



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 17 SEPTEMBER 2018 AT 6.00 PM**

- In the Chair** : Councillor H Cushinan
- Committee Members Present** : Aldermen – F Agnew, T Campbell, J Smyth and R Swann
Councillors – J Bingham, P Brett, D Hollis, R Lynch, M Magill, S Ross and W Webb
- Non-Committee Members Present** : Councillors – M Rea, J Montgomery and V McWilliam
- In Attendance** : Ivan McClean- Public Speaker
Andy Walker – Public Speaker
James McMillan - Public Speaker
John Rainey - Public Speaker
Richard O'Toole - Public Speaker
P Adair - Public Speaker
Jack Adair - Public Speaker
Sam McKee - Public Speaker
Dr Philip Blackstock - Public Speaker
David Dalzell - Public Speaker
Colin Mayrs - Public Speaker
Shane O'Neill – Public Speaker
Trevor Clarke – Public Speaker
- Officers Present** : Deputy Chief Executive - Ms M McAlister
Head of Planning - Mr J Linden
Principal Planning Officer – Mr B Diamond
Senior Planning Officer – Mr K O'Connell
Senior Planning Officer – Ms J McKendry
Senior Planning Officer – Ms J Winters
Acting Senior Planning Officer – Mr M O'Reilly
Planning Assistant – Ms L Nelson
Media and Marketing Officer – Ms A Doherty
ICT Officer – Mr A Cole
Member Services Officer – Mrs D Hynes

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the monthly Planning Committee Meeting and sought a resolution to consider the In Confidence items.

1 APOLOGIES

Ms J Dixon, Chief Executive
Mr P Casey, Borough Lawyer

2 DECLARATIONS OF INTEREST

Item 3.4 – Councillor Magill
Item 3.6 – Alderman Agnew and Councillor Ross
Item 3.11 – Councillor Lynch

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 Chairperson advised that audio-recording would cease at this point.

ITEMS IN CONFIDENCE

DECISIONS ON ENFORCEMENT CASES

ITEM 3.1 - ENFORCEMENT CASE: LA03/2018/0075/CA

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

Proposed by Alderman Campbell
Seconded by Councillor Brett and unanimously agreed

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

ACTION BY: John Linden

ITEM 3.2 - ENFORCEMENT CASE: LA03/2018/0137/CA

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

Proposed by Councillor Brett
Seconded by Alderman Campbell and unanimously agreed

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

ACTION BY: John Linden

OTHER PLANNING MATTERS

ITEM 3.3 IN CONFIDENCE

P/PLAN/1 – PLANNING ENFORCEMENT REPORT 2017-2018

The Northern Ireland Planning Statistics 2017/18 Annual Statistical Bulletin released in June 2018 by the Department for Infrastructure's Analysis, Statistics and Research Branch included information on the Council's performance on enforcement cases measured against the statutory performance targets set by DfI and was reported to the Planning Committee in July.

The DfI figures highlighted that the Council's planning enforcement team concluded 94.2% of cases within 39 weeks against the performance target of 70%. This maintained the Council's strong performance recorded during 2016-17 and again ranked first out of all Councils. The Section recorded an average time of 12.2 weeks, to process 70% of enforcement cases to target conclusion compared to 33 weeks across all Councils.

To complement the figures provided in the Annual Statistical Bulletin, the Planning Section had prepared a more detailed report on performance in relation to enforcement matters during 2017-18. This includes information on Committee performance and the position on prosecutions taken forward during the business year (copy circulated). In view of the sensitive nature of some of this information the report was presented in confidence.

It was noted that as per the Planning Protocol the Planning Section now intends to bring forward a quarterly report to the Committee on enforcement matters for Members attention.

Proposed by Alderman Smyth
Seconded by Councillor Bingham and unanimously agreed that

the report be noted.

Alderman Smyth took this opportunity to commend Judith Winters and the Planning Enforcement team.

ACTION BY: John Linden

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Bingham
Seconded by Alderman Smyth and agreed

that any remaining Committee business be conducted in Open Session.

At this point the Chairperson advised there would be a short interval, with the remainder of Committee business resuming at 6.30pm when the meeting would be open to the public and audio-recording would resume.

