



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 17 FEBRUARY 2020 AT 6.00 PM**

- In the Chair** : Alderman P Brett
- Committee Members Present** : Alderman F Agnew
Councillors – J Archibald, H Cushinan, S Flanagan, R Lynch, M Magill, S Ross and B Webb
- Non-Committee Members Present** : Councillors – A Bennington, P Dunlop, R Foster, V McWilliam, V McAuley, N McClelland and J Montgomery
- Public Speakers** :
- | | |
|-------------------------|----------------------------------|
| Councillor N McClelland | In Support (Item 3.8) |
| Councillor V McAuley | In Support (Item 3.8) |
| Grainne Donnelly | In Objection (Item 3.8) |
| Nigel Whitehead | In Objection (Item 3.8) |
| Adam Larkin | In Support (Agent Item 3.8) |
| Councillor J Montgomery | In Objection (Item 3.9) |
| Councillor P Dunlop | In Objection (Item 3.9) |
| Paul Girvan MP | In Objection (Item 3.9) |
| Glen Lyttle | In Objection (Item 3.9) |
| Trevor Clarke MLA | In Objection (Item 3.9) |
| Reggie Hillen | In Support (Item 3.9) |
| David Mounstephen | In Support (Agent Item 3.10) |
| Councillor R Foster | In Support (Item 3.11) |
| Brian Crawford | In Support (Agent Item 3.11) |
| Gemma Jobling | In Support (Agent Item 3.18) |
| Ryan Dougan | In Support (Agent Item 3.19) |
| Rey Gaston | In Support (Applicant Item 3.20) |
- Officers Present**
- Deputy Chief Executive - M McAlister
 - Legal Services Officer (Solicitor) – E Keenan
 - Head of Planning – J Linden
 - Principal Planning Officer - B Diamond
 - Senior Planning Officer – J McKendry
 - Senior Planning Officer – J Winters
 - Senior Planning Officer – K O'Connell
 - Acting Senior Planning Officer – Michael O'Reilly
 - Planning Officer – G Kelly
 - ICT Change Officer – A Cole
 - Member Services Officer - S Boyd
 - Media and Marketing Officer – A Erwin

CHAIRPERSON'S REMARKS

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

The Chairperson reminded Members that, in line with current operational procedures for the Committee, the meeting would commence at 6.00 pm to consider Part One Agenda Items, any matters which need to be considered in confidence as well as any other pre-notified business arising, and that consideration of Planning Applications would commence at 6.30 pm.

The Legal Services Officer (Solicitor) 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 T Campbell
Councillor R Swann
Chief Executive - J Dixon
Head of Legal Services & Borough Lawyer - P Casey

2 DECLARATIONS OF INTEREST

Item 3.9 - Councillors J Archibald and S Ross

PART ONE GENERAL PLANNING MATTERS

ITEM 3.1

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during January 2020 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

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

the report be noted.

NO ACTION

ITEM 3.2

REGIONALLY SIGNIFICANT PLANNING APPLICATION – KELLS SOLAR FARM (REFERENCE LA03/2015/0234/F)

The Planning Appeals Commission wrote to the Council (circulated) advising it had set a date of Tuesday 12th May 2020 for the hearing requested by the Council and Mid and East Antrim Council to discuss the Department for Infrastructure's Notice of Opinion (NOP) proposing that planning permission should be granted subject to conditions for the following regionally significant planning application.

Application Reference: LA03/2015/0234/F
Proposal: 50MW Solar Farm
Location: Lands located East and West of Whappstown Road and to the North of Doagh Road, Northwest of Kells, Co Antrim.
Applicant: Elgin Energy

Full details of the application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

The proposed development site straddles the Council's boundary with Mid and East Antrim Borough Council with the larger portion of the site lying within the Antrim and Newtownabbey Borough Council area.

