



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 18 JULY 2022 AT 6.00 PM**

- In the Chair** : Alderman F Agnew
- Committee Members Present (In Person)** : Aldermen - T Campbell and J Smyth  
Councillors – J Archibald-Brown, A Bennington, R Lynch, and B Webb
- Committee Members Present (Remotely)** : Councillors – H Cushinan, R Kinnear and R Swann
- Non-Committee Members Present (Remotely)** : Councillors – N Ramsay and A McAuley
- Public Speakers** :
- |                      |                                   |
|----------------------|-----------------------------------|
| David Donaldson      | In Support (Item 3.1)             |
| Jonny Martin         | In Support (Agent, Item 3.2)      |
| Councillor A McAuley | In Objection (Item 3.3)           |
| William Sloan        | In Support (Item 3.3)             |
| Kevin Pelan          | In Objection (Item 3.4)           |
| John Blair MLA       | In Support (Item 3.4)             |
| Orin Quigg           | In Support (Agent, Item 3.4)      |
| Jeff Mills           | In Support (Agent, Item 3.5)      |
| David Mounstephen    | In Support (Consultant, Item 3.7) |
| Tom Cunningham       | In Objection (Item 3.10)          |
| Nigel Coffey         | In Support (Agent, Item 3.10)     |
- Officers Present** : Deputy Chief Executive - M McAlister  
Borough Lawyer & Head of Legal Services – P Casey  
Head of Planning Development Management (Interim)  
– B Diamond  
Senior Planning Officer – K O'Connell  
Senior Planning Officer – A Leathem  
Senior Planning Officer – J McKendry  
Systems Support Officer – C Bell  
ICT Helpdesk Officer – D Mason  
Member Services Officer – A Duffy

## **CHAIRPERSON'S REMARKS**

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

Although COVID restrictions had been relaxed, to manage numbers and minimise risk, members of the public and press could continue to access those parts of the Council meetings which they are entitled to attend through the livestream on the Council's website.

The Chairperson advised Members that additional information relating to Item 3.4 had been uploaded to the Planning Portal in advance of the meeting and that Addendum reports relating to Items 3.4 and 3.10 along with the Site Visit report had also been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

The Chairperson further advised Members that Item 3.8 had been withdrawn by the Applicant.

### **1 APOLOGIES**

Councillors Magill and Flanagan  
Chief Executive J Dixon  
Deputy Director of Planning S Mossman

The Borough Lawyer and Head of Legal Services reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

### **2 DECLARATIONS OF INTEREST**

Item 3.3 - Councillor Lynch  
Item 3.10 – Councillor Archibald-Brown

## PART ONE PLANNING APPLICATIONS

### ITEM 3.1 APPLICATION NO: LA03/2021/0258/F

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<b>PROPOSAL:</b>	Proposed erection of timber recycling facility including processing shed, covered loading area, plant area, storage, administration and associated access road, car parking and service yard.
<b>SITE/LOCATION:</b>	Site to the east of 655 Antrim Road, Newtownabbey.
<b>APPLICANT:</b>	RTD Crawford

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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 –

David Donaldson                      In Support/On behalf of the Agent

Proposed by Alderman Campbell  
Seconded by Councillor Webb that planning permission be granted.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed that

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

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

### ITEM 3.2 APPLICATION NO: LA03/2022/0334/F

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<b>PROPOSAL:</b>	Proposed two storey extension to provide additional school accommodation, additional parking, landscaping and ancillary site works
<b>SITE/LOCATION:</b>	Parkhall Integrated College, Steeple Road, Antrim, BT41 1AF
<b>APPLICANT:</b>	Education Authority

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Kieran O'Connell, 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 –

Jonny Martin                              In Support/Agent  
Joe McConkey                              In Support/Consultant (for questions)

Proposed by Alderman Campbell  
Seconded by Councillor Archibald-Brown that planning permission be granted.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed that

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

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

*Having declared an interest in the following item Councillor Lynch left the Chamber.*

**ITEM 3.3 APPLICATION NO: LA03/2022/0268/F**

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<b>PROPOSAL:</b>	28 No. Mobile Home Plots for Traveller Accommodation
<b>SITE/LOCATION:</b>	Lands at No 4 and No 7 HydePark Lane Mallusk Newtownabbey BT36 4QD
<b>APPLICANT:</b>	R Sloan

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Barry Diamond, Head of Planning Development Management (Interim), introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

Councillor A McAuley	In Objection
William Sloan	In Support

Proposed by Alderman Campbell  
Seconded by Alderman Smyth that planning permission be refused.

