



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE HELD IN  
MOSSLEY MILL ON MONDAY 14 MARCH 2016 AT 6.30 PM**

- In the Chair** : Alderman R Swann
- Committee Members Present** : Aldermen - F Agnew, T Campbell, J Smyth  
Councillors - T Beatty, J Bingham, B Duffin, T Hogg,  
D Hollis, S Ross and B Webb
- Non-Committee Members Present** : Alderman T Burns  
Councillors - M Goodman, N Kells, N McClelland,  
P Michael
- In Attendance** : Mr Ryan Dougan - Public Speaker  
Mr Jackie Milliken - Public Speaker  
Mr Michael Howe - Public Speaker  
Ms Nadine Middleton - Public Speaker  
Mr Chris Cassidy - Public Speaker  
Ms Orla Heatley - Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon  
Director of Community Planning & Regeneration -  
Ms M McAlister  
Head of Planning - Mr J Linden  
Principal Planning Officer - Mr B Diamond  
Planning Officer - Mr M O'Reilly  
Planning Officer - Mr S Russell  
Senior Enforcement Officer - Ms J Winters  
Media & Marketing Officer - Miss J Coulter  
Legal Advisor - Ms C Fearon (A&L Goodbody)  
Systems Support Officer - Mr A Cole  
Senior Mayor and Member Services Officer - Mrs K Smyth  
Member Services Officer - Mrs D Hynes

## **CHAIRMAN'S REMARKS**

The Chairman welcomed everyone to the monthly Planning Committee Meeting and reminded all present of the protocol for speaking and timeframes accorded.

### **1 APOLOGIES**

Councillor H Cushinan.

### **2 DECLARATIONS OF INTEREST**

Item 3.13 - Councillor B Duffin.

Item 3.16 - Councillor J Bingham.

The Chairman advised that item 3.20 would be considered under Part 2 of the Agenda.

## **PART ONE - PLANNING APPLICATIONS AND RELATED DEVELOPMENT MANAGEMENT AND ENFORCEMENT ISSUES**

### **DECISIONS ON PLANNING APPLICATIONS**

#### **ITEM 3.1 - APPLICATION NO: LA03/2016/0008/F**

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**PROPOSAL:** Extension and Alteration to existing Dunnes Stores Retail Unit. Revisions to Shopping Centre Car Park to accommodate associated additional spaces, including an extension to the existing car park deck at level two and revised servicing arrangements.

**SITE/LOCATION:** Abbeycentre Shopping Centre, Longwood Road, Newtownabbey

**APPLICANT:** New River Retail Limited

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers present to address this item.

Proposed by Councillor Beatty

Seconded by Councillor Hogg and unanimously agreed

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

*ACTION BY: Barry Diamond.*

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**ITEM 3.2 - APPLICATION NO: LA03/2015/0265/F**

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**PROPOSAL:** Proposed petrol filling station comprising new shop, canopy, forecourt layout and associated site works.

**SITE/LOCATION:** 157 Lisnevenagh Road, Ballymena, BT41 2JU

**APPLICANT:** Kevin Byrne

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Michael O'Reilly, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

- Mr Ryan Dougan

Proposed by Alderman Campbell  
Seconded by Alderman Smyth and unanimously agreed

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

*ACTION BY: Michael O'Reilly.*

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**ITEM 3.3 - APPLICATION NO: LA03/2015/0015/F**

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**PROPOSAL:** Proposed dwelling and garage on a farm

**SITE/LOCATION:** Adjacent to 123 Castle Road, Randalstown

**APPLICANT:** Sean McCavana

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Michael O'Reilly, Planning Officer, advised that amended plans had been received in this case following publication of the original Planning Report and as a consequence an Addendum to the Planning Report had been prepared. He introduced this Addendum 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 -

- Mr Jackie Milliken

Proposed by Alderman Campbell  
Seconded by Councillor Duffin and

on the proposal being put to the meeting 8 Members voted in favour, none against and 3 abstentions, it was agreed

