



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 17 NOVEMBER 2025 AT 6.00 PM**

- In the Chair** : Councillor R Kinnear
- Committee Members Present (In Person)** : Aldermen – T Campbell and M Magill  
Councillors – J Archibald-Brown, A Bennington, S Cosgrove,  
H Cushinan and AM Logue
- Non-Committee Members Present (In Person)** : Councillor B Webb
- Public Speakers** : Gary Lamont In Support (Agent, Item 3.1)  
Conor Cochrane In Support (Consultant, Item 3.3)  
Andrew Hair In Support (Agent, Item 3.4)  
Rosaleen Dines In Support (Applicant, Item 3.4)  
Jason Martin In Support (Agent, Item 3.8)
- Officers Present** : Director of Economic Development and Planning – M McAlister  
Deputy Director of Planning & Building Control – S Mossman  
Borough Lawyer and Head of Legal Services – P Casey  
Head of Planning Development Management – B Diamond  
Senior Planning Officer – J McKendry  
ICT Helpdesk Officer – A Cole  
Member Services Officer – L Irwin

**CHAIRPERSON'S REMARKS**

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

The Chairperson further advised that Addendum reports relating to Items 3.3, 3.4, 3.6 and 3.7, the Site Visit report, 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 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

Alderman L Boyle  
Councillor S Flanagan  
Councillor R Foster  
Councillor B Mallon

## 2 DECLARATIONS OF INTEREST

Item 3.2 – Councillor Archibald-Brown

## PART ONE PLANNING APPLICATIONS

### ITEM 3.1 APPLICATION NO: LA03/2024/0406/O

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<b>PROPOSAL:</b>	Site for residential development
<b>SITE/LOCATION:</b>	19 Rashee Road and land immediately northwest and to the rear of 23 Rashee Road, Ballyclare, BT39 9HJ
<b>APPLICANT:</b>	Trevor McMullan

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Barry Diamond, Head of Planning Development Management, introduced the Planning Report and made a recommendation to grant outline planning permission.

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

Gary Lamont

In Support/Agent

Proposed by Alderman Campbell  
Seconded by Councillor Archibald-Brown that outline 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 outline 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 & Building Control*

*Having declared an interest in Item 3.2, Councillor Archibald-Brown left the Chamber.*

### ITEM 3.2 APPLICATION NO: LA03/2025/0589/O

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<b>PROPOSAL:</b>	2 No. dwellings and garages (renewal of previously approved application LA03/2022/0335/O)
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**SITE/LOCATION:** Lands immediately to the rear and approximately 50m west of No. 122 Hillhead Road, Ballyclare, BT39 9LN

**APPLICANT:** Vera McWilliam

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Barry Diamond, Head of Planning Development Management, introduced the Planning Report and made a recommendation to grant outline planning permission.

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Councillor Bennington that outline planning permission be granted.

On the proposal being put to the meeting 7 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

**that outline 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 & Building Control*

*Councillor Archibald-Brown returned to the Chamber.*

### **ITEM 3.3 APPLICATION NO: LA03/2025/0351/F**

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**PROPOSAL:** Domestic stables with adjoining sand paddock, including retention of existing stoned area as extension of curtilage (In substitution for stables approved under LA03/2023/0275/F)

**SITE/LOCATION:** 20 Dundesert Road, Crumlin, BT29 4SL

**APPLICANT:** Tommy Bates

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

Conor Cochrane

In Support/Consultant

Proposed by Alderman Campbell

Seconded by Councillor Cosgrove that planning permission be refused.

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 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; the design of the building and proposed boundary treatments are inappropriate for the site and locality; and the proposal does not respect the traditional pattern of settlement exhibited in the area.**

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

*Councillor Cushinan left and returned to the Chamber during Item 3.4 and was therefore unable to vote on this item.*

#### **ITEM 3.4 APPLICATION NO: LA03/2025/0494/F**

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<b>PROPOSAL:</b>	Retention of extension of curtilage of existing dwelling house to include hardstanding and ancillary garage
<b>SITE/LOCATION:</b>	362 Ballyclare Road, Newtownabbey, BT36 4TQ
<b>APPLICANT:</b>	Graham Dines

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

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

Andrew Hair	In Support/Agent
Rosaleen Dines	In Support/Applicant

Proposed by Alderman Magill

Seconded by Councillor Logue that the application be deferred for a period of two months to allow Officers to meet with the applicant to discuss refusal reasons and determine if an alternative proposal could be brought to Committee.

