



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 22 JANUARY 2018 AT 6.00 PM**

- In the Chair** : Councillor P Brett
- Committee Members Present** : Aldermen – F Agnew, T Campbell, J Smyth and R Swann
Councillors – J Bingham, H Cushinan, B Duffin, T Hogg, D Hollis, M Magill and W Webb
- Non-Committee Members Present** : Councillors – J Montgomery, V McWilliam and D Ritchie
- In Attendance** : Ms J Pankhurst - Public Speaker
Ms Kathy McLean- Public Speaker
Mr Phil Hull – Public Speaker
Mr Johnny Keenan – Public Speaker
Mr Sam McKee– Public Speaker
Mr Tom Stokes – Public Speaker
Mr Martin Canning – Public Speaker
Mr Brendan Daly – Public Speaker
Mr Eamonn Loughrey – Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon
Director of Community Planning & Regeneration - Ms M McAlister
Head of Planning - Mr J Linden
Principal Planning Officer – Mr B Diamond
Senior Planning Officer – Mr K O’Connell
Senior Planning Officer – Ms J McKendry
Acting Senior Planning Officer – Mr M O’Reilly
Borough Lawyer - Mr P Casey
ICT Officer – Mr A Cole
Media & Marketing Officer – Ms J Coulter
Member Services Officer - Mrs D Hynes
Member Services Manager – Mrs V Lisk
Governance Support Officer – Mrs D Conlan

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

None.

2 DECLARATIONS OF INTEREST

Item 3.14 - Councillor Bingham

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Duffin
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: LA03/2016/0165/CA

Barry Diamond, Principal 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 Alderman Agnew and

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

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

ACTION BY: John Linden

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Duffin
Seconded by Councillor Hollis 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.

At this point Councillors Magill and Webb joined the meeting.

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.

The Chairperson expressed his condolences on behalf of the Planning Committee to Councillor Webb on his recent bereavement.

The Chairperson reminded Members that additional information had been provided for items 3.2 and 3.4 and advised that Item 3.9 had been withdrawn by the applicant.

1 APOLOGIES

None.

2 DECLARATIONS OF INTEREST

Item 3.14 – Councillor Bingham

The 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.

ITEM 3.2 APPLICATION NO: LA03/2015/0014/F

PROPOSAL:

Proposed development of 393 residential units comprising of apartments, townhouses, semi-detached and detached dwellings along with mixed use facilities comprising of 2 no. retail units and crèche. Also included new access points off Belmont Road, along with associated garages, landscape features and all other associated site works.

SITE/LOCATION: Lands at Belmont Road, approx. 20m south of Greenvale Road and Belmont Cemetery, Antrim

APPLICANT: Antrim Construction Company

Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission. He advised that there was a minor typographical error in the Hydrology and Drainage Section of the report.

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

- Ms Janice Pankhurst
- Ms Kathy McLean
- Mr David Magee
- Mr Sam McKee
- Mr Phil Hull
- Mr Johnny Keenan

Proposed by Councillor Hogg
Seconded by Councillor Webb and

on the proposal being put to the meeting 10 Members voted in favour, 2 against and 0 abstentions and it was agreed as follows:

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

ACTION BY: John Linden

Councillor Cushinan left the Chamber.

ITEM 3.3 APPLICATION NO: LA03/2017/0061/F

PROPOSAL: Proposed residential development of 92 dwellings (comprising 28 no. detached dwellings, 58 no. semi-detached dwellings and 6 no. apartments) and garages, open space, landscaping, proposed right hand turning lane and all associated site works.

SITE/LOCATION: Lands 100m east of Aspen Park, Monkstown Road, Newtownabbey

APPLICANT: Brayfield 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 -

- Mr Tom Stokes
- Mr Martin Canning
- Mr Brendan Daly

Proposed by Councillor Hogg
Seconded by Alderman Campbell and

on the proposal being put to the meeting 8 Members voted in favour, 2 against and 0 abstentions and it was agreed as follows:

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

ACTION BY: John Linden

Councillor Cushinan had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on item 3.3.

ITEM 3.4 APPLICATION NO: LA03/2017/0458/F

PROPOSAL: Erection of 3 No. two storey dwellings.

SITE/LOCATION: Junction of Greystone Road/Ashgreen 50m north of Greystone Road, Antrim.

APPLICANT: Mr Damien Heffron

Barry Diamond, Principal Planning Officer, advised the Committee that, following the site visit on Friday, Officers were now recommending that the application should be deferred to allow Officers to verify the works undertaken to Protected Trees at the site with the application to be returned subsequently to Committee for determination. It was noted that the applicant had also requested a deferral of the application.

Proposed by Alderman Campbell
Seconded by Councillor Hollis and unanimously agreed

that the application be deferred to allow for the works on site to be inspected and verified and for Officers to present an updated report to Committee for further consideration.

ACTION BY: John Linden

ITEM 3.5 APPLICATION NO: LA03/2017/0492/F

PROPOSAL: Housing development 4 no. dwellings (all bungalows) on unused orchard land. (Existing residential property to be retained and unchanged as part of development).

SITE/LOCATION: 17 Junction Road, Milltown, Antrim, BT41 4NP.