Background

Members recalled that a report was brought to the August 2019 meeting of the Planning Committee advising that the Department for Infrastructure had issued a Notice of Opinion (NOP) proposing that planning permission should be approved to a revised scheme at this site. Instructions were sought as to whether the Council wished to request an opportunity of appearing before and being heard by the Planning Appeals Commission on the application.

Following discussion at the August meeting of full Council, Members resolved that a request should be made to the Department to appear before and be heard by the Planning Appeals Commission, subject to legal advice, and a written request to this effect was subsequently made at the start of September (circulated).

Current position

Whilst the Council, and Mid and East Antrim Council, has now been afforded this hearing before the Planning Appeals Commission, the Commission is now seeking submission of the Council's Statement of Case on the application, in effect what position it wishes to take on the proposal and its reasoned rationale for same.

To date the Council has not expressed a corporate view on the proposal. To progress the matter there are in effect only two options available to the Council in responding to the PAC:

1. Provide a corporate view opposing the development together with an indication of the proposed grounds on which Members consider planning permission should be refused. Officers will then need to present these in the Council's Statement of

Case to be submitted to the Commission by 13 March 2020 and subsequently participate at the hearing scheduled for 12 May 2020 in support of the Council's corporate stance.

2. Provide no corporate view on the development. In this case Officers would advise the Commission that the Council is taking no stance on the proposal, rather that it has requested the hearing before the Commission to afford the local community opposed to the scheme the opportunity to represent their views before the Commission to help inform the final decision to be taken by the Minister for Infrastructure. In this case the Council would simply attend the PAC hearing as an observer.

Proposed by Councillor Lynch

Seconded by Councillor Flanagan and unanimously agreed that

Option 2 be accepted and that the Council provides no Corporate view on the development at the forthcoming PAC hearing.

ACTION BY: John Linden, Head of Planning

Councillor Magill joined the meeting.

ITEM 3.3

P/FP/LDP/113, 114 & 115 DAERA/DEPARTMENT FOR INFRASTRUCTURE (Dfi) COASTAL FORUM AND WORKING GROUPS

Coastal Forum

The third meeting of the Coastal Forum took place on 19 November 2019 hosted by the National Trust at Mount Stewart House, Newtownards. Items for discussion included an update on the draft work programme and terms of reference. A copy of the Minutes were circulated for information.

It was agreed that the next meeting of the Forum will be held in the Spring of 2020 with the date and venue to be confirmed.

Coastal Forum Working Group

The third meeting of the Coastal Forum Working Group took place on 28 January 2020 hosted by Dfi in Clarence Court, Belfast. Items for discussion included an update on the draft work programme and terms of reference. Minutes are to be circulated in due course.

Proposed by Councillor Webb

Seconded by Councillor Flanagan and unanimously agreed that

the report be noted.

NO ACTION

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Flanagan
Seconded by Councillor Lynch and agreed that

the following Committee business be taken In Confidence.

The Chairperson advised that audio recording would now cease.

ITEM 3.4

P/FP/LDP 96 ENGAGEMENT WITH DFI - STRATEGIC PLANNING DIVISION, STRATEGIC PLANNING WORKING GROUP MEETING – IN CONFIDENCE

Members were advised that the last bi-annual Department for Infrastructure (DfI) Strategic Planning Working Group meeting with the Council took place on 20 June 2019. A copy of the agreed minutes were circulated for information.

The meeting was attended by Members and Senior Officers from the Council and Senior Officials from the Department including: Dr Andrew Murray, Deputy Secretary; Alistair Beggs, Director of Strategic Planning Division; David Porter, Divisional Roads Manager, Northern Division; Stephen Woods, Transport Planning Division; and Julie-Anne Dutton, Water and Drainage Policy Division.

The Department gave the Council an update on the emerging guidance on LDP focussed changes, emerging Transport Plans and general Brexit preparedness.

No date has been set for the next working group until such times as the Deputy Secretary has liaised with the new Minister for Infrastructure Nicola Mallon.

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

the report be noted.