PART ONE DECISIONS ON PLANNING APPLICATIONS

CHAIRPERSON'S REMARKS

At this point the Chairperson welcomed everyone to the meeting and reminded all present of the protocol for speaking and timeframes accorded.

1 APOLOGIES

Ms J Dixon, Chief Executive
Mr P Casey, Borough Lawyer

2 DECLARATIONS OF INTEREST

Item 3.4 – Councillor Magill
Item 3.6 – Alderman Agnew and Councillor Ross
Item 3.11 – Councillor Lynch

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.

The Chairperson advised members that additional information had been provided for Item 3.4.

Councillor Magill withdrew from the meeting having declared an interest in the next item.

ITEM 3.4 APPLICATION NO: LA03/2018/0227/O

PROPOSAL:	Site of dwelling and garage.
SITE/LOCATION:	Approx 120m SW of 142 Seven Mile Straight, Muckamore
APPLICANT:	Mr & Mrs Andy Walker

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

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

- Councillor Rea
- Ivan McClean
- Andy Walker

Proposed by Alderman Campbell
Seconded by Councillor Webb and

on the proposal being put to the meeting 4 Members voted in favour, 7 against and 0 abstentions, the proposal was declared lost.

A further proposal was then put to the meeting.

Proposed by Councillor Brett
Seconded by Alderman Smyth and

on the proposal being put to the meeting 10 Members voted in favour, 1 against and 0 abstentions, it was agreed

that the application be deferred for 1 month to provide the applicant with an opportunity to provide additional information regarding the lack of availability of alternatives to the site proposed.

ACTION BY: John Linden

Councillor Magill returned to the meeting.

ITEM 3.5 APPLICATION NO: LA03/2018/0299/F

PROPOSAL:	Redevelopment of garden centre site to deliver a new garden centre development and associated landscaping, car parking and road access works to the Old Ballyclare Road and Ballyclare Road.
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SITE/LOCATION: Coleman's Garden Centre, 6 Old Ballyclare Road, Templepatrick, Antrim.

APPLICANT: Eastonville Traders Ltd

Michael O'Reilly, Acting 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 –

- James McMillan
- John Rainey
- Richard O'Toole

Proposed by Councillor Brett

Seconded by Alderman Campbell and 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 amended condition, the detail of which was delegated to Officers, to ensure that the revised access arrangements proposed to serve No.8 Old Ballyclare Road would take place prior to other access works to the site.

ACTION BY: John Linden

Alderman Agnew and Councillor Ross withdrew from the meeting having declared an interest in the next item.

ITEM 3.6 APPLICATION NO: LA03/2017/0478/F

PROPOSAL: Housing development consisting of 5 detached dwellings with associated hard and soft landscaping

SITE/LOCATION: Lands in between 115-119 Manse Road, Newtownabbey

APPLICANT: Viewpoint Developments Ltd

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 –

- Mrs P Adair, on behalf of Headmaster of Mossley Primary School
- Jack Adair
- Sam McKee
- Dr Philip Blackstock

Proposed by Councillor Hollis

Seconded by Alderman Smyth and

on the proposal being put to the meeting 9 Members voted in favour, 0 against and 1 abstention and 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, the detail of which was delegated to Officers, to remove permitted development rights for the dwellings approved.

ACTION BY: John Linden

Alderman Agnew and Councillor Ross returned to the meeting.

ITEM 3.7 APPLICATION NO: LA03/2018/0063/F

PROPOSAL:	Erection of 49 apartments and 2 retail units at street level on Antrim Road
SITE/LOCATION:	Thunderdome Complex, 281-295 Antrim Road, Glengormley, Newtownabbey
APPLICANT:	K&M Restaurants Ltd

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee. She advised that since the report had been circulated a noise assessment, drainage assessment, traffic access plan and Plan section drawings had been submitted. Notwithstanding the submission of this additional information she made a recommendation to refuse planning permission.