On the proposal being put to the meeting 6 Members voted in favour, 1 against and 0 abstentions, it was agreed

**that the application be deferred for a period of two months to allow Officers to meet with the applicant to discuss refusal reasons and determine if an alternative proposal could be brought to Committee.**

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

### ITEM 3.5 APPLICATION NO: LA03/2025/0609/O

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<b>PROPOSAL:</b>	Site for proposed dwelling and garage on the farm
<b>SITE/LOCATION:</b>	80m approx. NW of 77 Seven Mile Straight, Muckamore, Antrim BT41 4TQ
<b>APPLICANT:</b>	Elizabeth Clyde

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

There were no public speakers to address this item.

Proposed by Alderman Magill

Seconded by Councillor Bennington that outline planning permission be refused.

On the proposal being put to the meeting 8 voted in favour, 0 against and 0 abstentions, it was unanimously agreed

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

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy DM 18A of the Antrim and Newtownabbey Plan Strategy, in that the proposal does not cluster with an existing group of buildings on a farm and access arrangements have not been obtained from an existing laneway.**

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

### ITEM 3.6 APPLICATION NO: LA03/2025/0399/F

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<b>PROPOSAL:</b>	Roofspace conversion with dormer window to rear
<b>SITE/LOCATION:</b>	16 Farmley Crescent, Glengormley, BT36 7TX
<b>APPLICANT:</b>	Oluwakemi Olayera

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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 Cosgrove

Seconded by Councillor Bennington 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 outline 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 & Building Control*

**ITEM 3.7 APPLICATION NO: LA03/2025/0565/O**

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<b>PROPOSAL:</b>	Site for dwelling and garage
<b>SITE/LOCATION:</b>	Approx 15m northeast of 21 Loughbeg Road, Toomebridge, Antrim, BT41 3TN
<b>APPLICANT:</b>	Ryan and Claire Marron

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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.

There were no public speakers to address this item.

Proposed by Councillor Cushinan

Seconded by Councillor Logue that the application be deferred for a period of one month to enable the speaker to attend Committee to present their argument due to the circumstances he presented regarding not being able to attend.

On the proposal being put to the meeting 8 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

**that the application be deferred for a period of one month to enable the speaker to attend Committee to present their argument due to the circumstances he presented regarding not being able to attend.**

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

**ITEM 3.8 APPLICATION NO: LA03/2025/0541/O**

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<b>PROPOSAL:</b>	Site for proposed dwelling
<b>SITE/LOCATION:</b>	Approx. 70m NE of 171a Seven Mile Straight, Muckamore, Antrim, BT41 4QY
<b>APPLICANT:</b>	Trevor Boyd

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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 –

Jason Martin

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Bennington that outline planning permission be refused.

On the proposal being put to the meeting 7 voted in favour, 0 against and 1 abstention, it was agreed

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

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and criteria (a) and (b) of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy, as the proposal is not located within an existing cluster of development associated with a focal point.**
- 2. The proposal is contrary to the policy provisions of Policies SP 4, and DM 18C of the Antrim and Newtownabbey Plan Strategy, as the proposal is not located within a gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built-up frontage.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 8, DM 37, DM 38, and DM 39 in that it has not been demonstrated that the proposal will not have an adverse impact upon protected species, protected sites, priority species and priority habitats.**

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

## **PART TWO OTHER PLANNING MATTERS**

### **ITEM 3.9**

#### **FI/FIN/4 BUDGET REPORT – PERIOD 6 APRIL 2025 TO SEPTEMBER 2025**

##### **1. Purpose**

**The purpose of this report was to provide an update on the financial performance for the Economic Development and Planning Directorate for Period 6 April 2025 to September 2025.**

##### **2. Introduction/Background**

As agreed, quarterly budget reports would be presented to the relevant Committee. All financial reports would be available to all Members.