NO ACTION

ITEM 3.5

P/FP/LDP 112 LOCAL GOVERNMENT PLAN: METROPOLITAN AREA SPATIAL WORKING GROUP – QUARTERLY UPDATE MEETING – IN CONFIDENCE

The eleventh meeting of the Metropolitan Area Spatial Working Group (MASWG) took place on 10 December 2019 at The Braid, Ballymena, hosted by Mid and East Antrim Borough Council. The minutes of this meeting (circulated) will be agreed at the next meeting of MASWG which is due to be hosted by Belfast City Council at a date to be confirmed in March 2020.

Items discussed at the December meeting included an update on progress from consultees and Councils, in particular Local Development Plan timescales. Belfast City Council confirmed that the Department for Infrastructure (DfI) has advised the

Council that it can now progress its draft Plan Strategy to Independent Examination. An update was provided by the Department for Infrastructure (Planning) on Development Planning Practice Note 10 (DPPN 10) and the Transport Studies being prepared for each Council area. Queries were raised about the format of MASWG and it was suggested this should be amended to incorporate topic based discussions, although this would require a revision to the Group's Terms of Reference.

There was discussion regarding Schemes of Delegation in the LDP process, and the potential for Councils to make changes to their published documents as they progress towards Independent Examination.

The Northern Ireland Housing Executive (NIHE) provided an update to include:

- Clarity regarding intermediate housing;
- The Housing Market Analysis; and
- The Affordable Housing Working Paper – engagement with Belfast City Council.

A Local Development Plan work programme for the next two years was requested from NIHE which to be provided at the next meeting of MASWG.

Proposed by Councillor Lynch

Seconded by Councillor Webb and unanimously agreed that

the report be noted.

NO ACTION

Councillor Archibald joined the meeting during Item 3.6.

ITEM 3.6 - ENFORCEMENT CASE: LA03/2019/0405/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action, the detail of which is delegated to appointed Officers.

Proposed by Councillor Flanagan

Seconded by Councillor Webb and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Lynch

Seconded by Councillor Magill and agreed

that any remaining Committee business be conducted in Open Session.

The Chairperson advised that audio recording would recommence.

There being no other business the Chairperson advised that there would be a short interval, with the remainder of Committee business resuming at 6.30 pm.

Meeting reconvened at 6.30pm.

CHAIRPERSON'S REMARKS

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

The Chairperson advised Members that Addendum reports relating Item 3.8 and Site Visits had been circulated to Members along with an updated Speakers' list with hard copies being made available in the Chamber. The Chairperson further advised that Items 3.7, 3.12 and 3.17 had been withdrawn by the Applicant, and Items 3.13, 3.15 and 3.16 had been withdrawn by Officers.

The Legal Services Officer (Solicitor) 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 T Campbell
Councillor R Swann
Chief Executive – J Dixon
Borough Lawyer and Head of Legal Services – P Casey

2 DECLARATIONS OF INTEREST

Item 3.9 – Councillors J Archibald & S Ross

ITEM 3.7 APPLICATION NO: LA03/2019/0816/O

PROPOSAL:	Site for residential development comprising 6no. detached dwellings and associated works
SITE/LOCATION:	Lands at Neillsburn Plantation, Antrim Road, Templepatrick (located between the residential developments of Kingscourt and Knightswood)
APPLICANT:	SVM Properties

The Chairperson advised Members that this application had been withdrawn by the Applicant.

ACTION BY: John Linden, Head of Planning

ITEM 3.8 APPLICATION NO: LA03/2018/1075/F

PROPOSAL: Proposed residential development with access off Farmhill Road, comprising 114 no. units (15 no. two-storey detached, 90 no. two storey semi-detached and 9 no. bungalows), internal roads, landscaping, public open space and associated site works and drainage. Includes road widening of Farmhill Road and Nutts Corner Road to provide right hand turn lane, site access and junction improvements. Drainage and pedestrian connection to Glendarragh Park. Existing cottages at 1-3 Farmhill Terrace to be retained.