APPLICANT: Hamilton Kennedy

Barry Diamond, Principal Planning Officer, advised the Committee that an amended scheme and additional information had been received from the Agent since the Planning Report had been completed. This scheme had addressed a number of Officer concerns and in addition a commitment had been provided that a flood modelling exercise would be completed within 2 weeks. As a consequence Officers were now recommending that the application should be deferred for 6 weeks to allow the submission of this additional information and necessary consultation with the application to be returned subsequently to Committee for determination.

Proposed by Councillor Hogg
Seconded by Councillor Duffin and unanimously agreed

that the application be deferred for 6 weeks to allow consultation on the additional information to be submitted and for Officers to present an updated report to Committee for further consideration.

ACTION BY: John Linden

Councillors Hogg and Magill left the Chamber at this point.

ITEM 3.6 APPLICATION NO: LA03/2017/0133/F

PROPOSAL: 3 No. Industrial Units providing floorspace for classes B1 (c) Research and Development, B2 Light Industrial, B3 General Industrial.

SITE/LOCATION: Lands west of the B101 Nutts Corner to Dundrod Road (and located immediately south of Lidl Distribution Warehouse), Dundrod Road, Nutts Corner

APPLICANT: Tamar (Selby) Ltd

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

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

- Mr Eamonn Loughrey

Proposed by Councillor Webb
Seconded by Alderman Campbell and

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

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

ACTION BY: John Linden

Councillor Hogg had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on item 3.6.

ITEM 3.7 APPLICATION NO: LA03/2015/0249/F

PROPOSAL: Erection of 23 wheelchair accessible complex needs bungalows, staff accommodation and ancillary office, communal unit, landscaping, car parking, associated site works and access arrangements from Abbey Road, Muckamore

SITE/LOCATION: Lands immediately north of 16 Abbey Road and west of 8 Abbey Gardens, Muckamore, Antrim

APPLICANT: Triangle Housing Association Ltd

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 Webb
Seconded by Alderman Campbell and

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

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

ACTION BY: John Linden

ITEM 3.8 APPLICATION NO: LA03/2017/0855/F

PROPOSAL: Proposed development of 2 detached dwellings and detached garages with associated landscaping, site works and access in accordance with PPS21 CTY8.

SITE/LOCATION: Lands between 9 & 15 Crosshill Road, Crumlin, BT29 4BQ

APPLICANT: Mrs G. Hagan

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

ACTION BY: John Linden

ITEM 3.9 APPLICATION NO: LA03/2017/0962/A

PROPOSAL: 6 No. Banner Signs fixed to timber frames and set on existing grass level.

SITE/LOCATION: Chimney Corner Football Club, 51 Castle Road, Antrim, T41 4NA

APPLICANT: Chimney Corner Football Club

Barry Diamond, Principal Planning Officer, advised that an amended proposal had been received in this case following publication of the original Planning Report and as a consequence an Addendum to the Planning Report had been prepared and circulated for Members. He introduced the Addendum to the Committee and made a recommendation to refuse advertisement consent.

There were no public speakers to address this item.

Proposed by Alderman Campbell
Seconded by Alderman Agnew and

on the proposal being put to the meeting 9 Members voted in favour, 2 against and 0 abstentions and agreed as follows:

that advertisement consent be refused for the following reason:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements, i**

that the proposed signage would result in an unacceptable detrimental impact on visual amenity on the area.

ACTION BY: John Linden

ITEM 3.10 APPLICATION NO: LA03/2017/0429/A

PROPOSAL: Installation of 8 No. 6000mm wide x 1500mm high signage panels along boundary walls of the PSNI station.

SITE/LOCATION: Police Service of Northern Ireland Station, 24 Castle Way, 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 advertisement consent.

There were no public speakers to address this item.

Proposed by Councillor Cushinan
Seconded by Councillor Hollis and

on the proposal being put to the meeting 6 Members voted in favour, 5 against and 0 abstentions and agreed as follows:

that advertisement consent be granted for the application subject to a revised condition limiting the consent to 1 year.

ACTION BY: John Linden

Councillor Magill had returned to the Chamber following the Planning Officer's reports and was therefore unable to vote on items 3.6 - 3.10.

PART TWO OTHER PLANNING MATTERS

ITEM 3.11

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during December 2017 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.12

P/PLAN/1 PROPOSAL OF APPLICATION NOTIFICATIONS FOR MAJOR DEVELOPMENT

Members were aware that prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). Three PANs were registered during October the details were set out below.

PAN Reference: LA03/2017/1053/PAN
Proposal: Storage and distribution warehousing, ancillary office and staff welfare accommodation and associated access and parking arrangements. The development will be part refurbishment of warehousing (retention of floorsplates and steel structures with re-cladding), part demolition and rebuild and part new build extension. The development will include the construction of a new roof with a new raised roof-line over the main warehouse.
Location: 1-17 Hightown Avenue, Mallusk, Newtownabbey BT36 4RT
Applicant: John Henderson (Mallusk) Ltd
Date Received: 7 December 2017
12 week expiry: 1 March 2018

PAN Reference: LA03/2017/1111/PAN
Proposal: Redevelopment of garden centre site to deliver a new garden centre retail development and associated car parking, road/access works and landscaping
Location: Colemans Garden Centre, 6 Old Ballyclare Road, Templepatrick, Antrim BT39 0BJ
Applicant: Eastonville Traders Ltd
Date Received: 22 December 2017
12 week expiry: 16 March 2018

Members recalled that under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to 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 what consultation has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

Proposed by Councillor Duffin
Seconded by Councillor Bingham and unanimously agreed that

the report be noted.

