



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE HELD IN
MOSSLEY MILL ON MONDAY 18 APRIL 2016 AT 6.30 PM**

- In the Chair** : Alderman R Swann
- Committee Members Present** : Aldermen - F Agnew, T Campbell, J Smyth
Councillors - T Beatty, J Bingham, H Cushinan, B Duffin,
T Hogg, D Hollis, S Ross and B Webb
- Non-Committee Members Present** : Councillors - M Magill, N McClelland
- In Attendance** : Ms Emma Walker- Public Speaker
Mr Ryan Townsend - Public Speaker
Mr Andy Stephens - Public Speaker
Mr Brian Magill- Public Speaker
Mr Noel McClarty - Public Speaker
Mr Trevor Clarke - Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon
Director of Community Planning & Regeneration -
Ms M McAlister
Head of Planning - Mr J Linden
Principal Planning Officer - Mr B Diamond
Planning Officer - Mr M O'Reilly
Planning Officer - Ms A Wilson
Planning Officer - Mr K O'Connell
Senior Enforcement Officer - Ms J Winters
Media & Marketing Officer - Miss J Coulter
Legal Advisor - Mr P Casey
Systems Support Officer - Mr A Cole
Senior Mayor and Member Services Officer - Mrs K Smyth
Member Services Officer - Mrs D Hynes

CHAIRMAN'S REMARKS

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

1 APOLOGIES

None.

2 DECLARATIONS OF INTEREST

Item 2.1 - Alderman Swann.
Item 3.14 - Councillor Ross.

The Chairman, Alderman Swann, withdrew from the Meeting for consideration of the next item having declared an interest with the Vice-Chair, Alderman Campbell, presiding during his absence.

ITEM 2.1

NOTIFICATION BY A COMMITTEE MEMBER UNDER PARAGRAPH 22 OF THE DOE GUIDANCE NOTE ON THE APPLICATION OF THE COUNCILLORS' CODE OF CONDUCT WITH REGARD TO PLANNING MATTERS

Alderman Swann, Chairman of the Planning Committee, had written to the Head of Planning in relation to the following planning application:

LA03/2016/0135/F: Proposed Solar Farm on Lands North and South of M2 Motorway approximately 950m east of Dunsilly Roundabout.

He had advised that he wished to support local constituents opposed to the application and as such would not be participating in the decision-making process of the Planning Committee in relation to the above application.

Proposed by Councillor Webb
Seconded by Alderman Smyth and agreed

that the report be noted.

ACTION BY: John Linden

The Chairman returned to the Chamber.

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

DECISIONS ON PLANNING APPLICATIONS

ITEM 3.1 - APPLICATION NO: U/2014/0385/RM

PROPOSAL: 27 No. Buildings and associated infrastructure for Invest NI Industrial Park comprising Class B1 Business, Class B2 Light Industrial and Class B3 General Industrial

SITE/LOCATION: Global Point Business Park, Ballyclare Road, Newtownabbey, Co. Antrim.

APPLICANT: Invest Northern Ireland

Kieran O'Connell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to approve reserved matters.

There were no public speakers present to address this item.

Proposed by Councillor Bingham
Seconded by Councillor Beatty and unanimously agreed

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

ACTION BY: Kieran O'Connell.

ITEM 3.2 - APPLICATION NO: U/2014/0363/F

PROPOSAL: Mixed use development comprising 1 No. unit for Class D1 Community Use, 26 No. 3 person 2 bedroom apartments, 13 No. 2 person 1 bedroom apartments, semi-basement parking, associated ancillary site works and landscaping

SITE/LOCATION: 8-14 The Square, Ballyclare

APPLICANT: Oaklee Trinity Ltd (now part of Choice Housing)

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

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

- Emma Walker

Proposed by Councillor Hogg

Seconded by and Alderman Smyth unanimously agreed

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

ACTION BY: Michael O'Reilly.