SITE/LOCATION: Lands west of the junction of Farmhill Road and Nutts Corner Road, Crumlin (including 1-3 Farmhill Terrace)

APPLICANT: Killultagh Properties Ltd

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

Councillor N McClelland	In Support
Councillor V McAuley	In Support
Grainne Donnelly	In Objection
Nigel Whitehead	In Objection
Adam Larkin	In Support (Agent)
Conor O'Hara	In Support (Agent)
Richard Steenson	In Support (Applicant) for questions
Brendan Boyd	In Support (Applicant) for questions

Proposed by Alderman Agnew
Seconded by Councillor Webb and

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

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the Antrim Area Plan 1984-2001, the policy provisions of the Strategic Planning Policy Statement and 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.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed**

development would, if permitted, result in a prominent feature in the landscape that would not visually integrate into this area of countryside.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings and would not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to the rural character of the countryside.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY15 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, mar the distinction between the settlement of Crumlin and the surrounding countryside and result in unplanned urban sprawl.

ACTION BY: John Linden, Head of Planning

Councillors Archibald & Ross left the Chamber having declared an interest in Item 3.9.

ITEM 3.9 APPLICATION NO: LA03/2018/0950/F

PROPOSAL:	3G synthetic sports pitch, 3m wide path on three sides of pitch, fencing, floodlighting, drainage, earthworks and landscaping
SITE/LOCATION:	Antrim Grammar School, 10 Steeple Road, Antrim, BT41 1AF
APPLICANT:	Antrim & Newtownabbey Borough Council

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee, advised Members that since the agenda was published 1 additional objection had been received from a local MLA, and made a recommendation to refuse planning permission.

The undernoted Elected Member(s) and public speaker(s) addressed the Committee and responded to enquiries from Members as requested –

Councillor J Montgomery	In Objection
Councillor P Dunlop	In Objection
Paul Girvan MP	In Objection
Glen Lyttle	In Objection
Trevor Clarke MLA	In Objection
Reggie Hillen	In Support (Applicant)

Proposed by Councillor Flanagan
Seconded by Councillor Webb and unanimously agreed

that 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 OS 4 of Planning Policy Statement 8, Open Space, Sport and Recreation, in that, if permitted, it will result in an unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency and timing of the sporting activities proposed, including noise pollution likely to be generated. In addition, it has not been demonstrated that the fencing and ball stops proposed are of a scale appropriate to the local area.**

ACTION BY: John Linden, Head of Planning

Councillors Archibald & Ross returned to the Chamber.

Councillor Lynch left & returned to the Chamber during Item 3.10 and was therefore unable to vote.

ITEM 3.10 APPLICATION NO: LA03/2019/0444/F

PROPOSAL:	Demolition of existing retail units, filling station and No.8 Station Road; and development of 2 no. replacement retail units and 1 no. hot food unit, bulk fuel, petrol canopy, ATM and bin store with associated car parking and site works
SITE/LOCATION:	8-10 Station Road, Doagh
APPLICANT:	Henderson Group Property

Glenn Kelly, 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 –

David Mounstephen	In Support (Agent)
Harry McConnell	In Support/ for questions
Mark Adrain	In Support/for questions

Proposed by Councillor Flanagan
Seconded by Alderman Agnew and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

ITEM 3.11 APPLICATION NO: LA03/2019/0954/F

PROPOSAL: Proposed two storey extension to rear of existing dwelling. Proposed new blockwork and rendered walls to existing boundary to rear of dwelling with installation of pedestrian access gate

SITE/LOCATION: 47 Abbeyhill Park, Glenville Road, Jordanstown, Belfast, BT37 0YQ

APPLICANT: Mr & Mrs D Martin

Glenn Kelly, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

Councillor R Foster	In Support
Brian Crawford	In Support (Agent)

Proposed by Councillor Archibald
Seconded by Councillor Webb and

on the proposal being put to the meeting 7 Members voted in favour, 0 against and 2 abstentions, it was agreed

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

ACTION BY: John Linden, Head of Planning

ITEM 3.12 APPLICATION NO: LA03/2019/0521/F

PROPOSAL: Refurbishment, alterations and extensions to existing dwelling and adjacent outbuilding to provide office accommodation

SITE/LOCATION: Lloyds School of Motoring, 133 Ballyutoag, Belfast

APPLICANT: Lloyds School of Motoring

The Chairperson advised Members that this application had been withdrawn by the Applicant.