##### **3. Summary**

As at Period 6:

The Economic Development and Planning Directorate had a favourable variance of £258k, or 21.5%, against the budgeted financial performance for the period.

A report on the financial performance, employee costs, highest areas of expenditure and income, and the financial performance by Head of Service was circulated for Members' information.

The overall financial position of the Council would be presented to the Policy & Governance Committee.

Proposed by Councillor Bennington  
Seconded by Alderman Campbell and agreed that

**the report be noted.**

NO ACTION.

### **ITEM 3.10**

#### **P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS OCTOBER 2025**

##### **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) in October 2025.**

##### **2. Delegated Decisions of Council**

A list of planning decisions issued by Officers during September 2025 under delegated powers together with information relating to planning appeals were circulated for Members' information.

##### **3. Planning Appeal Commission Decisions**

Two (2) appeals were dismissed during October 2025 by the PAC.

<b>Planning application:</b>	<b>LA03/2024/0487/F</b>
PAC reference:	2024/A0047
Proposed Development:	Proposed 250kW wind turbine (30m to hub height, 29m rotor diameter), equipment cabin and associated ancillary works
Location:	Lands approximately 450m E/N/E of 70 Lylehill Road, Templepatrick, BT39 0HL
Date of Appeal Submission:	01/08/2024
Date of Appeal Decision:	24/10/25
<b>Decision:</b>	<b>Appeal Dismissed – Council Decision Upheld</b>

<b>Planning application:</b>	<b>LA03/2024/0586/F</b>
PAC reference:	2025/A0009
Proposed Development:	Retrospective application for retention of existing agricultural shed
Location:	100m SE of No. 30 Belfast Road, Ballynure, Ballyclare
Date of Appeal Submission:	09/04/25



Date of Appeal Decision: 31/10/25  
**Decision:** **Appeal Dismissed – Council Decision Upheld**

Copies of the decisions were circulated.

One (1) appeal for costs was denied during October 2025 by the PAC.2024

**Planning application:** **LA03/2024/0487/F**  
PAC reference: 2023/A0091  
Proposed Development: 5No residential units (3No. detached and 2No. semi-detached dwellings) and relocation of approved access to the Ballyclare Relief Road (99m south of approved position under U/2006/0377/O and LA03/2018/1011/RM) and relocation of right-turning lane, associated service road and landscaping  
Location: Lands 52m east and 57m north/east of 150 Doagh Road, Ballyclare  
Date of Appeal Submission: 05/01/2024  
Date of Appeal Costs Decision: 24/10/2025  
**Decision:** **An award of costs was denied.**

A copy of the decision were circulated.

One (1) appeal was deemed not valid during October 2025 by the PAC.

**Planning application:** **LA03/2024/0905/O**  
PAC reference: 2025/A0066  
Proposed Development: Dwelling and garage  
Location: 115m north of 1 Corbally Road, Aldergrove, Crumlin, BT29 4EB.  
Date of Appeal Submission: 17/09/2025  
Date of Appeal Decision: 08/10/2025  
**Decision:** **There is no valid appeal.**

Three (3) appeals were allowed during October 2025 by the PAC.

**Planning application:** **LA03/2023/0277/F**  
PAC reference: 2024/A0052  
Proposed Development: Demolition of existing buildings on site and erection of 12 no. apartments including associated and ancillary works  
Location: 28 The Square, Ballyclare  
Date of Appeal Submission: 02/08/2024  
Date of Appeal Decision: 15/10/2025  
**Decision:** **Appeal Allowed – Council decision not upheld.**

**Planning application:** **LA03/2022/0128/F**  
PAC reference: 2023/A0091  
Proposed Development: 5No residential units (3No. detached and 2No. semi-detached dwellings) and relocation of approved access to the Ballyclare Relief Road

Location: (99m south of approved position under U/2006/0377/O and LA03/2018/1011/RM) and relocation of Lands 52m east and 57m north/east of 150 Doagh Road, Ballyclare

Date of Appeal Submission: 05/01/2024

Date of Appeal Decision: 24/10/2025

**Decision:** **Appeal Allowed – Council decision not upheld.**

**Planning application:** **LA03/2024/0359/F**

PAC reference: 2025/A0014

Proposed Development: Erection of a glazed pedestrian footbridge, extension of hardstanding area, refurbishment of canopied waiting areas, guard rail installation, landscaping and associated services and works

Location: Jordanstown Railway Halt, Jordanstown Road, Newtownabbey, BT37 0PB

Date of Appeal Submission: 16/04/2025

Date of Appeal Decision: 01/10/2025

**Decision:** **Appeal Allowed – Council decision not upheld.**

Copies of the decisions were circulated.