ITEM 3.3 - APPLICATION NO: LA03/2015/0005/F

PROPOSAL: Residential development of 78 units, comprising 18 no. apartments, 20 no. townhouses and 40 no. semi-detached houses with associated site works

SITE/LOCATION: Lands between Fairview Primary School and Grange Drive access via Fairview Farm Road, Ballyclare

APPLICANT: Beshouse Residential Properties Ltd

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

There were no public speakers present to address this item.

Proposed by Councillor Beatty

Seconded by Alderman Smyth unanimously agreed

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

ACTION BY: Michael O'Reilly.

ITEM 3.4 - APPLICATION NO: LA03/2016/0049/F

PROPOSAL: New access to serve 2 no. self-catering tourist apartments (retrospective)

SITE/LOCATION: Approximately 45m south of Staffordstown Road and Moneynick Road Junction, Randalstown

APPLICANT: Mrs Sheila McLaughlin

Michael O'Reilly, 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 Trevor Clarke
- Mr Ryan Townsend

Proposed by Councillor Hollis
Seconded by Alderman Agnew and

on the proposal being put to the meeting 9 Members voted in favour, 2 against and 1 abstention, it was agreed

In Favour: Aldermen - F Agnew, J Smyth, R Swann, T Campbell
Councillors - T Beatty, J Bingham, T Hogg, D Hollis, S Ross
Against: Councillors - B Duffin, B Webb
Abstentions: Councillor H Cushinan

that the application be deferred to allow the Committee to undertake a site visit.

ACTION BY: Michael O'Reilly.

ITEM 3.5 - APPLICATION NO: LA03/2015/0282/F

PROPOSAL: Proposed demolition of existing retail unit and the construction of 2 no. semi-detached, two storey dwellings.

SITE/LOCATION: 41 Circular Road, Jordanstown, BT37 0RB

APPLICANT: Peter and Lynda Stewart

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

There were no public speakers present to address this item.

Proposed by Councillor Ross
Seconded by Alderman Campbell and

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

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

ACTION BY: Ashleigh Wilson.

ITEM 3.6 - APPLICATION NO: LA03/2015/0034/F

PROPOSAL: 2 No. new dwellings and garages including site works

SITE/LOCATION: 642 Shore Road, Newtownabbey, BT37 0PR

APPLICANT: Mr A Espie

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

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

- Mr Andy Stephens

Proposed by Councillor Duffin
Seconded by Councillor Webb and

on the proposal being put to the meeting 9 Members voted in favour, 1 against and 2 abstentions, it was 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 (SPPS) and Policies QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of the addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' and the associated guidance 'Creating Places', in that, it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality and that incorporates a design and layout which draws upon the positive aspects of the surrounding area. The proposed dwellings will also detrimentally impact on each other and on existing residential properties abutting the application site.

ACTION BY: Ashleigh Wilson.

Councillor McClelland left the meeting.

ITEM 3.7 - APPLICATION NO: LA03/2015/0085/F

PROPOSAL: Dwelling and Garage (Change of house type of previous approval T/2011/0111/F)

SITE/LOCATION: Adjacent to 21 Clady Road, Dunadry

APPLICANT: Alex Robinson

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

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

- Trevor Clarke

Alderman Campbell proposed acceptance of the recommendation but the proposal failed to obtain a seconder.

Proposed by Councillor Webb
Seconded by Councillor Beatty and

on the proposal being put to the meeting 11 Members voted in favour, and 1 abstention, it was agreed

In Favour: Aldermen - F Agnew, J Smyth, R Swann
Councillors - T Beatty, J Bingham, H Cushinan, B Duffin, T Hogg, D Hollis,
S Ross, B Webb

Abstentions: Alderman T Campbell

that the application be deferred to allow the Committee to undertake a site visit.

ACTION BY: Ashleigh Wilson

ITEM 3.8 - APPLICATION NO: LA03/2015/0680/F

PROPOSAL: Proposed external seating area

SITE/LOCATION: Holiday Inn Express, Junction One Retail Park, Ballymena Road,
Antrim, BT41 4LL

APPLICANT: Culzean Properties (No. 2) Limited

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

There were no public speakers present to address this item.

Proposed by Councillor Beatty
Seconded by Alderman Smyth unanimously agreed

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

ACTION BY: Barry Diamond.