**that planning permission be refused for the following reason:**

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality.**

*ACTION BY: Michael O'Reilly.*

#### **ITEM 3.4 - APPLICATION NO: LA03/2015/0674/F**

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**PROPOSAL:** Proposed extension and renovations to dwelling  
**SITE/LOCATION:** 31 Old Ballybracken Road, Doagh, Ballyclare, BT39 0SF  
**APPLICANT:** Mr and Mrs George Watson

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Michael O'Reilly, 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 -

- Mr Michael Howe

Proposed by Councillor Hollis  
Seconded by Alderman Campbell and

on the proposal being put to the meeting 10 Members voted in favour, none against and 1 abstention, it was agreed

**that planning permission be refused for the following reason:**

- 1. The proposal is contrary to Policy EXT1 of the Addendum to Planning Policy Statement 7 in that the development would, if permitted, detract from the appearance of No 31 Old Ballybracken Road itself and from the appearance and character of the area.**

ACTION BY: Michael O'Reilly.

**ITEM 3.5 - APPLICATION NO: LA03/2015/0413/O**

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**PROPOSAL:** Proposed two storey private dwelling and garage

**SITE/LOCATION:** To the rear of No.3 Bournon Road, Antrim

**APPLICANT:** Mr and Mrs Michael Henderson

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Simon Russell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

The undernoted Elected Member addressed the Committee and responded to enquiries from Members as requested -

- Councillor Nigel Kells

Apologies were received from Mr Trevor Clarke, MLA who had also requested to speak.

Proposed by Alderman Smyth  
Seconded by Councillor Duffin and

on the proposal being put to the meeting 9 Members voted in favour, none against and 2 abstentions, it was agreed

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

- 1. The proposal is contrary to the policy provisions within the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7: Quality Residential Environments and Development Control Advice Note 8 in that the development will dominate the existing dwellings in the area and streetscape; will fail to respect the surrounding character of the area and the indicative layout will result in a poor quality residential environment.**

ACTION BY: Simon Russell.

**ITEM 3.6 - APPLICATION NO: LA03/2015/0596/F**

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**PROPOSAL:** Addition of attic storey to create a 3-storey house. (Existing house 2-storey)

**SITE/LOCATION:** 12 Mallusk Gardens, Antrim, BT41 1BA

**APPLICANT:** Nadine Middleton

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Simon Russell, 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 -

- Ms Nadine Middleton

Proposed by Alderman Smyth  
Seconded by Councillor Hollis and

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

In Favour: Aldermen Campbell, Smyth, Swann and Councillors Beatty, Hogg, Hollis and Ross

Against: Alderman Agnew and Councillors Duffin and Webb

Abstentions: Councillor Bingham

**It was agreed**

**that planning permission be granted for the application subject to Officers seeking clarification that the overall height of the proposal was shown accurately on the drawings submitted.**

**The reasons for the decision contrary to Officer recommendation were that Members considered (1) that there were personal circumstances put forward by the applicant that weighed in favour of a grant of planning permission and (2) on balance that the proposal given its location at the end of a stepped terrace would not have an adverse impact on the character and appearance of the surrounding area.**

*ACTION BY: Simon Russell.*

**ITEM 3.7 - APPLICATION NO: LA03/2015/0584/F**

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**PROPOSAL:** Demolition of existing disused dwelling to provide new staff car parking area to adjoining tyre depot.

**SITE/LOCATION:** 15 Mill Road, Ballyclare, BT39 9DY

**APPLICANT:** Mr Niall Byrne

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Simon Russell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

There were no public speakers present to address this item.