ACTION BY: John Linden, Head of Planning

ITEM 3.13 APPLICATION NO: LA03/2019/0949/F

PROPOSAL:	Change of use of former commercial vehicle body repair premises to premises for displaying beds, furniture and rugs (Retrospective)
SITE/LOCATION:	6 Crumlin Road, Crumlin
APPLICANT:	Margaret & Tom Scott

The Chairperson advised Members that this application had been withdrawn from the Agenda by Officers.

ACTION BY: John Linden, Head of Planning

ITEM 3.14 APPLICATION NO: LA03/2019/0905/O

PROPOSAL:	Site for 2 bedroom bungalow (with rooms in the roofspace)
SITE/LOCATION:	103A Main Street, Crumlin
APPLICANT:	Patrick Campbell

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

There were no public speakers to address this item.

Proposed by Alderman Agnew
Seconded by Councillor Flanagan 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 and Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, in that, if permitted, it would result in overdevelopment of the site and result in an unacceptable adverse effect on the proposed property in terms of overlooking.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, and Policy AMP 7 of Planning Policy Statement 3, Access, Movement and Parking, in that, it has not been demonstrated that adequate car parking arrangements can be provided.**
- 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 or adjoining properties in terms of potential contamination sources.**

ACTION BY: John Linden, Head of Planning

ITEM 3.15 APPLICATION NO: LA03/2019/0516/F

PROPOSAL: Extension to curtilage of dwelling to provide garden
SITE/LOCATION: 67 Whitehouse Park, Whitehouse, Newtownabbey
APPLICANT: Mr & Mrs Robert McMitchell

The Chairperson advised Members that this application had been withdrawn from the Agenda by Officers.

ACTION BY: John Linden, Head of Planning

ITEM 3.16 APPLICATION NO: LA03/2019/0649/F

PROPOSAL: Proposed garden decking
SITE/LOCATION: 67 Whitehouse Park, Whitehouse, Newtownabbey
APPLICANT: Tumelty Planning Services

The Chairperson advised Members that this application had been withdrawn from the Agenda by Officers.

ACTION BY: John Linden, Head of Planning

ITEM 3.17 APPLICATION NO: LA03/2019/0824/O

PROPOSAL: Site for dwelling
SITE/LOCATION: 100m north of 73 Crosskennan Road, Antrim
APPLICANT: Norman Hannan

The Chairperson advised Members that this application had been withdrawn by the Applicant.

ACTION BY: John Linden, Head of Planning

ITEM 3.18 APPLICATION NO: LA03/2019/0609/F

PROPOSAL:	Erection of 2no semi-detached dwellings with associated access and works
SITE/LOCATION:	Lands south of no 21 Abbeyville Place and west of no 12 Cambrai Park, Newtownabbey
APPLICANT:	Lynwood Homes Ltd

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 –

Gemma Jobling In Support (Agent)

Proposed by Councillor Magill
Seconded by Councillor Ross 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 and Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that the proposed development represents an overdevelopment of the site as:**
 - (a) It does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout and the amount of hard standing being provided;**
 - (b) The layout will have an adverse impact on the amenity of existing residents.**

ACTION BY: John Linden, Head of Planning

ITEM 3.19 APPLICATION NO: LA03/2019/0707/F

PROPOSAL:	Proposed demolition of existing store and extension to rear of existing public house comprising store and 2no self-catering apartments
SITE/LOCATION:	2 Taylorstown Road, Moneyglass, Toomebridge, BT41 3PU
APPLICANT:	Colm McCoy

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

Ryan Dougan

In Support (Agent)

Proposed by Councillor Webb

Seconded by Alderman Brett that planning permission be refused for the reason outlined in the Report

on the proposal being put to the meeting 2 Members voted in favour, 6 against and 1 abstention, the proposal was declared not carried.