ITEM 3.9 - APPLICATION NO: LA03/2015/0681/O

PROPOSAL:	Single dwellinghouse and garage
SITE/LOCATION:	Rear of No.110 Moneynick Road, Randalstown
APPLICANT:	Gerard McCann

John Linden, Head of Planning, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

- Mr Trevor Clarke

At this stage the Committee did not make a decision on the Application before them and they moved to the next item. Later in the meeting, at the request of the Mayor, the Members returned to the item. Had the Members not returned to the item the matter would have been referred to the full Council for a decision.

Alderman Smyth was not in the Chamber when this decision was taken later in the meeting.

Proposed by Councillor Hogg
Seconded by Councillor Bingham and

on the proposal being put to the meeting 9 Members voted in favour, 2 against and no abstentions, it was 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 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 contained in the Strategic Planning Policy Statement and Policy CTY 6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: (i) the applicant has not provided satisfactory evidence that a new residential dwelling is a necessary response to the particular circumstances of the case; (ii) genuine hardship would be caused by the refusal of planning permission; and (iii) it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.**
- 3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that proposed development**

would, if permitted, not respect the traditional pattern of settlement exhibited in the area.

ACTION BY: John Linden.

ITEM 3.10 - APPLICATION NO: LA03/2015/0702/A

PROPOSAL: Retrospective consent for 5 No. Advertisement signs.

SITE/LOCATION: 51 Green Road, Ballyclare

APPLICANT: Flaxall Trading Limited

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

There were no public speakers present to address this item.

Proposed by Councillor Bingham
Seconded by Councillor Beatty and

on the proposal being put to the meeting 11 Members voted in favour and 1 against, it was agreed

that advertisement consent be refused for the following reason:

- 1. The retention of the advertisements would be contrary to Policy AD 1 of Planning Policy Statement 17 in that they are detrimental to visual amenity when assessed in the context of the general characteristics of the locality.**

ACTION BY: Barry Diamond.

ITEM 3.11 - APPLICATION NO: LA03/2015/0604/F (DEFERRED FROM JANUARY COMMITTEE)

PROPOSAL: Farm Dwelling and detached garage with new access lane.
(Consideration of Amended Proposal)

SITE/LOCATION: Site Adjacent to and 50m North of 9 Old Stone Hill Antrim

APPLICANT: Andrew McMinn

Barry Diamond, Principal Planning Officer, advised that this item had been considered at the January Committee Meeting when Officers made a recommendation to refuse planning permission. Members agreed that the

application be deferred at that time to allow for the submission of additional information and amendments to the proposed scheme.

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

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

- Councillor M Magill
- Mr Brian Magill

Proposed by Councillor Hogg
Seconded by Councillor Beatty and

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

In Favour: Aldermen - F Agnew, J Smyth, R Swann
Councillors - T Beatty, H Cushinan, T Hogg, S Ross
Against: Alderman T Campbell, Councillor B Webb
Abstentions: Councillor B Duffin

that planning permission be granted for the application subject to the submission of an acceptable dwelling design with the subsequent issuing of this decision delegated to Officers. If for any reason an acceptable design solution is not achieved then the application should then be reverted back to the Committee for consideration.

The reasons for the decision were that Members considered (1) the revised access arrangement proposed was acceptable and based on correspondence received from Nos 5 & 9 Old Stone Hill would not have a detrimental impact on their residential amenity; and (2) that the applicant was willing to work with Officers to achieve an acceptable dwelling design appropriate to the site and its locality.

ACTION BY: Barry Diamond.

ITEM 3.12 - APPLICATION NO: LA03/2015/0602/A (DEFERRED FROM FEBRUARY COMMITTEE)

PROPOSAL: Retrospective application for 1 no. internally illuminated LED digital sign and 1 no. non-illuminated double sided aluminium sign, all on free standing structure

SITE/LOCATION: Integrity Cars, 183 Templepatrick Road, Doagh

APPLICANT: Gavin Martin

Barry Diamond, Principal Planning Officer, advised that this item had been considered at the February Committee meeting when Officers made a recommendation to refuse advertisement consent. Members agreed that the application be deferred at that time to allow the applicant an opportunity to submit an amended scheme reducing the number of signs and addressing concerns about the L.E.D signage.