One (1) Enforcement Notice appeal was decided during October 2025 by the PAC.

**Enforcement Reference:** **LA03/2023/0243/CA**

PAC reference: 2024/E0054

Alleged Breach: Alleged unauthorised a. erection of a building (under construction); b. deposition of hardcore aggregate

Location: Lands approximately 190m south-west of 50 Maghereagh Road, Randalstown

Date of Appeal Submission:

Date of Appeal Decision: 20/10/2025

**Decision:** **Appeal on grounds (a) & (g) failed, the Notice is upheld – Council decision upheld (see below for further update).**

A copy of the decision were circulated.

Two Members expressed opposing views on the decision of the PAC in relation to Planning application LA03/2024/0359/F to allow the appeal.

Proposed by Councillor Bennington  
Seconded by Alderman Campbell and agreed that

**the report be noted.**

NO ACTION.

### ITEM 3.11

#### P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT OCTOBER 2025

##### 1. Purpose

**The purpose of this report was to update Members on the Proposal of Application Notices received during October 2025 .**

##### 2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fall into the Major development category are 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

<b>PAN Reference:</b>	LA03/2025/0776/PAN
<b>Proposal:</b>	Proposed erection of storage and distribution warehouse building with ancillary office space and external yard, including car parking, landscaping and all necessary infrastructure works. Access from established entrance onto Doagh Road at Houstons Corner.
<b>Location:</b>	Land at Ballyearl Business Park, Houstons Corner, Doagh Road / Ballynure Road, Newtownabbey, BT36 4TP
<b>Applicant:</b>	James Latham PLC
<b>Date Received:</b>	20 October 2025
<b>12-week expiry:</b>	12 January 2026

Proposed by Councillor Bennington  
Seconded by Alderman Campbell and agreed that

**the report be noted.**

*NO ACTION.*

### ITEM 3.12

**SPD/2025/0010/TBA TRANSBOUNDARY CONSULTATION BY DEPARTMENT FOR INFRASTRUCTURE (DFI) – PROPOSED DEVELOPMENT OF THE DUBLIN ARRAY OFFSHORE WIND FARM.**

**LOCATED APPROXIMATELY 10KM FROM THE COASTLINE OF COUNTIES DUBLIN AND WICKLOW AT THE KISH AND BRAY BANKS IN THE IRISH SEA. THE WIND TURBINE ARRAY WILL BE CONNECTED TO A SINGLE OFFSHORE SUBSTATION PLATFORM VIA INTERCONNECTED SUBSEA CABLES. FROM THE OFFSHORE SUBSTATION PLATFORM, TWO SUBSEA EXPORT CABLES WILL CONNECT THE WIND FARM TO SHORE, AT A LANDFALL LOCATED AT SHANGANAGH CLIFFS, COUNTY DUBLIN. ONSHORE ELECTRICITY TRANSMISSION INFRASTRUCTURE WILL INCLUDE UNDERGROUND EXPORT CABLES THAT WILL TRAVERSE THROUGH THE TOWNLANDS OF SHANGANAGH, HACKETTSLAND, BALLYBRACK, LOUGHLINSTOWN, CHERRYWOOD, GLEBE, LAUGHANSTOWN, CARRICKMINES GREAT AND JAMESTOWN, COUNTY DUBLIN AND CONNECT TO AN ONSHORE SUBSTATION IN THE TOWNLAND OF JAMESTOWN, DUBLIN 18. FROM THE ONSHORE SUBSTATION UNDERGROUND CABLES WILL CONNECT TO THE EXISTING CARRICKMINES 220 KV ELECTRICAL SUBSTATION IN THE TOWNLAND OF JAMESTOWN, DUBLIN 18.**

#### **1. Purpose**

**The purpose of this report was to make the Planning Committee aware of a planning application for a Significant Infrastructure Development off the Coast of Dublin Ref: SPD/2025/0010/TBA**

#### **2. Introduction/Background**

The Department for Infrastructure had issued a consultation to the Council on the 21<sup>st</sup> October 2025 seeking comments on a planning application for an offshore wind farm which was submitted to An Coimisiún Pleanála for consideration.