Proposed by Councillor Beatty  
Seconded by Councillor Bingham and

on the proposal being put to the meeting 10 Members voted in favour, 1 against and no abstentions, it was agreed

**that planning permission be refused for the following reason:**

- 1. The proposal is contrary to Policy ATC 1 of the Addendum to Planning Policy Statement 6 in that the building to be demolished is seen as making a positive contribution to the character of the ATC.**
- 2. The proposal is contrary to Policy ATC 2 of the Addendum to Planning Policy Statement 6 in that the proposed development would not maintain or enhance the character of the ATC.**

*ACTION BY: Simon Russell.*

**ITEM 3.8 - APPLICATION NO: LA03/2015/0607/F**

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**PROPOSAL:** Retrospective application for the retention of an existing prefabricated dwelling

**SITE/LOCATION:** 70m southeast of 19 Lisnataylor Road, Nutts Corner, Crumlin

**APPLICANT:** Mr and Mrs Graham

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

There were no public speakers present to address this item.

Proposed by Alderman Smyth  
Seconded by Councillor Duffin and

on the proposal being put to the meeting 10 Members voted in favour, none against and 1 abstention, it was agreed

**that planning permission be refused for the following reason:**

- 1. The proposal is contrary to 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.**

*ACTION BY: Barry Diamond.*

**ITEM 3.9 - APPLICATION NO: LA03/2016/0023/F**

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**PROPOSAL:** Proposed Shed  
**SITE/LOCATION:** 90 metres east of 62 Niblock Road, Antrim BT41 2JQ  
**APPLICANT:** Mr B McQuillan

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Barry Diamond, Principal 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 -

- Mr Chris Cassidy

Proposed by Alderman Campbell  
Seconded by Alderman Smyth and

on the proposal being put to the meeting 10 Members voted in favour, none against and 1 abstention, it was agreed

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

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated:**
  - (a) that the shed is necessary for the efficient use of the agricultural holding,**
  - (b) that there are no suitable existing buildings on the holding that can be utilised, and**
  - (c) that the proposed siting is essential for the efficient functioning of the farm business or for verifiable health and safety reasons.**
- 2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP2 of Planning Policy Statement 3, Access Movement and Parking in that it has not been demonstrated that the Applicant can provide an access which will not prejudice road safety.**
- 3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies FLD1 & FLD 5 of PPS15 'Planning and Flood Risk' in that it has not been demonstrated that the proposal would, if approved:**
  - (a) provide adequate measures to effectively mitigate the known flood risks to the proposed development from potential inundation from the Potterwalls Reservoirs and;**
  - (b) would not be at risk of flooding or increase the risk of flooding elsewhere.**
- 4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy FLD 2 of PPS15 'Planning and Flood Risk' in that insufficient information has been provided to demonstrate that the operational effectiveness of the drainage infrastructure at the site will be maintained.**



*ACTION BY: Barry Diamond.*

**ITEM 3.10 - APPLICATION NO: LA03/2015/0379/F (WITHDRAWN FROM JANUARY COMMITTEE)**

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**PROPOSAL:** Raising roof of property to provide 4 bedrooms, bathroom and ensuite at first floor level

**SITE/LOCATION:** 40 Collinbridge Gardens, Collinward, Newtownabbey.

**APPLICANT:** Orla Heatley

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Barry Diamond, Principal Planning Officer, advised that this item had been withdrawn from the January Committee meeting to allow amended plans to be submitted. He introduced the Planning Report Addendum to the Committee and made a recommendation to refuse planning permission.

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

- Councillor Michael Goodman
- Ms Orla Heatley

Proposed by Councillor Ross  
Seconded by Councillor Hogg and

on the proposal being put to the meeting 5 Members voted in favour, 4 against and 2 abstentions, it was agreed

**that planning permission be refused for the following reason:**

- 1. The proposal is contrary to Policy EXT1 of the Addendum to Planning Policy Statement 7 in that development, if permitted, would not be subordinate to the existing dwelling and would detract from the character and appearance of the surrounding area.**

*ACTION BY: Barry Diamond.*

**ITEM 3.11 - APPLICATION NO: LA03/2015/0340/F (DEFERRED FROM DECEMBER COMMITTEE)**

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**PROPOSAL:** Proposed construction of a new two storey dwelling.