An Amended scheme had been received.

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

- Mr Noel McClarty

Proposed by Councillor Webb
Seconded by Councillor Ross

on the proposal being put to the meeting 9 Members voted in favour, 1 against and 2 abstentions, it was agreed

In Favour: Aldermen - F Agnew, T Campbell, R Swann
Councillors - B Webb, T Beatty, J Bingham, T Hogg, D Hollis, S Ross
Against: Alderman J Smyth
Abstentions: Councillors - B Duffin, H Cushinan

that advertisement consent be granted for the application subject to the imposition of a condition that the static display on the LED sign should not change at a frequency any greater than once in any two minute period.

The reason for the decision was that Members considered the level and type of advertising proposed in the revised scheme would be in keeping with the character and appearance of the site and its immediate environs which displayed commercial characteristics.

ACTION BY: Barry Diamond.

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Bingham
Seconded by Councillor Duffin and agreed

that the following Committee business be taken In Confidence.

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

IN CONFIDENCE

DECISIONS ON ENFORCEMENT CASES

ITEM 3.13 - ENFORCEMENT CASE: T/2014/0074/CA

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

Proposed by Councillor Beatty
Seconded by Alderman Campbell and unanimously agreed

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

ACTION BY: Judith Winters.

Having declared an interest Councillor Ross left the meeting during the consideration of the next item.

ITEM 3.14 - ENFORCEMENT CASE: LA03/2015/0099/C

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

Proposed by Councillor Bingham
Seconded by Councillor Duffin and unanimously agreed

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

ACTION BY: Judith Winters.

Councillor Ross returned to the meeting.

ITEM 3.15 - ENFORCEMENT CASE: LA03/2015/0047/CA

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

Alderman Smyth withdrew from the Chamber during consideration of this item.

Proposed by Councillor Beatty

Seconded by Councillor Bingham and unanimously agreed

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

ACTION BY: Judith Winters.

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Beatty

Seconded by Councillor Duffin and agreed

that any remaining Committee business be conducted in Open Session.

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

OPEN SESSION

OTHER PLANNING MATTERS

ITEM 3.16

P/PLAN/1 PROPOSAL OF APPLICATION NOTIFICATION 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 were required to give at least 12 weeks notice to the Council that an application for planning permission was to be submitted. This is referred to as a Proposal of Application Notice (PAN).

One PAN was registered during February and the details are set out below.

PAN Reference:	LA03/2016/0110/PAN
Proposal:	Site for Residential Development
Location:	Lands at Neillsburn Plantation Antrim Road, Templepatrick (located between the residential developments of Kingscourt and Knightswood)
Applicant:	SVM Properties
Date Received:	11 February 2016
12 week expiry:	5 May 2016

One PAN has been registered during November and the details are set out below

PAN Reference: LA03/2016/0305/PAN
Proposal: Proposed Driver Trainer Centre
Location: Moira Road, Ballydonagh
Applicant: Mr J Crozier
Date Received: 6 April 2016
12 week expiry: 29 June 2016

Members would recall that under Section 27 of the 2011 Planning Act obligations were 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 was submitted this must be accompanied by a Pre-Application Community consultation report outlining what consultation had been undertaken regarding the application and detailing how this had influenced the proposal submitted.

Proposed by Councillor Duffin
Seconded by Councillor Bingham and unanimously agreed

that the report be noted.

NO ACTION.

Alderman Smyth returned to the meeting.

ITEM 3.17

LA03/2015/0051/F PRE-DETERMINATION HEARING FOR MAJOR PLANNING APPLICATION FOR A PROPOSED PIG FARM ON LANDS AT REAHILL ROAD, NEWTOWNABBEY

Planning application LA03/2015/0051/F seeks full planning permission for the proposed development of a pig farm on lands 166m North West of 10 Reahill Road, Newtownabbey. The application was accompanied by an Environmental Statement.