ACTION BY: John Linden

3.13

P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS 2017/18 – SECOND QUARTERLY BULLETIN FOR THE PERIOD JULY – SEPTEMBER 2017

The second quarterly provisional planning statistics for 2017/18 produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), a copy of which was circulated, were released on 14 December 2017.

The figures showed that during the period from July to September 2017, the total number of planning applications received in Northern Ireland was 3,249, which was a reduction of some 100 applications to the previous quarter (April – June 2017) but up some 7% on the same quarter in 2016/17. The total number of decisions issued during this period was 3,101.

During this first quarter period a total of 185 new applications were received by Antrim and Newtownabbey Borough Council (a reduction of 16 applications from the first quarter last year and therefore below the NI trend) and 182 decisions were issued.

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures showed that the Council took on average 24.8 weeks to process and decide **Major** planning applications during the second quarter against the target of 30 weeks. As with the first quarter this performance continued to show a marked improvement on last year's overall Major performance and ranks among the top three of the 11 Councils and also reflected well against the average processing time of 51 weeks across all Councils. However, once again Members noted that these figures related to a very small number of Major applications (only one application during the second quarter and three applications this year to date) and should therefore be interpreted with great care. A more realistic performance figure would only become apparent at year end and Members were aware that a number of older Major applications were processed during the third quarter with several more older Major applications anticipated to come to Committee during the fourth quarter. This would clearly impact on the Council's Major performance target by year end.

The DfI figures showed that the Council took on average 12.6 weeks to process and decide **Local** planning applications during the second quarter against the target of 15 weeks. This showed that the Planning Section is maintaining performance in average processing time and again ranks among the top three of the 11 Councils and reflects well against the average processing time of just over 16 weeks across all Councils.

In relation to enforcement the DfI figures highlight that the Council's planning enforcement team once again recorded the shortest time taken, 17.6 weeks, to process 70% of enforcement cases to target conclusion which compares favourably

with the average processing time of 35 weeks across all Councils. The team's performance also ranked first in the proportion of cases brought to target conclusion within the performance target of 39 weeks.

Proposed by Councillor Hogg
Seconded by Councillor Duffin and unanimously agreed that

the report be noted.

ACTION BY: John Linden

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

ITEM 3.14

CONSULTATION BY THE DEPARTMENT FOR COMMUNITIES UNDER SECTION 80 (3) OF THE PLANNING ACT (NORTHERN IRELAND) 2011 – ADVANCE NOTICE OF LISTING OF STRAID CONGREGATIONAL CHURCH, MAIN STREET, STRAID

The Historic Environment Division of the Department for Communities (DfC) had written to the Council (copy circulated) seeking views on the proposed listing of Straid Congregational Church, Main Street, Straid as a building of special architectural or historic interest.

The responsibility for including a building on the list of buildings of special architectural or historic interest rests with DfC subject to consultation with the relevant district council and the Historic Buildings Council (HBC). Any comments made would be taken into account by DfC in determining whether to list the building in question.

Once a building is listed by DfC then consent is subsequently required for its demolition and any works of alteration or extension in any manner which would affect its character as a building of special architectural or historic interest. This is referred to as "listed building consent" and it is an offence to carry such works without consent. Planning permission is also required in addition to listed building consent if the works involve "development".

In considering whether to grant planning permission for development which affects a listed building or its setting, and in considering whether to grant listed building consent for any works, the Council must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Members were aware that Officers served a Building Preservation Notice on Straid Congregational Church on 6 January 2018. A Building Preservation Notice (BPN) is a form of temporary listing which provides protection to an unlisted building for a period up to 6 months following its service, in effect treating it as if it were a listed building. The discretionary power for the Council to serve such a Notice is set out in Section 81 of the Planning Act (NI) and relates to any building which is not currently listed, where it appears that the building is of special architectural or historic interest and is in danger of demolition or of alteration in such a way as to affect its character as a building of

such interest. In this case Officers acted expeditiously to serve a BPN having been made aware that the building in question was about to be demolished.

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

1. Provide a corporate view in support of the proposed listing.
2. Provide a corporate view opposing the proposed listing.
3. Provide no corporate view on the matter. In this case individual Members or parties may express support for or object to the proposed listing.

Proposed by Councillor Hogg
Seconded by Alderman Campbell and

on the proposal being put to the meeting 8 Members voted in favour, 2 against and 1 abstention and it was agreed as follows:

that Council provide a corporate view in support of the proposed listing.

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 8.23pm.

MAYOR

Council Minutes have been redacted in accordance with the Freedom of Information Act 2000, the Data Protection Act 1998 and legal advice.