



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN THE CHAMBER, MOSSLEY MILL
ON MONDAY 22 JUNE 2026 AT 6.00 PM**

- In the Chair** : Alderman L Boyle
- Committee Members Present (In Person)** : Alderman T Campbell and M Magill
Councillors – J Archibald-Brown, R Foster, R Kinnear, AM Logue, R Lynch, B Mallon and T McGrann
- Committee Members Present (Remotely)** : Councillor – S Flanagan
- Non-Committee Members Present (In Person)** : Councillor – B Webb
- Non-Committee Members Present (Remotely)** : Councillor – J Gilmour
- Public Speakers** :
- | | |
|--------------------|----------------------------------|
| Patrick O'Reilly | In Support (Agent, Item 3.1) |
| Mark Todd | In Support (Agent, Item 3.4) |
| Councillor R Lynch | In Objection (Item 3.5) |
| Ellen Byrne | In Objection (Item 3.5) |
| James McKee | In Objection (Item 3.5) |
| John Byrne | In Objection (Item 3.5) |
| Jason Martin | In Support (Agent, Item 3.5) |
| Timothy Wilson | In Support (Applicant, Item 3.5) |
| Martin Nugent | In Support (Agent, Item 3.6) |
- Officers Present** : Director of Economic Development and Planning - M McAlister
Deputy Director of Planning & Building Control – S Mossman
Borough Lawyer (Legal, Land, Governance & Policy)
– P Casey
Head of Planning Development Management – B Diamond
Senior Planning Officer – J McKendry
ICT Helpdesk Officer – J Wilson
ICT Business Support Officer (Interim) – D Graham
Member Services Officer – E Skillen

CHAIRPERSON'S REMARKS

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

The Chairperson advised that Addendum reports relating to Items 3.4 and 3.7, and an updated speakers' list had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

The Chairperson further advised Members that Item 3.3 had been withdrawn by the applicant.

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

Councillor S Cosgrove

2 DECLARATIONS OF INTEREST

Item 3.5 – Councillor R Lynch

The Chairperson expressed a warm welcome to Councillor McGrann on his first meeting of the Planning Committee and also welcomed Councillor Lynch back to the Committee.

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2025/0834/O

PROPOSAL:	Proposed demolition of existing detached dwelling to allow for a site for the proposed erection of 3no. detached dwellings
SITE/LOCATION:	Lands at 10 Junction Road, Antrim, BT41 4NP
APPLICANT:	Juliet Day

Johanne McKendry, Senior 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 –

Patrick O'Reilly

In Support/Agent

Proposed by Alderman Campbell

Seconded by Alderman Magill that outline planning permission be refused.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and 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 paragraphs 6.106 – 6.107 and is contrary to the provisions of Policy DM 46 of the Antrim and Newtownabbey Plan Strategy in that the site lies within the 1 in 100 year floodplain and is not considered an exception to policy and it has not been demonstrated that the proposal would not be at risk of flooding or would add to the risk of flooding elsewhere.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet the provisions of Policies SP 3.10 and DM 10 of the Antrim and Newtownabbey Plan Strategy in that the proposal would prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and turning of vehicles which would be attracted to the site.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies SP 8, DM 38 and DM 39 of the Antrim and Newtownabbey Plan Strategy, in that insufficient information has been provided to demonstrate that the proposal would not negatively impact upon designated sites, priority habitats, protected species and other features of biodiversity interest.**

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.2 APPLICATION NO: LA03/2026/0164/F

PROPOSAL:	Extension to curtilage and re-positioning of previously approved domestic stables (LA03/2023/0134/F), with retention of adjacent sand paddock and stoned area to facilitate vehicle access and manoeuvring
SITE/LOCATION:	20 Dundesert Road, Crumlin, BT29 4SL
APPLICANT:	Tommy Bates

Johanne McKendry, Senior 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 Alderman Campbell

Seconded by Councillor Foster that planning permission be refused.