There were no public speakers to address this item.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to Policies SETT 3 and R 4 of the draft Belfast Metropolitan Area Plan 2015 in that it has not been demonstrated that:**
 - the proposal meets a local need;**
 - the proposal would not adversely affect the vitality and viability of existing centres within the catchment area; and**
 - that the proposal would not alter the role and function of the centre or shopping/commercial area or node.**

In addition, the proposal would lead to a detrimental impact on the amenity of the area.
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential**

Environments' in that the proposed development represents an overdevelopment of the site as:

- it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout, scale and massing of buildings;
 - it will have a detrimental impact on the character of this area in that the layout does not draw on the best of local traditions in terms of its form, materials and detailing;
 - the design layout and appearance will have an adverse impact on the amenity of the proposed occupants;
 - it will have an unacceptable adverse effect on the amenity of existing properties by way of dominance.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7 'Quality Residential Environments', in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed properties in terms of noise and odour from the adjacent premises.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of PPS15 'Planning and Flood Risk', in that a robust drainage assessment has not been carried out and it has not been demonstrated that the development, if permitted, would not increase the risk of flooding elsewhere through increased surface water runoff.

In agreeing the recommendation to refuse planning permission the Committee also delegated authority to Officers to withdraw those technical grounds of refusal outlined in reasons 3 and 4 should an appeal be lodged and where the new information submitted overcomes Officer concerns on these matters.

ACTION BY: John Linden

Councillor Brett left the Chamber.

ITEM 3.8 APPLICATION NO: LA03/2018/0287/RM

PROPOSAL: Extension of residential home to provide dementia care accommodation, courtyard, landscaping and associated siteworks.

SITE/LOCATION: 129b Staffordstown Road, Randalstown, BT41 3LH

APPLICANT: Strawberry Fields Residential Home

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to approve reserved matters.

There were no public speakers to address this item.

Proposed by Councillor Webb
Seconded by Councillor Bingham and

on the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions and agreed

that reserved matters be approved for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden

ITEM 3.9 APPLICATION NO: LA03/2018/0228/F

PROPOSAL: Proposed residential development comprising 2 no. semi-detached 2 storey dwellings.

SITE/LOCATION: Rear of 25 Glebecoole Park, Newtownabbey, BT36 6HX

APPLICANT: Mrs C McAleenan

Michael O'Reilly, Acting 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 Smyth
Seconded by Councillor Hollis and

on the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions and agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of Addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' in that, it does not respect the surrounding context, and it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', in that, if permitted, it would result in overdevelopment of the site resulting in an unacceptable adverse effect on both existing and proposed properties in terms of overlooking, dominance, noise and general disturbance.**

ACTION BY: John Linden

Councillor Brett had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on items 3.8 and 3.9.

Councillor Webb left the Chamber.

ITEM 3.10 APPLICATION NO: LA03/2018/0731/RM

PROPOSAL: Use of unit 8 as a retail warehouse consistent with outline approval LA03/2017/0234/O

SITE/LOCATION: Unit 8, Junction One Retail Park B, Ballymena Road, Antrim

APPLICANT: Lidl NI GmbH

Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to approve reserved matters.

There were no public speakers to address this item.

Proposed by Councillor Bingham
Seconded by Alderman Campbell and

on the proposal being put to the meeting 10 Members voted in favour, 0 against and 1 abstention and agreed

that reserved matters be approved for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden

Councillor Webb had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on item 3.10.

Councillor Lynch withdrew from the meeting having declared an interest in the next item.

ITEM 3.11 APPLICATION NO: LA03/2016/1141/F

PROPOSAL: Caravan park (110 no. static caravan pitches, 52 No. touring caravan or motorhome pitches and 10 No. camping cabins) with amenity building, shower and toilet pods, associated access (including road improvements) and landscaping.

SITE/LOCATION: Lands southeast of 12 Castle Road, Antrim, BT41 4NA

APPLICANT: Blair's Caravans Ltd

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

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

- Jim Montgomery
- Colin Mayrs
- David Dalzell
- Shane O'Neill – available for questions

Proposed by Councillor Brett
Seconded by Alderman Campbell and

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

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

ACTION BY: John Linden

Councillor Lynch returned to the meeting.

ITEM 3.12 APPLICATION NO: LA03/2018/0166/O

PROPOSAL:	Site of one and a half storey dwelling and integral garage
SITE/LOCATION:	Land approx. 20m west of 7 and 9 Exchange Avenue, Doagh
APPLICANT:	Mr Jim McGrugan

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

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

- Ivan McClean

Proposed by Councillor Bingham
Seconded by Councillor Brett and unanimously agreed

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

ACTION BY: John Linden

ITEM 3.13 APPLICATION NO: LA03/2018/0546/F

PROPOSAL: Retrospective domestic shed

SITE/LOCATION: 11 Grange Drive, Ballyclare

APPLICANT: Mr Jeff Logan

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

There were no public speakers to address this item.