Members would recall that it had previously been agreed by the Planning Committee that there should be a Pre-Determination Hearing for this application with the date and detailed arrangements delegated to Officers. Whilst it was originally anticipated that this Hearing would take place towards the end of the summer 2015, an update to Members in September advised that this would be delayed until early 2016 to await the submission of an amended scheme. This was subsequently submitted in the last week of December 2015 and has been the subject of readvertisement and a further round of consultation.

Members were advised that Officers were hoping to schedule the Pre-Determination Hearing on this application towards the end of May/early June. This would provide sufficient time to make arrangements for the Hearing, details of which would be made available by Officers on the Council's website and advertised in the local press.

Proposed by Councillor Webb
Seconded by Councillor Bingham and unanimously agreed

that the report be noted and that site visits for Committee be arranged to both the applicant's existing pig farm and also the proposed new location prior to the Pre-Determination Hearing.

ACTION BY: John Linden.

ITEM 3.18

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

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

Proposed by Councillor Bingham
Seconded by Councillor Duffin and unanimously agreed

that the report be noted.

NO ACTION.

ITEM 3.19

P/FP/12 – BELFAST METROPOLITAN AREA PLAN 2015 – JUDICIAL REVIEW UPDATE

In September 2014 the Department of the Environment (DOE) adopted the Belfast Metropolitan Area Plan (BMAP) which is the statutory development plan for the legacy Newtownabbey Council area.

A legal challenge was subsequently launched by the then Enterprise Minister, Arlene Foster (currently First Minister), claiming that the DOE Minister Mark H Durkan had breached the Ministerial Code by proceeding to adopt BMAP without bringing it before the Executive for full approval.

In January 2015 the High Court granted leave to Minister Foster for a judicial review of Minister Durkan's decision to adopt BMAP.

In his decision on 11 March 2016, a copy of which was circulated, Mr Justice Treacy concluded that the DOE Minister had acted unlawfully when adopting BMAP on the basis that the decision to adopt the plan was one for the Executive to discuss and agree upon, rather than for the DOE Minister to act unilaterally.

Whilst the adoption of BMAP has been found to be unlawful no decision in relation to the appropriate relief or remedy was made by the judge in handing down his decision and as a consequence a further hearing in this regard would be held at a later date. It was understood that initial submissions were due with the court by 15 April 2016. In the meantime BMAP enjoys presumptive validity until such time as a decision on what remedy to grant had been taken by the court.

Officers were awaiting the outcome of this relief hearing to determine what the implications would be with regard to the current statutorily adopted development plan for the legacy Newtownabbey Council area. The decision when available would be reported to the Committee along with any recommendations, if necessary, on the way forward.

Proposed by Councillor Duffin

Seconded by Councillor Beatty and unanimously agreed

that the report be noted.

NO ACTION.

ITEM 3.20

P/PLAN/1

THE PLANNING (GENERAL DEVELOPMENT PROCEDURES) (AMENDMENT) ORDER (NORTHERN IRELAND) 2016

THE PLANNING (HAZARDOUS SUBSTANCES) (NO 2) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) 2016

THE PLANNING (LISTED BUILDINGS) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) 2016

The Department of the Environment (DOE) has written to the Council, a copy of which was circulated, to confirm that there would be a reduction in the number of Northern Ireland government departments from May 2016 with consequential changes to current areas of responsibility.

As a result of the changes DOE has brought forward the following three technical Statutory Rules (SRs) which can be accessed at the links attached:

- SR 2016 115 - Planning (General Development Procedures) (amendment) Order (Northern Ireland) 2016 (www.legislation.gov.uk/nisr/2016/115/contents/made);
- SR 2016 116 - Planning (Hazardous Substances) (No. 2) (Amendment) Regulations (Northern Ireland) 2016 (www.legislation.gov.uk/nisr/2016/116/contents/made); and
- SR 2016 117 - Planning (Listed Buildings) (Amendment) Regulations (Northern Ireland) 2016 (www.legislation.gov.uk/nisr/2016/117/contents/made).