**SITE/LOCATION:** Land adjacent to 40 The Brackens, Carnmoney, Newtownabbey BT36 6SH

**APPLICANT:** Carnhill (NI LTD)

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Barry Diamond, Principal Planning Officer, advised that this item had been considered at the December Committee meeting when Members agreed, contrary to Officer recommendation, that planning permission should be granted in principle subject to amended plans being received which corresponded with the revised layout presented to the Committee by the agent. As a consequence the application had been deferred to allow submission of the amended plans and to allow Officers to bring forward planning conditions for Committee approval.

Amended plans had now been received which corresponded with the revised layout presented to the December Committee meeting. In accordance with the Committee decision taken in December to grant planning permission in principle, the Addendum to the Planning Report set out recommended planning conditions

There were no public speakers present to address this item.

Proposed by Councillor Beatty  
Seconded by Councillor Hogg and

on the proposal being put to the meeting 10 Members voted in favour, 1 against and no abstentions, it was agreed

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

*ACTION BY: Barry Diamond.*

**ITEM 3.12 - APPLICATION NO: LA03/2015/0457/O (DEFERRED FROM JANUARY COMMITTEE)**

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**PROPOSAL:** Proposed site of replacement dwelling and domestic garage

**SITE/LOCATION:** 200m SW of 47 Mucklerammer Road, Randalstown, BT41 3EZ

**APPLICANT:** Stewart Cameron

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Barry Diamond, Principal Planning Officer, advised that this item had been considered at the January Committee meeting when Officers made a recommendation to refuse planning permission. Members agreed that the application be deferred at that time to allow for the submission of an amended access arrangement.

Amended plans had now been received and as a consequence an Addendum to the Planning Report had been prepared. This Addendum was introduced to the Committee and a recommendation made to grant planning permission.

There were no public speakers present to address this item.

Proposed by Councillor Duffin

Seconded by Alderman Smyth and unanimously agreed

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

*ACTION BY: Barry Diamond.*

Councillor Duffin withdrew from the Meeting for consideration of the next item having declared an interest.

**ITEM 3.13 - APPLICATION NO: LA03/2016/0072/F**

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**PROPOSAL:** Allotment Storage Shed and Tea Hut

**SITE/LOCATION:** 15 Metres south east of St Oliver Plunkett Church, Toome

**APPLICANT:** T.I.D.A.L. Toome House, 55 Main Street Toome

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers present to address this item.

Proposed by Councillor Beatty

Seconded by Councillor Bingham and unanimously agreed

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

*ACTION BY: Barry Diamond.*

Councillor Duffin returned to the Meeting.

**PROPOSAL TO PROCEED 'IN CONFIDENCE'**

Proposed by Councillor Hollis

Seconded by Councillor Bingham and agreed

**that the following Committee business be taken In Confidence.**

The Chairman advised that audio-recording would cease at this point.

**IN CONFIDENCE**

**DECISIONS ON ENFORCEMENT CASES**

**ITEM 3.14 - ENFORCEMENT CASE: LA03/2015/0043/CA**

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Judith Winters, Senior Enforcement Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress summons action.

Proposed by Councillor Hollis  
Seconded by Councillor Beatty and unanimously agreed

**that summons action be progressed in this case and the detail of this was delegated to appointed Officers.**

*ACTION BY: Judith Winters.*

**ITEM 3.15 - ENFORCEMENT CASE: LA03/2015/0113/CA**

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Judith Winters, Senior Enforcement Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress summons action.

Proposed by Alderman Smyth  
Seconded by Councillor Beatty and unanimously agreed

**that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers.**

*ACTION BY: Judith Winters.*

Councillor Bingham withdrew from the Chamber for consideration of the next item having declared an interest.

**ITEM 3.16 - ENFORCEMENT CASE: U/2012/0034/CA**

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Judith Winters, Senior Enforcement Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress enforcement action.

Proposed by Councillor Webb  
Seconded by Councillor Beatty and unanimously agreed

**that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers.**

*ACTION BY: Judith Winters.*

Councillor Bingham returned to the Meeting.

**ITEM 3.17 - ENFORCEMENT CASE: U/2013/0080/CA**

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Judith Winters, Senior Enforcement Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress summons action.