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

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 SP 1 of the Antrim and Newtownabbey Plan Strategy, 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 Policy DM 27 and Criterion (a) of Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the proposal would appear as a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; and the proposal does not respect the traditional pattern of development exhibited in the area.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy DM 22 and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy, in that the proposal would result in an unacceptable adverse impact on the amenity of future occupiers of adjoining properties as a result of overlooking and loss of privacy.

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

ITEM 3.3 APPLICATION NO: LA03/2026/0206/O

PROPOSAL:	Site for dwelling and detached garage
SITE/LOCATION:	Approximately 30m SW of 639 Doagh Road, Newtownabbey
APPLICANT:	Alastair Jnr. Jackson

Members were advised that this Item had been withdrawn by the applicant.

ITEM 3.4 APPLICATION NO: LA03/2026/0232/O

PROPOSAL:	Two Storey Dwelling
SITE/LOCATION:	Lands adjacent to and approx. 4m east of 26 Annaghmore Road, Antrim, BT41 3NP
APPLICANT:	Aidan Johnston

Johanne McKendry, Senior Planning Officer introduced the Planning Report and associated Addendum 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 –

Mark Todd

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Mallon 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 paragraph 6.73 and fails to meet the provisions of Policy DM 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (b) as the proposed dwelling is not located within a frontage that appears as a visual entity in the landscape.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraphs 6.70 and 6.73 and fails to meet the provisions of Policy DM 18C of the Antrim and Newtownabbey Plan Strategy in that the proposal does not comply with criterion (e) as the proposal does not respect the existing pattern of development in the surrounding area.**
- 3. The proposal is contrary to the Strategic Planning Policy Statement paragraph 4.27 and fails to meet the provisions of Policy DM 28.1 of the Antrim and Newtownabbey Plan Strategy in that the proposal would compromise the amenity of neighbouring properties and future occupiers of the proposed dwelling.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Having requested to speak on Item 3.5 and subsequently declaring an interest Councillor Lynch made her presentation and left the Chamber during the decision-making process.

ITEM 3.5 APPLICATION NO: LA03/2025/0637/O

PROPOSAL:	Site of proposed dwelling
SITE/LOCATION:	Approx 70m southeast of 12 Drumkeeran Road, Antrim
APPLICANT:	Timothy Wilson

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

Sensitive and confidential information was tabled for Members consideration.

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

Councillor Roisin Lynch
Ellen Byrne
James McKee

In Objection/Councillor
In Objection
In Objection

John Byrne
Jason Martin
Timothy Wilson

In Objection
In Support/Agent
In Support/Applicant

As Mr Byrne became upset and was unable to speak, his statement was read on his behalf by the Director of Planning and Building Control.

Proposed by Councillor Kinnear

Seconded by Alderman Campbell that outline planning permission be refused.

on the proposal being put to the meeting 5 Members voted in favour, 4 against and 1 abstention, it was agreed that

outline planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement paragraph 4.12 and fails to meet the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in an unacceptable adverse impact on the occupiers of an existing nearby dwelling (No. 12) in terms of overlooking and loss of privacy.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Lynch returned to the Chamber during Item 3.6 and was therefore unable to vote on this Item.

ITEM 3.6 APPLICATION NO: LA03/2025/0848/F

PROPOSAL:	Proposed change of use/adaption of a redundant building to a single dwelling
SITE/LOCATION:	Approx. 18m north of 1 Carnall Road, Ballyclare, (No. 1A Carnall Road), BT39 9NS
APPLICANT:	Michael Doherty

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 –

Martin Nugent

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Kinnear that planning permission be refused for the following reasons.

- 1. The proposal is contrary to the provisions contained in the Strategic Planning**

Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18 of the Antrim and Newtownabbey Plan Strategy in that the proposal does not meet any of the relevant provisions for a home in the countryside.

- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18 F of the Antrim and Newtownabbey Plan Strategy in that the proposed building to be converted is not vernacular or considered locally important.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and fails to meet the provisions of Policy DM 18 C of the Antrim and Newtownabbey Plan Strategy in that a small gap site does not exist on the site and there is no substantial and built continuously built up frontage.**

on the proposal being put to the meeting 2 Members voted in favour, 6 against and 2 abstentions. The proposal was declared not carried.