These SRs have been made under the primary powers set out in the Planning Act (Northern Ireland) 2011 and would come into operation on the 9th May 2016. They include changes in relation to the planning consultation arrangements which form part of the development management process.

Proposed by Councillor Bingham
Seconded by Councillor Duffin and unanimously agreed

that the report be noted.

NO ACTION.

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

ITEM 3.21

PROPOSED INFORMATION GATHERING VISIT TO VISBEK GERMANY IN RELATION TO PLANNING APPLICATION LA03/2015/0051/F - PROPOSED PIG FARM ON LANDS AT REAHILL ROAD, NEWTOWNABBEY

Members were made aware that the Planning section is currently dealing with the proposal detailed above. The planning application, submitted at the end of March 2015, represents the largest intensive livestock installation currently under consideration by the Council and as a major application the final decision will rest with the Planning Committee.

The application involves proposals to install air cleaning technologies manufactured by Schulz, a company specialising in agricultural engineering and based in Visbek, Germany. It is understood that this technology is not currently in use in any pig farms located in the United Kingdom or Ireland. Accordingly it has been suggested that a visit to the company and nearby farms, operating to varying scales but using this technology be arranged in May to get a complete overview of the manufacture and operation of this technology.

As it will be the new Planning Committee post 6 June 2016 that will make the decision on this application it is proposed that one member from each political party, expected to serve on the new Committee should participate. The estimated cost per person in £650.

Proposed by Councillor Hollis
Seconded by Councillor Bingham and unanimously agreed

that one Member only from each political party expected to serve on the new Planning Committee, along with the relevant Officers, undertake a visit to Visbek, Germany towards the end of May with the detailed arrangements delegated to Officers.

ACTION: John Linden.

ITEM 3.22

P/PLAN/12 NORTHERN IRELAND PLANNING PORTAL

As Members were made aware the Northern Ireland Planning Portal system was used by all local Councils to administer planning applications and by the Department of the Environment (DOE) for regionally significant applications. The contract for this system which was currently managed by DOE was due to expire on 31 March 2019 and at this date a new or replacement system would therefore need to be in place.

DOE was keen to maintain a shared service approach to the replacement of the current system and had written to the Council, a copy of which was circulated, to advise that they had appointed Kainos Software Limited to undertake a short 4-6 week pre discovery exercise as the first step towards establishing the requirements for an upgraded or replacement system.

The Council's Planning Section had been invited to participate in this process and to this end a workshop with Kainos has been arranged for 25 April 2016. Officers would advise that the Council was entering this process on a without prejudice basis and would be considering all options to ensure a cost effective and fit for purpose replacement of the current Planning Portal. A report would be presented to update Members in due course.

Proposed by Councillor Bingham
Seconded by Councillor Beatty and unanimously agreed

that the report be noted.

NO ACTION.

ITEM 3.23

P/PLAN/1 AMENDMENT TO THE MONTHLY SCHEDULE OF APPLICATIONS TO BE PRESENTED PLANNING COMMITTEE

Members were made aware that the full Agenda for each Planning Committee meeting, which incorporated the Case Officer reports on planning applications for Committee determination, was made available three working days prior to the Committee meeting. In practice this meant that the Agenda was normally sent to Members and subsequently uploaded to the Council's website on the Wednesday afternoon prior to the scheduled Planning Committee meeting. All public requests for speaking rights (applicants, objectors and Members) must then be lodged no later than 12 noon on the Friday.

In addition and to assist applicants and agents know what applications may be coming before the Committee meeting a schedule of anticipated applications was normally posted about 10 days before the Committee meeting. Officers consider this Schedule had operated well in providing advance information to customers and allowing them to see if a particular application is scheduled to be determined by the Committee.

A recent meeting was held with agents to discuss how planning was operating at the Council 12 months after the transfer of the bulk of planning responsibilities. Agents attending the meeting acknowledged that the Schedule was a very useful means of gaining advance information about which applications would be presented to the next Committee meeting. However it was suggested that it would be beneficial for applicants, their agents and indeed Members if the Schedule of anticipated applications could also incorporate the Officer recommendation and in cases where a refusal of planning permission was due to be recommended that the Schedule incorporate the proposed reason(s) of refusal.