Proposed by Alderman Smyth  
Seconded by Councillor Duffin and

on the proposal being put to the meeting 10 Members voted in favour, none against and 1 abstention, it was agreed

**that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers.**

*ACTION BY: Judith Winters.*

**ITEM 3.18 - ENFORCEMENT CASE: LA03/2015/0086/CA**

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Judith Winters, Senior Enforcement Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress summons action.

Proposed by Councillor Beatty  
Seconded by Councillor Webb and

on the proposal being put to the meeting 10 Members voted in favour, none against and no abstentions, it was agreed

**that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers.**

*ACTION BY: Judith Winters.*

Officers noted details of an enquiry from Councillor Webb in relation to the potential of an unauthorised development located within the Borough becoming immune from enforcement action and undertook to provide a response on this matter.

*ACTION BY: Judith Winters.*

### **PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'**

Proposed by Councillor Duffin  
Seconded by Councillor Beatty and agreed

**that any remaining Committee business be conducted in Open Session.**

The Chairman advised that audio-recording to recommence at this point.

## **OPEN SESSION**

### **OTHER PLANNING MATTERS**

#### **ITEM 3.19**

#### **2015/0043/TPO - CONFIRMATION OF TREE PRESERVATION ORDER (TPO) ON LANDS AT THE JUNCTION OF OLDSTONE ROAD AND BELFAST ROAD, ANTRIM**

Section 122 of the Planning Act (Northern Ireland) 2011 empowers the Council to make provision for the preservation of trees or woodlands where it appears that it is expedient in the interests of amenity. The purpose of the Order is to preserve the trees on this site and to prohibit the cutting down, lopping, uprooting, wilful damage or wilful destruction of the trees.

Members will recall that at the November Planning Committee meeting Officers reported the service of a Provisional TPO on lands at Lands at Junction of Oldstone Road and Belfast Road, Muckamore, Antrim on 12<sup>th</sup> October 2015 in accordance with Section 123 of the Planning Act (Northern Ireland) 2011.

In accordance with Section 123 of the Planning Act (Northern Ireland) 2011 the Tree Preservation Order must be confirmed on or before 11<sup>th</sup> April 2016, being 6 months from the date of service of the Provisional TPO.

In making a Tree Preservation Order, The Planning (Trees) Regulations (Northern Ireland) 2015 require the Council to identify the trees or group of trees which are subject to the Order. In accordance with established practice, Officers commissioned a tree survey report which identifies the trees to be the subject of the Order and details their health and condition.

The Council invited representations from those with an interest in the land and properties adjoining the land, which were to be received by 3rd February 2016. No representations have been received.

Officers consider the trees in question have significant local amenity value and Members are therefore requested to confirm the TPO.

Proposed by Alderman Smyth  
Seconded by Councillor Duffin and unanimously agreed

**that the Tree Preservation Order be confirmed.**

*ACTION BY: John Linden.*

#### **ITEM 3.21**

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

A list of planning decisions issued by Officers during February 2016 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Alderman Smyth  
Seconded by Councillor Bingham and unanimously agreed

**that the report be noted.**

*ACTION BY: John Linden.*

#### **PART 2 FORWARD PLANNING MATTERS - LOCAL DEVELOPMENT PLAN, PLANNING POLICY AND CONSERVATION**

#### **ITEM 3.20**

##### **CONSULTATION BY THE DEPARTMENT OF THE ENVIRONMENT UNDER ARTICLE 13 OF THE PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (NORTHERN IRELAND) 2015 – PLANNING APPLICATION REFERENCES T/2005/0977/F AND T/2005/1054/F**

Following the receipt of additional environmental information the Department of the Environment (DOE) has issued a consultation to the Council under Article 13 of the Planning (General Development Procedure) Order 2015 for the following retained planning applications at Parkgate Quarry.