A further proposal was then put to the meeting that the application be deferred until June 2020

Proposed by Councillor Cushinan

Seconded by Councillor Ross

on the proposal being put to the meeting 7 Members voted in favour, 2 against and 0 abstentions, and it was agreed

that the application be deferred until June 2020 to provide an opportunity for the applicant to carry out the necessary bat survey, and that if there was no impediment to the development associated with bats present on site that authority be delegated to Officers to issue planning permission subject to standard conditions.

In favour: Alderman Agnew
Councillors Archibald, Cushinan, Flanagan, Lynch, Magill and Ross

Against: Alderman Brett
Councillor Webb

The reason for the deferral decision contrary to Officer recommendation was that Members considered there were extenuating circumstances associated with this particular case, including seasonal factors arising in relation to bat surveys. However, the Committee agreed that this decision should not be viewed as setting a wide ranging precedent for similar cases where information requested by Officers had not been forthcoming.

ACTION BY: John Linden, Head of Planning

ITEM 3.20 APPLICATION NO: LA03/2018/1097/F

PROPOSAL:	New 2-storey dwelling attached as an end-terrace property in the same design and style of No. 108
SITE/LOCATION:	Land 10m east of beside No. 108 Glenview Park Whiteabbey Newtownabbey Co. Antrim BT37 OTG
APPLICANT:	Paul Cargill

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 –

Rey Gaston	In Support (Agent)
Paul Cargill	In Support (Applicant) for questions

Proposed by Councillor Webb

Seconded by Councillor Magill that the application be deferred for 1 month

On the proposal being put to the meeting 7 Members voted in favour, 2 against and 0 abstentions, it was agreed

In favour: Alderman Agnew
Councillors Archibald, Cushinan, Lynch, Magill, Ross and Webb

Against: Alderman Brett
Councillor Flanagan

that the application be deferred for 1 month to allow Officers (including Environmental Health Section) to provide Members with clarification on the evidence provided to the Committee regarding noise and vibration impact from the railway line adjacent to the site, with specific reference to five properties mentioned by the Agent in his submission and a further property at Whitehouse Park raised by Councillor Webb.

The reason for the deferral decision contrary to Officer recommendation was that Members considered there were detailed matters associated with noise and vibration impacts associated with the development that they required further advice and information on to inform the decision-making process.

ACTION BY: John Linden, Head of Planning

ITEM 3.21 APPLICATION NO: LA03/2019/1035/O

PROPOSAL:	Proposed Infill dwelling and garage
SITE/LOCATION:	Land between No's 9 and 11 Tavnaghmore Road, Antrim
APPLICANT:	Mr M. McDonnell

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

There were no public speakers to address this item.

Proposed by Councillor Flanagan

Seconded by Councillor Webb and unanimously 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 CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this**

development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it fails to meet with the provisions for an infill dwelling as the application site is not a small gap site and does not respect the existing pattern of development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of PPS 21, Sustainable Development in the Countryside, in that the proposed dwelling, if permitted, would result in the creation of ribbon development along the Tavnaghmore Road detrimental to the rural character of this area.

ACTION BY: John Linden, Head of Planning

ITEM 3.22 APPLICATION NO: LA03/2019/0973/F

PROPOSAL:	Erection of a sculpture approx. 6m high of steel lattice construction
SITE/LOCATION:	30 metres south east of the mouth of the Sixmilewater River, Loughshore Park, Antrim
APPLICANT:	Antrim and Newtownabbey Borough Council

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 to address this item.

Proposed by Councillor Archibald
Seconded by Councillor Lynch and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 8.45 pm.

MAYOR

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