Proposed by Councillor Brett
Seconded by Councillor Bingham and

on the proposal being put to the meeting 10 Members voted in favour, 1 against and 1 abstention and agreed

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

ACTION BY: John Linden

ITEM 3.14 APPLICATION NO: LA03/2018/0229/F

PROPOSAL: Change of use from holiday accommodation to residential property.

SITE/LOCATION: 4 Dunsilly Terrace, Dunsilly, Antrim, BT41 2JE

APPLICANT: A & D Kensington Mortgage Company Limited

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 to address this item.

Proposed by Councillor Brett
Seconded by Alderman Campbell and unanimously agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement relating to the conversion and re-use of existing buildings in the**

countryside for residential use in that the building which is the subject of the application is not considered to be a locally important building.

2. The change of use from self-catering accommodation to a private residential dwelling would be contrary to the policy provisions of the Strategic Planning Policy Statement, Policy CTY 1 of PPS 21 and Policy TSM 5 of PPS 16 as the proposal would result in the use of building as a single dwelling and there is no justification for this use at this location.
3. The change of use from self-catering accommodation to a private residential dwelling would be contrary to the policy provisions of the Strategic Planning Policy Statement and Policy TSM 5 of PPS 16 as the policy prohibits the use of self-catering accommodation for permanent residential use.

ACTION BY: John Linden

ITEM 3.15 APPLICATION NO: LA03/2018/0230/F

PROPOSAL: Removal of condition 3 restricting permanent residency from approval T/1996/0198 (Demolition of workshop and stores & erection of 3 No. self catering accommodation units)

SITE/LOCATION: 4 Dunsilly Terrace, Dunsilly, Antrim, BT41 2JE

APPLICANT: A & D Kensington Mortgage Company Limited

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 to address this item.

Proposed by Councillor Webb
Seconded by Alderman Swann and unanimously agreed

that planning permission be refused for the following reasons:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement relating to the conversion and re-use of existing buildings in the countryside for residential use in that the building which is the subject of the application is not considered to be a locally important building.
2. The change of use from self-catering accommodation to a private residential dwelling would be contrary to the policy provisions of the Strategic Planning Policy Statement, Policy CTY 1 of PPS 21 and Policy TSM 5 of PPS 16 as the proposal would result in the use of building as a single dwelling and there is no justification for this use at this location.

- 3. The change of use from self-catering accommodation to a private residential dwelling would be contrary to the policy provisions of the Strategic Planning Policy Statement and Policy TSM 5 of PPS 16 as the policy prohibits the use of self-catering accommodation for permanent residential use.**

ACTION BY: John Linden

ITEM 3.16 APPLICATION NO: LA03/2018/0518/O

PROPOSAL:	Site for dwelling and garage on a farm
SITE/LOCATION:	30 metres approx. east of 11 Mondeyrod Road, Randalstown
APPLICANT:	Mr David Percy

Barry Diamond, Principal 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 –

- Ivan McClean
- Trevor Clarke

Proposed by Alderman Campbell
Seconded by Councillor Webb and

on the proposal being put to the meeting 4 Members voted in favour, 5 against and 3 abstentions, that outline planning permission be refused, therefore the proposal was declared lost.

Members sought clarification from officers regarding policy interpretation which was subsequently provided. A further proposal was then put to the meeting.

Proposed by Alderman Campbell
Seconded by Councillor Webb and

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

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY10 of PPS 21: Sustainable Development in the Countryside, and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active.**

2. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 1 and CTY 10 of PPS 21: Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm holding given that there is no active farm business.**

ACTION BY: John Linden

ITEM 3.17 APPLICATION NO: LA03/2018/0543/F

PROPOSAL: Retention of domestic garage and extension to domestic curtilage

SITE/LOCATION: 1 Brecart Rod, Toomebridge

APPLICANT: Mr C Graham

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 –

- Trevor Clarke, MLA

Proposed by Councillor Brett

Seconded by Councillor Magill and unanimously agreed

that the application be deferred to provide the applicant with an opportunity to submit a Flood Risk Assessment.