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 refused for the following reasons:**

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 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 HS 3 of PPS 12, Housing in Settlements, in that it has not been demonstrated that there is any need for this facility in the area.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that insufficient information has been provided in order to**

determine that the proposed development will not have a detrimental impact on human health resultant from contamination risks.

4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15 Planning and Flood Risk in that the development would, if permitted, be at risk from flooding or could increase the risk of flooding from elsewhere due to the development being located within the floodplain of a nearby watercourse.
5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement, Policy CTY14 of Planning Policy Statement 21, Policy HS3 of Planning Policy Statement 12 Housing in Settlements, in that the travellers site would, if permitted, result in a build-up of development in the rural area which would be detrimental to the environmental amenity of the area.
6. The proposed development is contrary to the policy provisions of Policy AMP 2 of Planning Policy Statement 3 `Access, Movement & Parking, in that, the development would have an unacceptable impact on road safety and the flow of traffic along Hydepark Lane.
7. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

*Councillor Lynch returned to the Chamber*

#### **ITEM 3.4 APPLICATION NO: LA03/2020/0516/F**

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<b>PROPOSAL:</b>	Proposed 6no glamping pods and welcome/communal building with associated siteworks
<b>SITE/LOCATION:</b>	130m NW of 14 Ballydunmaul Road, Randalstown
<b>APPLICANT:</b>	James Alexander

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Barry Diamond, Head of Planning Development Management (Interim), introduced the Report and both Addendum Reports 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 –

Kevin Pelan	In Objection
Claire O'Neill	In Objection (for questions)
John Blair MLA	In Support
Orin Quigg	In Support/Agent

Proposed by Alderman Campbell  
Seconded by Councillor Webb that planning permission be approved.

On the proposal being put to the meeting 8 Members voted in favour, 2 against and 0 abstentions, it was agreed that

**planning permission be granted for the application subject to the conditions set out in the Addendum Report.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

**ITEM 3.5 APPLICATION NO: LA03/2021/0504/F**

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<b>PROPOSAL:</b>	Erection of 25 dwellings (change of house type on sites 7, 11, 19-20 & 25-41 of approved under planning approval LA03/2017/0476/F).
<b>SITE/LOCATION:</b>	Lands situated at Nos. 868 and 870 Antrim Road, Templepatrick BT39 0AH and adjoining lands to the rear.
<b>APPLICANT:</b>	Martin Canning Brayfield Developments Ltd

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Barry Diamond, Head of Planning Development Management (Interim), 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 –

Jeff Mills                      In Support

Proposed by Alderman Campbell  
Seconded by Councillor Webb that planning permission be granted.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed that

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

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

### ITEM 3.6 APPLICATION NO: LA03/2020/0348/O

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<b>PROPOSAL:</b>	Proposed site for the erection of two (2) Class B2 light industrial units and associated parking
<b>SITE/LOCATION:</b>	25m north of 8 Kilbegs Business Park, Kilbegs Road, Antrim
<b>APPLICANT:</b>	Mr John Hancock

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

There were no public speakers to address this item.