The site was located approximately 10km of the Dublin and Wicklow coastline and would comprise a number of wind turbines to an approximate tip height of 309.6 metres with the onshore infrastructure including transformers located within the administrative boundary of Dún Laoghaire-Rathdown County Council).

It was noted on the letter from the applicant (dated 28<sup>th</sup> February 2025) to DfI Planning that the period to make a response to An Coimisiún Pleanála was the 7<sup>th</sup> May 2025.

A full Environmental Statement has been submitted to An Coimisiún Pleanála as part of the application and the documents have been uploaded onto the Planning Portal and can be accessed using the following link.

<https://planningregister.planningssystemni.gov.uk/application/700512>

It was noted that the application has not been determined to date, however, the proposed development was unlikely to have any adverse impact upon the Borough other than some potential matters relating to marine ecology which would be matters normally considered by DAERA. The one remaining concern would be that the proposed development might affect aviation safety as either an aviation

obstacle or by impacting on radar and therefore Belfast International Airport should be consulted.

Officers had no comment to make on the application and we recommend that the Council indicates that Belfast International Airport in relation to aviation safety and DAERA in relation to marine ecology are consulted.

Proposed by Councillor Cosgrove  
Seconded by Councillor Logue and agreed that

**DfI Planning be advised that the Council has no comment to make, however, consultation should be undertaken with Belfast International Airport in relation to aviation safety and DAERA in relation to marine ecology.**

*ACTION BY: Barry Diamond, Head of Planning Development Management*

### **ITEM 3.13**

#### **P/PLAN/1 DEPARTMENT FOR INFRASTRUCTURE POLICY UPDATE CORRESPONDENCE AND AVIAN FLU PERMITTED DEVELOPMENT**

##### **1. Purpose**

**The purpose of this report was to advise Members of recent correspondence from the Department for Infrastructure (DfI) regarding policy and also in relation to Permitted Development Rights for the Avian Flu outbreak.**

##### **2. Introduction/Background**

DfI had written to all Councils to highlight the importance of considering the Strategic Planning Policy Statement, and any revisions to it, during plan-making and the decision-taking process. A copy of the letter was circulated for information. Having recently secured Executive agreement to revise regional planning policy on renewable and low carbon energy, the Department intended to publish an update to the SPPS, as soon as possible, once all necessary next steps had been completed.

Prior to introduction of the revised SPPS the correspondence was intended to serve as a helpful reminder of the respective roles that the Department and Councils perform in supporting the effective and efficient operation of a two-tier planning system and meeting the legislative requirement to 'take account of' the regional policy framework in which planning authorities operate.

The correspondence set out the Department's duty in relation to the formulation and co-ordination of policy for securing the orderly and consistent development of land and the planning of that development and the Department's duty to ensure that policy was in general conformity with the Regional Development Strategy (RDS). In addition, the correspondence also set out the role of a Council in the plan making process to "take account of the RDS" and "any policy of advice contained in guidance issued by the Department" etc.

The correspondence set out the importance of the consideration of the SPPS, including any amendment to it, as a material consideration to be taken into account and also the importance of taking account of the RDS.

The Department also stated that “while the requirement on Councils to ‘take account of’ regional policy differs from the duty on the Department to secure ‘general conformity’ with the RDS the two obligations are nevertheless compatible. This is because general conformity did not require complete alignment and still permitted Councils to take account of regional policy by tailoring it to local circumstances. In undertaking its role in oversight and adoption the Department would be guided, at all times, by its Section 1 duties.