ACTION BY: John Linden

Councillor Magill left the Chamber.

ITEM 3.18 APPLICATION NO: LA03/2018/0585/A

PROPOSAL: Two free standing 48 sheet display panels.

SITE/LOCATION: Adjacent to No. 5 Main Street, Ballyclare

APPLICANT: Clear Channel NI Ltd

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

There were no public speakers to address this item.

Proposed by Councillor Brett
Seconded by Alderman Smyth and

on the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions and agreed

that advertisement consent be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17: Control of Outdoor Advertisements, in that the signage, if consented, would have an unacceptable detrimental impact on the visual amenity of the area.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy ATC 3 of the Addendum to PPS 6: Areas of Townscape Character, in that the signage, if consented, would have an unacceptable detrimental impact on the visual amenity of the area and the overall character and appearance of this Area of Townscape Character.**

ACTION BY: John Linden

Councillor Magill had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on item 3.18.

ITEM 3.19 APPLICATION NO: LA03/2018/0529/A

PROPOSAL: Retention of 3 No. Advertising Hoardings for new residential development

SITE/LOCATION: Lands at 401 Shore Road, Newtownabbey

APPLICANT: Amulet Developments NI Ltd

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

There were no public speakers to address this item.

Proposed by Councillor Webb
Seconded by Alderman Campbell

that Sign 1 be permitted for a period not exceeding 6 months after the last property on site is built and that the remaining signage be refused in accordance with the Officer recommendation.

on the proposal being put to the meeting 3 Members voted in favour, 7 against and 2 abstentions, the proposal was declared lost.

In Favour: Aldermen Campbell
Councillors Lynch and Webb

Against: Aldermen Agnew, Smyth
Councillors Bingham, Brett, Hollis, Magill, Ross,

Abstentions: Alderman Swann
Councillor Cushinan

A further proposal was then put to the meeting.

Proposed by Councillor Hollis
Seconded by Councillor Brett and

on the proposal being put to the meeting 7 Members voted in favour, 1 against and 2 abstentions and agreed

that advertisement consent be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17: Control of Outdoor Advertisements, in that retention of the signage would have an unacceptable detrimental impact on the visual amenity and character of the area and represents visual clutter.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy ATC 3 of the Addendum to PPS 6: Areas of Townscape Character, in that retention of the signage would have an unacceptable detrimental impact on the visual amenity of the area and the overall character and appearance of the Hazelbank/Abbeylands Area of Townscape Character.**

ACTION BY: John Linden

ITEM 3.20 APPLICATION NO: LA03/2018/0648/A

PROPOSAL: Retention of freestanding hoarding sign for temporary period of 2 years.

SITE/LOCATION: 90m south west of 29 Randalstown Road

APPLICANT: Fermac Properties

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

There were no public speakers to address this item.

Proposed by Alderman Smyth
Seconded by Alderman Swann and unanimously agreed

that advertisement consent be refused for the following reason:

1. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17: Control of Outdoor Advertisements, in that retention of the signage would have an unacceptable detrimental impact on the visual amenity of the area.**

ACTION BY: John Linden

ITEM 3.21 APPLICATION NO: LA03/2018/0284/A

PROPOSAL: 5 No. Promotional Flagpole Signs and 17 No. Boundary Fence Promotional Graphics for a Temporary Period of 2 years.

SITE/LOCATION: Lands of ongoing housing development adjacent to Ballymena Road and South East of Express Holiday Inn, Antrim, BT41 4RU

APPLICANT: Lotus Homes

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

There were no public speakers to address this item.