Officers had considered this request and on balance had concluded there would be merit in amending the Schedule to incorporate the Officer recommendation, including as appropriate the recommended reasons of refusal. An example of this month's Schedule amended to follow this approach was circulated.

Proposed by Councillor Duffin

Seconded by Councillor Bingham and unanimously agreed

that approval be granted, on a six month trial basis, for the incorporation of Officer Recommendations, with reasons of refusal where relevant, into the monthly Schedule of applications expected to be considered by the Planning Committee.

ACTION: John Linden.

ITEM 3.24

P/PLAN/13 ECCLESIASTICAL EXEMPTION AND HISTORIC ENVIRONMENT FUND

The Historic Environment Division (HED) of the Department of the Environment had written recently to Council, a copy of which was circulated, to advise that it was undertaking consultation on two matters.

The first consultation relates to a proposed policy change to remove the current Ecclesiastical Exemption in relation to listed building control. The consultation paper which could be accessed at www.doeni.gov.uk/consultations/consultation-ecclesiastical-exemption proposed the following actions;

- Develop best practice guidance on the alteration and adaption of Northern Ireland's listed places of worship;
- Clarify within this guidance that listed places of worship do not enjoy permitted development rights and that external changes, such as removing and replacing windows and doors, taking off render or changing roof details are 'development' and require planning permission
- Make an order that the Ecclesiastical Exemption is removed in Northern Ireland
- Advise councils that styles of worship or liturgical requirements should also be considered when assessing Listed Building Consent applications for places of worship

Responses on this consultation had been requested by 13 June 2016.

The second consultation by HED is considering options for future support to the sector through a new Historic Environment Fund. This could also be accessed at the DOE website at www.doeni.gov.uk/consultations/consultation-proposals-historic-environment-fund

Responses to this consultation had been requested by 6 June 2016.

Proposed by Councillor Webb

Seconded by Councillor Duffin and unanimously agreed

that Members respond on an individual or party basis.

NO ACTION.

ITEM 3.25

P/PLAN/13 CURRENT POLICY REVIEWS AND CALLS FOR EVIDENCE BY DOE

The Department of the Environment (DOE) had recently launched three 'Calls for Evidence' in relation to reviews concerning elements of Strategic Planning Policy and Permitted Development Rights for Mineral Exploration (circulated).

Two of the 'Calls for Evidence' are intended to help inform the scope of forthcoming reviews of strategic planning policy for Development in the Countryside and strategic planning policy for Renewable Energy development.

It was anticipated that the evidence received would improve the Department's understanding of the operation and impact of the existing policy approaches as set out in the Strategic Planning Policy Statement and provide up-to-date evidence on the social, environmental and economic impacts of both strategic policy areas.

Depending, in part, upon the evidence received following the 'Calls for Evidence', the scope of the forthcoming reviews would be refined to focus on the key matters that needed to be addressed. The subsequent reviews would be the subject of Strategic Environmental Assessment (SEA).

The summary papers detailing the scope and purpose of the 'Calls for Evidence' for these two policy reviews were available at www.planningni.gov.uk/callforevidence and the closing date for responses was **6 May 2016**.

The third 'Call for Evidence' was intended to help inform the future approach by DOE to Permitted Development Rights for Mineral Exploration by gathering views on whether the existing development rights for onshore oil and gas exploration needed to be changed.

DOE was anticipating that the evidence received would improve its understanding of the operation and impact of the existing permitted development rights set out in Part 16 of the Schedule to the Planning (General Permitted Development) Order (Northern Ireland) 2015 and provide up-to-date evidence on the social, environmental and economic impacts of these permitted development rights. The Minister for the

Environment, Mark H Durkan, had added that he was keen to ensure situations such as the confusion in the planning process at Woodburn were avoided.

The summary paper detailing the scope and purpose of the 'Call for Evidence' regarding Permitted Development Rights for Mineral Exploration was available at www.planningni.gov.uk/policy_legislation/call-for-evidence and the closing date for response is **13 May 2016**.