In favour: Alderman Campbell and Councillor Kinnear.

Against: Alderman Boyle
Councillors Archibald-Brown, Foster, Logue, McGrann and Flanagan.

Abstentions: Alderman Magill
Councillor Mallon

A further proposal was then put to the meeting.

Proposed by Councillor Foster

Seconded by Councillor Kinnear that planning approval be deferred for two months to facilitate further consultation.

on the proposal being put to the meeting 9 Members voted in favour, 1 against and 0 abstentions, and it was agreed that

planning permission be deferred for a period of two months to facilitate further consultation between Officers, the applicant and his agent regarding the reasons for refusal.

In favour: Aldermen Boyle and Magill
Councillors Archibald-Brown, Flanagan, Foster, Kinnear, Logue, Mallon and McGrann

Against: Alderman Campbell

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Magill and Councillors Logue and Mallon left the Chamber at Item 3.7 and were therefore unable to vote in Items 3.7 and 3.8.

ITEM 3.7 APPLICATION NO: LA03/2026/0055/F

PROPOSAL:	Installation of rooftop solar panel array
SITE/LOCATION:	Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA
APPLICANT:	Antrim and Newtownabbey Borough Council

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

There were no public speakers to address this item.

Proposed by Councillor Foster

Seconded by Councillor Kinnear that planning permission be granted.

on the proposal being put to the meeting 8 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

Councillor Mallon returned to the Chamber.

Councillor Webb left the meeting at this point.

Councillor Logue returned to the Chamber during Item 3.8.

ITEM 3.8 APPLICATION NO: LA03/2026/0056/LBC

PROPOSAL:	Installation of rooftop solar panel array
SITE/LOCATION:	Mossley Mill Civic Centre, Carnmoney Road North, Newtownabbey, BT36 5QA
APPLICANT:	Antrim and Newtownabbey Borough Council

Johanne McKendry, Senior Planning Officer introduced the Planning Report to the Committee and made a recommendation to grant Listed Building consent.

There were no public speakers to address this item.

Proposed by Councillor Foster

Seconded by Councillor Lynch that Listed Building Consent be granted.

on the proposal being put to the meeting 8 Members voted in favour, 0 against and

0 abstentions, it was unanimously agreed that

Listed Building consent be granted for the application subject to the conditions set out in the Planning Report

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Magill returned to the Chamber.

PART TWO OTHER PLANNING MATTERS

ITEM 3.9

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS MAY 2026

1. Purpose

The purpose of this report was to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) during the month of May 2026.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during the month of May 2026 under delegated powers together with information relating to planning appeals were circulated for Members' information.

3. Planning Appeal Commission Decisions

Two (2) Claims for Costs were withdrawn by the Agent in May 2026.

Planning application: LA03/2023/0581/F

PAC reference: 2025/A0093
Description: Residential development consisting of 33 no. dwellings, parking, access, open space, landscaping and associated ancillary site works

Location: Lands within the SW portion of the former Craighill Quarry, approx. 160m east of Ballyeaston Road and approx. 20m east of Nos. 8-20a and Nos. 26-34 Craighill Park, Ballyclare

Date of Submission: 18 November 2025

Date of Costs Withdrawal: 11 May 2026

Planning application: LA03/2024/0899/F

PAC reference: 2025/A0083
Description: 3 no. detached 2 storey dwellings with associated parking

and landscaping

Location: Lands to north east of Ballycorr Road, approx. 200m northeast of No.7 Ballycorr Heights, Ballyclare

Date of Submission: 5 November 2025

Date of Costs
Withdrawal: 8 May 2026

A copy of the withdrawal of Claim for Costs was circulated.

Proposed by Councillor Foster
Seconded by Councillor Kinnear and agreed that

the report be noted.

NO ACTION

ITEM 3.10

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT MAY 2026

1. Purpose

The purpose of this report was to update Members on the Proposal of Application Notices received during May 2026.

2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fall into the Major development category were required to;

- give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted.
- 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.