Proposed by Alderman Smyth
Seconded by Alderman Campbell and

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

that advertisement consent be refused for the following reason:

1. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of PPS 17: Control of Outdoor Advertisements, in that retention of the signage would have an unacceptable detrimental impact on the visual amenity of this area and represents visual clutter that is overly dominant in this area.**

ACTION BY: John Linden

PART TWO OTHER PLANNING MATTERS

ITEM 3.22

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during August 2018 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.23

P/FP/LDP/52 – BELFAST CITY COUNCIL DRAFT PLAN STRATEGY - PUBLICATION LAUNCH

An Officer from the Council's Forward Planning Team attended the pre-consultation launch of Belfast City Council's draft Plan Strategy on Thursday 23 August 2018 for its emerging new Local Development Plan. The formal 8-week consultation period will run from Thursday 20 September 2018 to 5pm on Thursday 15 November 2018. The draft Plan Strategy and all associated documents are available to view online at:

<http://www.belfastcity.gov.uk/buildingcontrolenvironment/Planning/localdevelopmentplan.aspx>

The draft Plan Strategy consists of the following five sections, flowing from the overarching vision for Belfast in its role as a capital city:

- **Vision, aims and objectives:** The four strategic aims of the LDP closely reflect the Belfast Agenda priorities. These aims are supported by a series of strategic objectives designed to help achieve the delivery of this vision.
- **Strategic policies:** The overarching strategic policies are to be used as a guide to assist developers to deliver development proposals that are in line with the strategic objectives of the city.
- **Spatial Development Strategy:** This sets out how the Council will manage the spatial growth for the plan area, which includes the hierarchy of settlements across the district and the way the principal settlement of Belfast City will be identified into distinct settlement areas. The Strategy reflects the unique role the city centre plays and the roles other areas across the city should play in helping the Council achieve the Local Development Plan's strategic aims.
- **Topic-based policies:** This sets out a series of detailed topic-based operational policies, which the City Council will use to deal with the land use challenges affecting Belfast. These policies will form the basis for making decisions on planning applications.
- **Delivery:** The final section is concerned with the delivery of the topic-based policies providing details of how specific policies will be applied and proposals will be implemented. This will be supported by the publication of supplementary planning

guidance and a detailed monitoring framework, the alter of which will assess the effectiveness of the policies in achieving the plan's aims for the future.

Officers from the Forward Planning Team continue to engage with their counterparts in Belfast City Council in relation to the preparation of their respective Local Development Plans and identified cross boundary issues. In relation to the strategic policies and topic based policies referred to above, Officers had no issues to raise at this stage.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.24

NON-DETERMINATION APPEALS AT BALLYCORR ROAD, BALLYCLARE – APPLICATIONS LA03/2017/0644/F AND LA03/2017/0790/F

Officers advised Members that the applicants for the following two planning applications at Ballycorr Road, Ballyclare have lodged appeals with the Planning Appeals Commission in default of decisions being made by the Council. This is what is commonly referred to as a Non-Determination Appeal. This means that jurisdiction for determination of these applications has now passed to the PAC, rather than the Council. The PAC will decide in due course the form the appeal shall take – written representations or more likely an informal or formal hearing.

APPLICATION NO: LA03/2017/0644/F (**MAJOR APPLICATION**)
PROPOSAL: Residential housing development of 124 no. homes comprising a mix of detached, semi-detached, townhouses and apartments including conversion of existing stone barns, public open space and landscaping, principal access from Ballycorr Road (accessing 97 homes) and secondary access from Ballyeaston Road (accessing 27 homes), congestion alleviation measures to include parking lay-by on Ballycorr Road and signalisation of the Rashee Road/Ballyeaston Road junction and any other necessary ancillary works.
SITE/LOCATION: Land to the north of 93 to 103 Ballycorr Road north east of 13 to 27 Elizabeth Gardens and south east of 92 Ballyeaston Road, Ballyclare
APPLICANT: QTH

APPLICATION NO: LA03/2017/0790/F
PROPOSAL: Erection of 26 No. residential units and associated infrastructure and works (including new access onto Ballycorr Road and internal road).
SITE/LOCATION: Land at Ballycorr Road approximately 18m east of Ballycorr Heights Ballyclare
APPLICANT: Salvare Properties Ltd

The Council would need to advise the PAC, the applicant and all those who have made representation of its position on these applications within the next 6-8 weeks to assist with the processing of the appeals. The Planning Section anticipates that these reports would be brought to the Planning Committee in October. All those who have made representation, including objectors, would be able to make direct representation to the PAC and if there is a hearing would have a right to be heard.

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

the report be noted.

ACTION BY: John Linden

There being no further Committee business under Part 2 of the agenda the Chairperson thanked everyone for their attendance and the meeting concluded at 9.48pm.

MAYOR