Members would recall that in the preparation of its Local Development Plan – Plan Strategy the Council applied the relevant test of soundness in relation to taking account of the RDS. The Plan was also subject to an Independent Examination where the PAC accepted that the Council had taken account of the RDS and the Plan was considered sound. When the PAC report was submitted to the Department, the Department applied its Section 1 duty in relation to general conformity with the RDS and took the stance that the Council's position in relation to the Abbey Centre designation was not in conformity with the RDS. This matter had caused significant delay to the Council, which had recently received its Section 14 Direction requiring the Plan Strategy to be amended, subject to additional consultation and a further Independent Examination.

It was the view of Officers that the Department should have ensured that its duties in relation to conformity and the Council/PAC duties to ‘take account of’ should have been addressed at an early stage and that the differences in the RDS terminology had led to a protracted Plan process for the Council. It was recommended that the Chairperson of the Planning Committee write to the Department asking for guidance to be updated as a priority. A draft letter was circulated for approval.

In addition, the Department had written to Councils to remind them of permitted development rights for hen houses given the avian flu alert (circulated).

Proposed by Councillor Bennington

Seconded by Councillor Cosgrove and agreed that

- a) **the Chairperson of Planning Committee writes to the Department expressing concern that the original Tests of Soundness set out in Development Plan Practice Note 6, last updated in May 2017 , clearly state that C1 Consistency test requires the Council to take account of the RDS and that the dual terminology in relation to the Council test/the assessment by the PAC and the Departmental role in relation to general conformity should be clarified in DPPN 6 for the purposes of streamlining the plan making process as a matter of urgency;**
- b) **The correspondence in relation to development rights for hen houses be noted.**

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

## ITEM 3.14

### P/FP/LDP/1 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**

#### 2. Introduction/Background

##### **(a) 14 Amendment to the Plan Strategy/Statement of Community Involvement**

Members were reminded that a report was presented to the October 2025 Planning Committee regarding the anticipated receipt of the Department for Infrastructure (DfI) Section 14 Direction (s14) regarding the Abbey Centre. Members were advised that DfI's s14 was received by the Planning Section on 28 October 2025 and that the Council was legally directed to make a change to its adopted Plan Strategy including public consultation, an Independent Examination and plan amendment adoption – a copy of the Section 14 Direction was circulated for Members information.

In summary, the Section 14 Directions instructed the Council to:

- Prepare new strategic and operational planning policy in respect of the Abbey Centre, taking account of the town centre first approach contained in regional planning policy for retail and other main town centre uses.
- Designate the Abbey Centre as a 'District Centre' as a Plan Strategy amendment, in line with the Strategic Planning Policy Statement (SPPS) (para 6.2).
- Review and update the retail evidence base, previously prepared in support of the Draft Plan Strategy (Evidence Paper 4: Retail and Commercial leisure Study, January 2018).
- Through preparation of updated evidence, define the spatial extent of the Abbey Centre district centre boundary; and
- Review the previously agreed Statements of Common Ground (SoCG) regarding retailing and centres, with neighbouring Councils, Belfast City Council and Lisburn and Castlereagh City Council.

Officers would now consider the above, prepare the necessary evidence, engage with neighbouring Councils and draft a Plan Strategy addendum report responding to the Abbey Centre, to be presented to Members for agreement in due course. In relation to the Statement of Common Ground a draft had been prepared, and a copy was circulated for information along with a letter from the Chief Executive to Belfast City Council. It was important for the Council to take this forward as a requirement of the Section 14. The matter was previously agreed at the Draft Plan Strategy Stage.

The Council had previously submitted its revised Local Development Plan Timetable, as required by legislation, to the Department for agreement. Members were reminded the revision indicated the above Section 14 Plan Strategy Amendment would be brought forward in early 2026 in advance of the Draft Local Policies Plan

publication. Copies of the Section 14 Direction were to be published on the Council's website, advertised and made available for public inspection in both Council Offices.

## **(b) Update of the Council's Evidence Base**

Members were reminded that, in advance of DfI's Section 14 Amendment, a report was presented to and agreed at the October 2025 Planning Committee regarding the appointment of retail consultants (Nexus Planning) to review and update the Council's current retail evidence base (Evidence Paper 4: Retail and Commercial Leisure Study, reference DPS-010).