3. Proposal of Application Notice

PAN Reference:	LA03/2026/0356/PAN
Proposal:	Refurbishment and extension of existing school with new staff car park and dedicated school drop-off within the school, accessed from the Ballyrobert Road. The development will comprise the partial demolition of the existing school with the removal of 4 no. mobile classrooms. The extension will be single storey and include 4 no. new classrooms, a new multi-purpose Hall, upgraded heating systems and all ancillary development. Provision for photovoltaic panels (PV panels) on the school roof.
Location:	The Thompson Primary School, 42 Mossley Road, Ballyclare, BT39 9RX
Applicant:	Education Authority
Date Received:	22 May 2026
12 week expiry:	13 August 2026

Proposed by Councillor Foster
Seconded by Councillor Kinnear and agreed that

the report be noted.

NO ACTION

ITEM 3.11

P/PLAN/1 DEVELOPMENT OF A REGIONAL PROTOCOL FOR MANAGING FRAUD RISK IN PLANNING AND ESTABLISHMENT OF A PLANNING FRAUD REGIONAL RESPONSE TEAM

1. Purpose

The purpose of this report was to update Members on the development of a Regional Protocol for managing fraud risk in planning, and the associated establishment of a Planning Fraud Regional Response Team (PFRRT), following the recommendations of the Northern Ireland Audit Office (NIAO) report.

2. Background

Following the publication of the Northern Ireland Audit Office (NIAO) report in July 2024, *"Public Bodies' Response to Misrepresented Soil Sample Analysis"*, the Department for Infrastructure (DfI), the Society of Local Authority Chief Executives (SOLACE), and the Northern Ireland Environment Agency (NIEA) agreed to establish a Task and Finish Group (TFG)) to consider the recommendations from the NIAO report that apply to the two-tier planning system and to consider lessons learned and next steps.

In considering how best to address issues of potential fraud in planning and simultaneously responding to the recommendations of the NIAO report, the TFG developed a Protocol to manage fraud risk in planning at a regional or sub-regional level.

One of the key outcomes of the TFG was the establishment of a 'Planning Fraud Regional Response Team' (PFRRT) to address this should the issue of potential fraud be deemed to be a regional or sub-regional issue. A draft Terms of Reference (TOR) and a draft Protocol had been prepared. A copy of both documents were circulated for Members' information. The TOR and Protocol would sit alongside the Council's own procedures for fraud.

Proposed by Councillor Kinnear
Seconded by Councillor Lynch and agreed that

the draft Terms of Reference and the Protocol be made available in the public forum with the Council logo, alongside other relevant Councils.

ACTION BY: Sharon Mossman, Deputy Director of Planning and Building Control

ITEM 3.12

P/PLAN/1 PLANNING APPEALS COMMISSION (PAC) UPDATES

1. Purpose

The purpose of this report was to advise the Committee that the Northern Ireland Audit Office (NIAO) has published a Strategic Review of the Planning Appeals Commission (PAC) and that the PAC has published their Annual Review for 2025/26.

2. Background

The NIAO had published a Strategic Review of the Planning Appeals Commission. A copy was circulated for Members information. The NIAO highlights significant backlogs and lengthy delays within the PAC, together with insufficient accountability arrangements and strained relationships. A number of recommendations had been made as set out in the Report.

The PAC had published its Annual Review which covers the period April 2025 to March 2026 and provided an overview of operational performance, casework activity, resourcing, and future priorities for both Commissions. The Chief Commissioner highlighted that this reporting year represents the culmination of several years of investment in staffing and IT infrastructure and noting that the training of new appointees had been completed, and the new IT system was now fully operational.

The Review records significant improvements in performance, particularly in the timeliness of appeal decisions, with median decision times reduced to approximately 22 weeks, compared with 75 weeks in the previous year. The number of cases in hand had also returned to pre-COVID operating levels, with 126 cases remaining at year end.

A copy of the Annual Report was circulated for Members information.

Proposed by Councillor Logue
Seconded by Councillor Kinnear and agreed

that the report be noted.