Proposed by Alderman Smyth

Seconded by Councillor Webb that outline planning permission be refused.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed that

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

- 1. The proposal is contrary to the Strategic Planning Policy Statement and the policy provisions of Paragraphs 16.5 and 16.6 of the Antrim Area Plan 1984 – 2001 and criteria (a), (b) and (e) of Policy PED 9: General Criteria for Economic Development of Planning Policy Statement 4: Planning and Economic Development in that the development, if approved, would not be compatible with surrounding land uses as it has not been demonstrated that the development proposal will not create a noise nuisance that would harm the amenity of nearby residents within the Carnbeg residential development.**
- 2. The proposal is contrary to the relevant policy provisions of the Strategic Planning Policy Statement and the policy provisions of paragraph 16.5 and 16.6 of the adopted Antrim Area Plan 1984 – 2001, the provisions of Policy FLD 5: Development in proximity to Reservoirs of PPS 15 ‘Planning and Flood Risk’ and also criteria (a), (b) and (e) of Policy PED 9: General Criteria for Economic Development’ of Planning Policy Statement 4: Planning and Economic Development’ in that the development proposal has not demonstrated that the condition, management and maintenance regime of the Upper Potterswall Reservoir is appropriate to provide sufficient assurance regarding reservoir safety and the Flood Risk Assessment does not provide a compelling assessment of the downstream flood risk in the event of either a controlled or an uncontrolled release of water from the reservoir or an assessment of the change in flow paths as a result of the proposed development. Additionally, there is no information provided to demonstrate that there are suitable measures to manage and mitigate the identified flood risk, including details of emergency evacuation procedures.**
- 3. The proposal is contrary to the relevant policy provisions of the Strategic Planning Policy Statement and the policy provisions of paragraphs 16.5 and 16.6 of the adopted Antrim Area Plan 1984 – 2001, criterion (c) of Policy PED 9 of PPS 4 and Policies NH 1, NH2, NH3 and NH5 of Planning Policy Statement 2: Natural Heritage**

**in that it has not been demonstrated that the development proposal will not have an unacceptable adverse impact to features of natural heritage including species protected by law or habitats, species or features of natural heritage importance and the quality of water of the two (2) watercourses abutting the application site and which are hydrologically connected to Lough Neagh/Lough Beg RAMSAR/SPA/ASSI.**

- 4. The proposal is contrary to the relevant policy provisions of the Strategic Planning Policy Statement as it has not been demonstrated that the development proposal would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

**ITEM 3.7 APPLICATION NO: LA03/2022/0069/F**

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<b>PROPOSAL:</b>	Proposed development consisting of 9 no. apartments within a three storey building, landscaping and all associated site and access works
<b>SITE/LOCATION:</b>	Lands at 319-321 Shore Road (West of Loughshore Manor) Newtownabbey BT37 9FD
<b>APPLICANT:</b>	Denis Williams Design Services

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

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

David Mounstephen  
Orla Stevenson

In Support  
In Support (for questions)

Proposed by Councillor Webb

Seconded by Councillor Bennington that planning permission be refused.

On the proposal being put to the meeting 9 Members voted in favour, 1 against and 0 abstentions, it was 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 it does not respect the surrounding context and is inappropriate to the character of the area in terms of size, scale, massing, and layout.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance,**



namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.

3. 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 it has not been demonstrated that there will not be any unacceptable adverse effects on the proposed properties in terms of noise and vibration.
4. The proposal is contrary to the SPPS and Policy AMP 2 of Planning Policy Statement 3 Access, Movement and Parking as it has not been demonstrated that the access will not prejudice road safety or significantly inconvenience the flow of traffic on the Shore Road.

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

**ITEM 3.8 APPLICATION NO: LA03/2021/1162/F**

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<b>PROPOSAL:</b>	Erection of building for the manufacturing of horse boxes, with associated welfare facilities, vehicle turning and parking.
<b>SITE/LOCATION:</b>	15 Manse Road, Templepatrick, Antrim
<b>APPLICANT:</b>	Rosstown Developments Ltd

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

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

**ITEM 3.9 APPLICATION NO: LA03/2022/0183/O**

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<b>PROPOSAL:</b>	Application for dwelling and garage to the immediate west of No. 95 Old Coach Road
<b>SITE/LOCATION:</b>	95 Old Coach Road, Templepatrick, Ballyclare, Co. Antrim
<b>APPLICANT:</b>	Margaret McDade

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

There were no public speakers to address this item.