**Application Reference:** T/2005/0977/F  
**Proposal:** Construction of a Waste Transfer & Recycling Facility for Construction & Demolition Wastes

**Application Reference:** T/2005/1054/F  
**Proposal:** Landfill Facility for inert Construction and Demolition Wastes

**Location:** Parkgate Quarry, Connor Road, Parkgate  
**Applicant:** Henry Bros (Magherfelt) Ltd

**Further Information on both these applications is available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

Officers would stress that the Council is not the decision maker in respect of either of these applications; rather the Council is one of a number of bodies which has been consulted on the applications. Any comments made by the Council will be considered by DOE as part of the processing of the applications together with all other consultation replies and other representations received. In addition while the Council is a statutory consultee, there is no obligation on the Council to provide a corporate view on either of the proposed developments.

In considering these applications DOE may cause a Public Local Inquiry to be held by the Planning Appeals Commission (PAC) or a person appointed by the Department. Where a public inquiry is not held, the Department must, before determining the application, serve notice in writing on the applicant and the appropriate Council indicating the decision it proposes to make on the application. Within 28 days of such notice the applicant or Council may request an opportunity of appearing before and being heard by the PAC or a person appointed by the Department for that purpose. Whichever route is followed the decision of the Department on these planning applications shall be final.

There are a number of options available to the Council in responding to the consultation by DOE:

1. Provide a corporate view in support of the development.
2. Provide a corporate view opposing the development.
3. Provide no corporate view on the development. In this case individual Members or parties may express support for or object to the development.
4. Linked to any of the above options indicate corporately whether the Council would or would not support the holding of a Local Public Inquiry.

In response to an enquiry the Head of Planning confirmed that there was no conflict of interest for former Antrim Borough Council Members in this case, as the Council would not be responsible for taking the decision.

Proposed by Councillor Beatty  
Seconded by Councillor Webb and unanimously agreed

**that Council progress Option 2 as outlined above, namely, provide a corporate view to the Minister opposing the development.**

*ACTION: John Linden.*



## ITEM 3.22

### P/FP/19 EXPANSION OF SHARED ENVIRONMENTAL SERVICE

The Chief Executive of Mid and East Antrim Borough Council wrote to all Councils in October last year regarding the possible expansion of the current Shared Environmental Service. The Service was originally established to support Councils to meet their environmental responsibilities in connection with their role as planning authorities, particularly in relation to Habitat Regulation Assessments. Mid and East Antrim Council proposed to extend this service to assist Councils in relation to the assessments that must be undertaken in the preparation of a Local Development Plan. These include a Sustainability Appraisal and a Strategic Environmental Assessment.

Mid and East Antrim advise that the Shared Environmental Service could deliver added benefits through advice, resources and support for delivery to fully meet legislative requirements, whilst also integrating other regulatory requirements for development planning. This support service would be designed to be responsive to the requirements of each Council as they develop their Local Development Plan and could complement and build skills within each Council.

Mid and East Antrim emphasise that they are not seeking to make a profit on the expansion but to provide a good value service which is reflected in the pricing of the service.

Officers are of the opinion that the offer provides good value in terms of money, resources and also in terms of expertise. Mid and East Antrim Council will employ additional staff for the Shared Environmental Service with environmental knowledge and experience and will also build capacity with existing staff so that the skills base is retained in house. The alternative option for the Council would be to consider recruiting additional staff to take forward the necessary assessments from the Plan Strategy Stage to the Local Policies Plan or to procure this service from external consultancies.

Mid and East Antrim Borough Council has forwarded a draft Service Level Agreement and if agreed in principle, they will meet with Council Officers to confirm the cost and forward a final Service Level Agreement for signing off in advance of substantive work to give assurance regarding the recruitment of staff.

Proposed by Councillor Duffin

Seconded by Alderman Smyth and unanimously agreed

**that the Council agrees to participate in the expanded Shared Environmental Service and that the draft Service Level Agreement be approved in principle.**

*ACTION: John Linden.*

The Chairman thanked everyone for the attendance and there being no further Committee business under Part 2 of the agenda the Meeting concluded at 9.10pm.

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**MAYOR**