NO ACTION

ITEM 3.13

P/PLAN/1 SUSTAINABLE DRAINAGE SYSTEMS (SuDS) IN NEW HOUSING DEVELOPMENTS – CONSULTATION REPORT

1. Purpose

The purpose of this report was to advise Members of the publication of the Consultation Report on Sustainable Drainage Systems (SuDS) in new housing developments.

2. Background

In September 2025, the Department launched a public consultation on proposals to introduce Sustainable Drainage Systems (SuDS) in new housing developments. The consultation closed on 19 December 2025. The Consultation Report was published on 6 May 2026 and provided a summary and analysis of the responses received during the consultation process.

3. Summary

A total of forty-six (46) responses were received to the consultation. The majority of respondents were supportive of the proposals to introduce SuDS in new housing developments.

The Consultation Report identified a number of key themes raised by respondents, including the importance of sustainable surface water management, the long-term maintenance and adoption of SuDS infrastructure, implementation arrangements, and the need for clear guidance and standards.

The findings of the consultation would help inform the Department's ongoing consideration of policy and implementation arrangements relating to SuDS.

A copy of the Consultation Report was circulated for Members' information.

Proposed by Councillor Logue

Seconded by Councillor Kinnear and agreed that

the report be noted.

NO ACTION

ITEM 3.14

F/FP/LDP/1 LOCAL DEVELOPMENT PLAN – STEERING GROUP MINUTES

1. Purpose

The purpose of this report was to provide a quarterly update to Members on the progress of the Council's Local Development Plan Steering Group. Members were advised that the most recent meeting of the Local Development Plan Steering Group took place on 12 June 2026. A copy of the draft minutes were circulated for Members' information.

Proposed by Councillor Logue
Seconded by Councillor Kinnear and agreed that

the report be noted.

NO ACTION

ITEM 3.15

P/PLAN/PLANNING CONSULTATION LISBURN AND CASTLEREAGH CITY COUNCIL (LCCC)

1. Purpose

The purpose of this report was to advise Members of a consultation received by the Council.

2. Background

Lisburn & Castlereagh City Council was currently processing the following planning application

Reference	LA05/2025/0372/F
Location	Lands located c. 120m east of No. 10 Quarterland Road, c. 130m west of No. 28 Quarterland Road, east of No. 27 Carnaghliiss Road and c. 130m east of No. 29 Carnaghliiss Road, Crumlin, Dundrod
Description	Proposed cemetery including associated ceremony building, maintenance depot, new vehicular access onto Quarterland Road and race day access onto Carnaghliiss Road, car parking, landscaping and associated site and infrastructure works.
Applicant	Iain Lees

As part of the assessment process, the applicant had consulted Antrim and Newtownabbey Borough Council offering the opportunity to make comment on the proposal if required. Full details of the application can be found at <https://planningregister.planningsystemni.gov.uk/application/699331>

3. Summary

There was no statutory requirement for LCCC to consult on this matter. Officers propose to respond on behalf of the Council stating "The Council appreciates being

consulted by Lisburn & Castlereagh City Council on this application for new cemetery provision. As matters such as impact on roads/traffic etc would be covered through engagement with DFI as the statutory consultee and environmental considerations through NIEA, the Council does not have any planning concerns which it wishes to raise. Residents of Antrim and Newtownabbey Borough Council living in proximity to the new cemetery, should it proceed, may of course choose to use it rather than local facilities, however this was a matter of choice and availability rather than a planning consideration". This response would be uploaded onto the planning portal and publicly available.

Proposed by Councillor Logue
Seconded by Councillor Kinnear and agreed that

that the report be noted.

NO ACTION

ITEM 3.16

P/FP/LDP/02 CONSIDERATION OF SWIFT BOXES AT THE DRAFT LOCAL POLICIES PLAN

1. Purpose

The purpose of this report was to advise that officers would give further consideration on the matter of the protection of Swifts in the Council's Local Development Plan.

2. Introduction/Background

Since designating the swift as the "Bird of the Borough" in 2015, the Council had become a leader in swift conservation through innovation in planning, infrastructure, and community engagement.