Proposed by Alderman Smyth

Seconded by Alderman Campbell that outline planning permission be refused.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed that

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

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1, CTY 2a and CTY 8 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 and it fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 or a dwelling in an existing cluster in accordance with Policy CTY 2a of PPS21.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policies CTY 1 and CTY 6 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it has not been demonstrated that there are site specific reasons or compelling personal and domestic circumstances that would warrant approval of a dwelling at this location.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.**
- 4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, would extend an existing ribbon of development and result in a suburban style build-up of development.**
- 5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that insufficient information has been provided in order to determine that the proposed development will not have a detrimental impact on road safety as it has not been established if the visibility splays of 2.4m x 120m can be achieved.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

Having declared an interest in the following item Councillor Archibald-Brown left the Chamber.

Alderman Smyth left the Chamber during the next item and was therefore unable to vote on item 3.10.

**ITEM 3.10 APPLICATION NO: LA03/2022/0122/O**

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<b>PROPOSAL:</b>	Site for dwelling and garage and associated ancillary works
<b>SITE/LOCATION:</b>	Lands between 148 and 148b Ballymena Road, Doagh, BT39 0TN
<b>APPLICANT:</b>	Duncan and Tracy Bain

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Alicia Leathem, Senior Planning Officer, introduced the Planning Report and both associated Addendum Reports to the Committee and made a recommendation to grant outline planning permission.

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

Tom Cunningham	In Objection
Nigel Coffey	In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Bennington that outline planning permission be granted.

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

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

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

*Alderman Smyth and Councillor Archibald-Brown returned to the Chamber.*

**ITEM 3.11 APPLICATION NO: LA03/2022/0408/F**

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<b>PROPOSAL:</b>	Replace 5 No. 5m high existing lighting columns and lamps with 5 No. new 8m high columns and new LED lamps
<b>SITE/LOCATION:</b>	Public car park on Harrier Way located between 23 The Square and 2 Avondale Drive, Ballyclare, BT39 9AA
<b>APPLICANT:</b>	Antrim and Newtownabbey Borough Council

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Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Bennington  
Seconded by Councillor Webb that planning permission be granted.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstention, it was unanimously agreed that

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

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

## **PART TWO            OTHER PLANNING MATTERS**

### **ITEM 3.12**

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

A list of planning decisions issued by Officers during June 2022 under delegated powers together with information relating to planning appeals were circulated for Members' information.

Two (2) appeals were dismissed during June by the Planning Appeals Commission (PAC) in relation to LA03/2020/0114/O a proposed erection of a single dwelling house and garage in support of existing commercial equestrian business at lands 75m north west of 48 Ballynoe Road, Antrim (PAC Ref 2020/A0098) and, LA03/2020/0515/O a site for dwelling and garage on a farm at 20m north of 135 Castle Road, Randalstown (PAC Ref 2021/A0072).

One (1) appeal was partially upheld during June by the PAC in relation to LA03/2020/0641/O, site for replacement dwelling 250m north east of 44 Belfast Road, Nutts Corner, Crumlin (PAC Ref 2020/A0144). Copies of these decisions were also circulated.

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

**the report be noted.**

*NO ACTION*

### **ITEM 3.13**

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

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). Four (4) PANs were registered during June 2022 the details of which were set out below.

<b>PAN Reference:</b>	LA03/2022/0513 /PAN
<b>Proposal:</b>	Proposed new 7 no. classroom primary school and nursery unit for Gaelscoil & Naiscoil Eanna, associated site works, infrastructure and landscaping, with access from Hightown Road.
<b>Location:</b>	Lands approx. 245m south of existing St Enda's GAC clubhouse, Hightown Road, Glengormley.
<b>Applicant:</b>	Gaelscoil & Naiscoil Eanna Hightown Road, Glengormley.
<b>Date Received:</b>	08/06/2022
<b>12 week expiry:</b>	31/08/2022

<b>PAN Reference:</b>	LA03/2022/0531/PAN
<b>Proposal:</b>	Erection of a 10,490sqm industry-led research facility (Advanced Manufacturing Innovation Centre).
<b>Location:</b>	Lands at Global Point Business Park, approximately 35m north of RLC Global Point.
<b>Applicant:</b>	Allan Munro, Head of Estates Planning Queens University Belfast, BT7 1NN.
<b>Date Received:</b>	15/06/2022
<b>12 week expiry:</b>	07/09/2022