Nexus was currently undertaking this work stream, and invitations had been issued to Members for a workshop event on 17 November 2025 (Chamber Mossley Mill, 4:00pm to 5:00pm), to be attended by Nexus planning consultants, to discuss the emerging draft, updated retail evidence. Please be advised this information would be in confidence for Members and used to support the amendment to the Council's Plan Strategy in relation to the Abbey Centre.

## **(c) Formal 'Launch' of the Draft Local Policies Plan Stage/Public and Elected Members Local Development Plan Workshops**

### **Public Launch**

In compliance with the Council's revised Planning Statement of Community Involvement, a Draft Local Policies Plan (DLPP) public launch 'breakfast event' took place on 07 November, 08:30am to 09:30 am at Mossley Mill, attended by Members, statutory consultees, neighbouring Councils and representative planning agents.

### **Public Engagement**

The Forward Planning Team was currently holding a series of public engagement sessions across the Borough in November 2025, to inform the public of the DLPP process and forthcoming Call for Sites (CFS) exercise. These include:

- 10 November 2025, Mossley Mill.
- 13 November 2024, Sixmile Leisure Centre.
- 18 November 2025, Antrim Civic Centre.
- 20 November 2025m Randalstown Arches Association.

(Please note, 4:00 pm to 8:00 pm for all the above).

### **Members Engagement**

A series of planned Members DLPP-focused workshops were planned over the autumn/winter period. A meeting took place on 20 October 2025 (Mossley Mill) to discuss emerging Strategic Housing evidence, presented by Officers and the Council's appointed planning consultant (Hyas Planning Associates). Meeting minutes and presentational slides have been shared in confidence with Members.

Two further events were planned:



- 17 November 2025, 4:00 pm to 5:00 pm – Topic: S14 Direction Abbey Centre, and emerging retail study evidence update; and
- 08 December 2025, 4:00 pm to 5:00 pm – Topic: to be confirmed in due course.

Draft agendas, relevant papers and meeting details would be issued to Members in due course. Further topic-led workshops would be scheduled as work progresses.

#### **(d) Call for Sites, Employment and Housing Land**

Following the Members briefing session on the Council's evidence base in relation to housing held on 20 October 2025, Officers proposed to launch a CFS exercise for employment and housing for twelve (12) weeks from 24 November 2025 to 19 February 2026. Notification of this had been issued to all those on the community involvement list and published in the local press and on the Council's website. Public guidance notes had been prepared – (enclosed) for Members' information, and Officers would attend information sessions (as listed above) to inform the public about this CFS exercise.

#### **(e) Local Development Plan Working Groups**

##### Coastal Forum, Local Development Plan Working Group

Officers from the Forward Planning Team attended a meeting of the DAERA/DfI Coastal Forum, Local Development Plan Working Group, which took place on 13 October, 10:00 am at DAERA's headquarters, Clare House, Belfast. Copies of the Coastal Forum's work programme and presentation slides were circulated for Members information.

##### Metropolitan Area Spatial Working Group

Officers also attended two (2) quarterly meetings of The Metropolitan Area Spatial Working Group which took place on 25 June 2025 (hosted by Belfast City Council) and on 08 October 2025 (hosted by Lisburn and Castlereagh City Council). Agreed minutes for the 25 June 2025 meeting were circulated for Members information.

#### **(f) The Department for Infrastructure, Eastern Transport Plan, Emerging Studies**

Members were reminded that a report was presented to and agreed at the October 2025 Planning Committee regarding progress on the Department for Infrastructure, Transport Planning Modelling Units (DfI TPMU) draft Eastern Transport Plan (ETP). Following a Member request for a representative from DfI TPMU to provide an update on the ETP, Members were advised Mr Anthony Rafferty, DfI Project Manager for DfI would attend the Council's December Council meeting on 15 December 2025 to provide a summary progress review of the emerging ETP.

Officers from the Forward Planning Team continued to engage with representatives from DfI TPMU and their consultants (AtkinsRealis) on emerging draft ETP issues. Regarding the development of 'People and Places' (Local Centres) to be delivered before 2035, DfI had indicated that Cloughfern and Abbots Cross be included as two study areas. DfI TPMU's supporting technical note on this study was circulated for Members' agreement.

