been erected without consent.

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 7.15pm.

MAYOR