Proposed by Councillor Duffin
Seconded by Councillor Webb and unanimously agreed

that Members respond on an individual or party basis.

NO ACTION

ITEM 3.26

P/PLAN/13 SUSTAINABLE WATER - A LONG TERM STRATEGY FOR WATER IN NORTHERN IRELAND

The Department for Regional Development had written to the Council, a copy of which was circulated, to advise that it had published Sustainable Water – A Long Term Strategy for Water in Northern Ireland which could be accessed at www.drdni.gov.uk/publications/sustainable-water-long-term-water-strategy-northern-ireland-2015-2040

Part 3 of the Strategy on Flood Risk Management and Drainage and Part 4 on Environmental Protection and Improvement were considered those of most relevance to the Council's planning responsibilities.

Proposed by Councillor Duffin
Seconded by Councillor Beatty and unanimously agreed

that the report be noted.

NO ACTION.

ITEM 3.27

P/FP/LDP/1 - UPDATE ON LOCAL DEVELOPMENT PLAN

The Council in the publication of its Statement of Community Involvement (SCI) and Plan Timetable committed to a number of key steps in the preparation of the new Local Development Plan (LDP). An update Paper was circulated for Members' consideration that sets out these key steps, including a first quarter progress update on the preparation of the plan. This paper confirms, as per the SCI and Plan Timetable documents, that the Steering Group for the LDP would include nominated Members of the Planning Committee and Officers were recommending that this be the Chair and Vice Chair of the Committee.

As these positions would change following the Council AGM in June it was proposed that both the current and new Chairperson and Vice Chairperson attend this Group.

Proposed by Councillor Bingham

Seconded by Councillor Beatty and unanimously agreed

that

- i. the Local Development Plan update is noted;**
- ii. that Members agree that the Chairperson and Vice Chairperson of the Planning Committee (current and new) be nominated onto the Local Development Plan Steering Group;**
- iii. Workshops for Members on the key themes of society, economy and the environment be scheduled for May and June 2016.**

ACTION BY: John Linden

ITEM 3.28

MINISTER'S NOTICE OF OPINION - SOLAR FARM ANTRIM DEERPARK

CONSULTATION BY THE DEPARTMENT OF THE ENVIRONMENT UNDER ARTICLE 26 OF THE PLANNING ACT (NORTHERN IRELAND) 2011 FOLLOWING A NOTICE OF OPINION ON AN APPLICATION OF REGIONAL SIGNIFICANCE – REFERENCE LA03/2015/0262/F

The Minister of the Environment, Mark H Durkan, announced his opinion on 23 March 2015 that planning permission should be granted for the following regionally significant planning application.

Application Reference: LA03/2015/0262/F
Proposal: Solar Farm (46 MW)
Location: Lands approx. 500m south of 99 Dublin Road, Antrim (Antrim Deerpark)
Applicant: RAD Energy Three Ltd

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 proposal would generate some 46 MW of power and includes around 179,000 static solar panel modules mounted on frames with associated ancillary development including inverter stations, a control building, access tracks and security fencing.

Following an earlier consultation by the Department of the Environment on this application, the Council agreed not to provide a corporate view and this position was conveyed to the Department in writing on 6 November 2015.

Having now issued an opinion that planning permission should be granted to the application without the need for a public local enquiry the Department, as required by Section 26 (11) of the Planning Act, has written to the Council (a copy of was circulated) to ascertain if it wished to request an opportunity of appearing before and

being heard by the Planning Appeals Commission on the application. It should be noted that the Department was also required to write to the applicant in similar fashion.

If a hearing was requested by the Council or the applicant, the Department must take into account the report of this hearing. However the final decision in relation to a regionally significant planning application such as this would rest with the Department.

Proposed by Councillor Hogg
Seconded by Councillor Webb and unanimously agreed

that the report be noted with Council adopting no corporate view on the matter.

ACTION BY: John Linden

The Chairman thanked everyone for the attendance and there being no further Committee business under Part 2 of the agenda the Meeting concluded at 9.41pm.

MAYOR