Swifts are a migratory species of bird that usually arrive in the Borough in late April, as well as across the remainder of the UK and Ireland. They typically nest in the eaves of tall older buildings entering through gaps in timber and brickwork. There is a continuing long-term decline in breeding swift numbers in the UK. Swifts were placed on the UK Red List for birds in 2021 by the British trust for Ornithology. A 'swift brick' provides a nesting box for swifts that is fitted into the walls of a building.

Previous Decisions of Council

Members were reminded of the Positive Planning Note regarding the Swift in its Local Development Plan - Plan Strategy and accompanying guidance booklet "*Positive Planning Note: Swifts and Development Guidance*" published September 2025. This document encourages developers to include swift nesting features in new and existing buildings and was drafted in association with the Northern Ireland Swift Association, the Royal Society for the Protection of Birds (Northern Ireland) and Northern Ireland Environment Agency. Officers promote this Positive Planning Note through its inclusion as an informative in appropriate planning permissions granted.

Draft Local Policies Plan

Members were aware that the Council's Planning Section was currently working on the second stage of the Local Development Plan, the draft Local Policies Plan. This document sets out development zonings, associated Key Site Requirements and other site-specific proposals and local policy designations required to deliver the Plan Vision, Strategic Objectives and Spatial Growth Strategy in the Plan Strategy.

Further to the April 2025 Planning Committee Report, the Council's Planning Section would consider if any other additional measures in relation to swift preservation at the Local Policies Plan stage could be brought forward for Members consideration. Officers were exploring whether the inclusion of swift nesting boxes could be a Key Site Requirement in certain designations.

3. Financial Position/Implication

Not applicable.

Proposed by Councillor Logue

Seconded by Councillor Kinnear and agreed that

the report be noted.

NO ACTION

ITEM 3.17

PT/CI/066 BUSINESS PLAN 2025/26, PERFORMANCE REPORTING TEMPLATE QUARTER 4

1. Purpose

The purpose of this report was to recommend to Members to approve the Business Plan 2025/26, Quarter 4 Performance Reporting Template for Planning and Building Control.

2. Background

Members were reminded that Part 12 of the Local Government Act (Northern Ireland) 2014 puts in place a framework to support the continuous improvement of Council services.

Specifically, the duties in the Act relate to Section 84(1), 85(2) and 85(9) whereby the Council had a statutory duty to make arrangements to:

- Secure continuous improvement
- Secure achievement of its improvement objectives
- Exercise its functions so that any Departmental specified standards are met.

3. Previous Decision of Council

In June 2025 the Council approved a strategic performance framework as part of the Corporate Performance and Improvement Plan 2025/26.

4. Business Planning

Business planning plays a vital role in the Council's performance management and delivery processes. It offers a more efficient and cohesive approach to monitoring and evaluating performance while improving overall visibility.

The purpose of the Directorate Business Plans is to:

- Demonstrate how each of the Directorates are supporting and achieving Council's priorities.
- Provide a clear sense of purpose of the Directorate and the challenges it faces.
- Illustrate how it is aligning its resources to meet the challenges ahead.
- Measure performance and hold ourselves to account to ensure we deliver for the Council and its residents.

Business Plans Quarter 4 Performance Reporting Templates for Economic Development, Planning and Building Control Directorate 2025/26 were circulated for approval.

5. Financial Position / Implications

As agreed, as part of the Council's rate setting process

Proposed by Councillor Lynch

Seconded by Councillor Kinnear and agreed that

the Business Plan 2025/26 Quarter 4 Performance Reporting Template for Planning and Building Control be approved.

ACTION BY: Allen Templeton, Performance Improvement Officer

ITEM 3.18

P/PLAN/1 DATA SHARING AGREEMENT – DAERA AND NI PLANNING AUTHORITIES

1. Purpose

The purpose of this report was to recommend Members approve the Draft Data Sharing Agreement between DAERA and the NI Planning authorities.

2. Background

As part of the assessment of planning applications on agricultural land the Council works closely with DAERA to ensure if active farming requirements are met. The sharing of relevant information is vital if each party is to perform its statutory duties, in regard to the planning application process.