3. Previous Decision of Council

October 2025, DfI Eastern Transport Plan, Progress Update – agreed.  
October 2025, Local Development Plan, Progress Update – agreed.

4. Financial Position/Implication

None.

Proposed by Councillor Bennington  
Seconded by Councillor Cushinan and agreed that

**the report be noted; and**

- a) **A copy of The Department for Infrastructure Strategic Planning Section 14 Direction, Plan Strategy Amendment be published on the Council's website, advertised and made available for public viewing at both Council Civic Centres,**
- b) **the Call for Sites period is from 24 November 2025 to 19 February 2026;**
- c) **the Department for Infrastructure, Transport Planning Modelling Units 'People and Places' study areas for project delivery (Cloughfern and Abbots Cross) are agreed; and**
- d) **the Draft Statement of Common Ground be agreed.**

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

**ITEM 3.15**

**P/PLAN/1 – 8TH INTERNATIONAL SWIFT CONFERENCE 2026**

1. Purpose

**The purpose of this report was to seek approval for Antrim and Newtownabbey Borough Council to be represented at the 8th International Swift Conference, taking place in Castlebar, County Mayo, 27–29 May 2026.**

Attendance would allow the Council to showcase its leading swift conservation work and gain insights to support future biodiversity and planning initiatives.

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.

- Planning: First NI Council to issue a *Positive Planning Note* with every planning application, encouraging developers to include swift nesting features in new and existing buildings.
- Infrastructure: Swift nest bricks and boxes have been installed in public buildings such as Antrim Library, Mossley Mill, and Crumlin Recreation Centre, alongside a purpose-built swift tower in Crumlin.

- Community & Partnerships: Working with the RSPB, NI Swift Group, and local organisations, the Council promotes community participation through surveys, events, and public engagement led by the Elected Member Swift Champion.

These initiatives highlighted how local government action could advance species conservation, urban biodiversity, and community involvement.

### 3. Conference Details

The conference, hosted by Atlantic Technological University (ATU) in partnership with Swift Conservation Ireland, Mayo County Council, and NPWS, will gather around 200 international delegates to share research and best practice in swift conservation.

Key benefits of attendance include:

- Promoting the Borough's achievements on an international stage.
- Building networks with local authorities, researchers, and conservation groups.
- Gathering best-practice knowledge for local biodiversity and planning policy.

The Early Bird registration fee for the conference is €145 per person if booked before 31 December 2025, increasing to €200 per person thereafter. The optional field trip costs €15 per person. Approximate accommodation costs in Castlebar for three nights (26–29 May 2026) are estimated at £393 per person.

Proposed by Councillor Cushman

Seconded by Councillor Cosgrove and agreed that

- a) **Attendance at the 8th International Swift Conference in Castlebar, Co. Mayo, from 27–29 May 2026 be approved; and**
- b) **One or two delegates be nominated to attend, to include the Swift Champion, Councillor Logue and a relevant Officer.**

*ACTION BY: Stephanie Boyd, Planning and Economic Development Business Support Supervisor*

### **3.16 ANY OTHER RELEVANT BUSINESS**

There was no other business to discuss.

*Councillor Webb left the meeting at this point.*

### **PROPOSAL TO PROCEED 'IN CONFIDENCE'**

Proposed by Councillor Cosgrove

Seconded by Alderman Magill and agreed that

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

**The Chairperson advised that the livestream and audio recording would now cease.**

## **PART ONE DECISION ON ENFORCEMENT CASES – IN CONFIDENCE**

### **ITEM 3.17 IN CONFIDENCE ENFORCEMENT CASE:** [REDACTED]

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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 Alderman Campbell

Seconded by Councillor Cosgrove and 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 Manager*

### **ITEM 3.18 IN CONFIDENCE ENFORCEMENT CASE:** [REDACTED]

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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 Alderman Campbell

Seconded by Councillor Cushinan and 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 Manager*

### **ITEM 3.19 IN CONFIDENCE ENFORCEMENT CASE:** [REDACTED]

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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 Bennington

Seconded by Councillor Cosgrove and 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 Manager*

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

Proposed by Councillor Cosgrove

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,

Officers and IT staff for their attendance and the meeting concluded at 7.36pm.

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**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.***