3. Summary

In order to facilitate the sharing of appropriate information to enable the consideration and determination of planning applications staff within DAERA and the 11 Councils have collaborated to produce a Data Sharing Agreement.

The purpose of this agreement is to establish appropriate information transfer protocols, establish data processor responsibilities and ensure both secure storage and consistency of use of data amongst all parties.

A copy of the Draft DAERA Data Sharing Agreement was circulated for Members' information.

Proposed by Councillor Kinnear
Seconded by Councillor Logue and agreed that

Members approve the Data Sharing Agreement between DAERA and the NI Planning authorities.

ACTION BY: Kathryn Bradley, Planning and Economic Development Business Support Manager

ITEM 3.19

P/PLAN/1 DATA SHARING AGREEMENT – ANTRIM AND NEWTOWNABBEY BOROUGH COUNCIL AND TOURISM NI

1. Purpose

The purpose of this report was to recommend Members approve the Data Sharing Agreement between the Council and Tourism NI.

2. Background

Tourism NI had a statutory obligations in respect of the regulation of tourist accommodation under Part IV of the Tourism (Northern Ireland) Order 1992 ("the 1992 Order"). The Council's Planning Section have statutory obligations in relation to:

the preparation of local development plans under Part 2 of the Planning Act (Northern Ireland) 2011 ("the 2011 Act");
the processing and determination of applications for planning permission under Part 3 of the 2011 Act;
the enforcement of any breaches of planning control under Part 5 of the 2011 Act

In order to ensure that appropriate data was available to assist both bodies in the fulfilment of their statutory functions a Data Sharing Agreement had been proposed between Antrim and Newtownabbey Borough Council and Tourism NI.

3. Summary

The purpose of this agreement was to establish appropriate information transfer protocols, establish data processor responsibilities and ensure both secure storage and consistency of use of data amongst all parties.

A copy of the Data Sharing Agreement was circulated for Members' information.

Proposed by Councillor Kinnear
Seconded by Councillor Lynch and agreed that

Members approve the Data Sharing Agreement between the Council and Tourism NI.

ACTION BY: Kathryn Bradley, Planning and Economic Development Business Support Manager

3.20 ANY OTHER RELEVANT BUSINESS

There was no Any Other Relevant Business (AORB) taken at this point.

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Kinnear
Seconded by Councillor Foster 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 3.21

P/FP/LDP/01 IN CONFIDENCE UPDATE ON THE LOCAL DEVELOPMENT PLAN

1. Purpose

The purpose of this report was to provide Planning Committee Members with an update on the Council's Local Development Plan, specifically progress on the Council's response to the Department for Infrastructure's Section 14 Plan Strategy Amendment, publication of the Employment Lands Evaluation Monitoring Report for Strategic Employment Lands (2025-2026), and the emerging Draft Local Policies Plan.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Kinnear
Seconded by Councillor Lynch and agreed that

the report be noted and that the Employment Lands Evaluation Report, Remaining Lands Monitor for the period between 01 April 2025 and 31 March 2026 be agreed and published on the Council's website.

ACTION BY: Simon Thompson, Local Development Plan and Enforcement Manager

PART ONE DECISION ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.22 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

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

Proposed by Councillor Foster

Seconded by Councillor Campbell that enforcement action be progressed

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: Simon Thompson, Local Development Plan and Enforcement Officer

ITEM 3.23 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

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

Proposed by Councillor Foster

Seconded by Alderman Campbell that enforcement action be progressed

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: Simon Thompson, Local Development Plan and Enforcement Officer

ITEM 3.24 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

The recommendation was that tree preservation order request be refused in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Alderman Campbell

Seconded by Councillor Mallon that tree preservation order 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

tree preservation order request be refused in this case as outlined in the report with the detail of this delegated to appointed Officers.

ACTION BY: Simon Thompson, Local Development Plan and Enforcement Officer

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Foster

Seconded by Councillor Archibald-Brown and 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 7.53pm.

MAYOR

Council Minutes have been redacted in accordance with the Freedom of Information Act 2000, the Data Protection Act 2018, the General Data Protection Regulation, and legal advice.