<b>PAN Reference:</b>	LA03/2022/0573/PAN
<b>Proposal:</b>	Redevelopment of AI Services site, including demolition and replacement of existing sheds and erection of new sheds.
<b>Location:</b>	671 Antrim Road, Newtownabbey, Co Antrim.
<b>Applicant:</b>	AI Services (NI) Limited 671 Antrim Road, Newtownabbey BT36 4RL.
<b>Date Received:</b>	22/06/2022
<b>12 week expiry:</b>	14/09/2022

<b>PAN Reference:</b>	LA03/2022/0591/PAN
<b>Proposal:</b>	Proposed storage and distribution facility comprising freezers, coolers, warehousing, cold dock, officer and staff welfare accommodation together with ancillary plant equipment and structures; site preparation works, including detention pond; and truck marshalling area with Vehicle Maintenance Facility and associated fuel tanks. Access to the site provided via Nutts Corner Road along with internal circulation, associated staff car park and loading/unloading areas. Installation of photovoltaic panels on the roof.
<b>Location:</b>	Lands South West of Nutts Corner, Antrim.
<b>Applicant:</b>	Heron Bros Ltd, 2 St Patricks Street, Draperstown, BT45 7AL.

<b>Date Received:</b>	28/06/2022
<b>12 week expiry:</b>	20/09/2022

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 the consultation that had been undertaken regarding the application and detailing how this had influenced the proposal submitted.

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

**the report be noted.**

*NO ACTION*

### **ITEM 3.14**

#### **P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS – ANNUAL STATISTICAL BULLETIN FOR 2021-2022**

The Northern Ireland Planning Statistics 2021-22 Annual Statistical Bulletin, a copy of which was circulated, was released on 7 July 2022 by the Department for Infrastructure's Analysis, Statistics and Research Branch. This was the seventh annual statistical report on activity and performance since the transfer of planning powers to Councils in 2015.

As previously reported to Members the Analysis, Statistics and Research Branch had advised that planning activity throughout 2021/22 was impacted by the restrictions put in place due to the coronavirus pandemic. It had indicated that this should be borne in mind and caution taken when interpreting the published figures and when making comparisons with previous years and the performance across Councils.

The figures show that during 2021-22, the total number of planning applications received in Northern Ireland was 13,600, an increase of 6% on the previous financial year. The figures also highlight that 12,914 decisions were issued across Northern Ireland, an increase of 23.2% on the previous year.

The increase in applications received across Northern Ireland during 2021-22 was reflected in the local figures for the Antrim and Newtownabbey Borough showing the largest percentage increase in applications in Northern Ireland, with an increase of over 23%. During 2020/21 730 applications were received in Antrim and Newtownabbey Borough this increased to 907 received during 2021-22. During the year 860 decisions were issued by the Planning Section, an increase of over 58% from 2021-22, and the largest percentage increase in Northern Ireland. Of the decisions issued, the Council recorded an overall approval rate of 94.5% which broadly tallies with the Northern Ireland average of 94.9%.

There were 384 live cases in the Borough at 31<sup>st</sup> March 2022 a slight increase when compared to the number (378) recorded at 31<sup>st</sup> March 2021. The number of applications more than 12 months old also increased to 40 applications, although this equated to some 10.4% of the Council's live planning applications and only one Council shows a lower proportion.

### **Performance against statutory targets**

In relation to performance against targets the Department for Infrastructure (DfI) figures showed that the Council met the statutory targets this year for major and local applications, the only council to meet the major target and one of only two councils to meet the local target. The Council was also one of eight Councils that met the target for enforcement.

### **Major Applications**

The Council took on average 25.2 weeks to process and decide **Major** planning applications during 2021-22 against the target of 30 weeks. The average processing time across NI during this period was 49.8 weeks.

This represents a significant improvement from the position recorded last year where the average processing time was 113.4 weeks. Eight applications, all of which were approved, were determined during the year compared to five in 2020/21. The Council again recorded the highest proportion of major applications processed within target at 62.5%, compared to an average across all Councils of 29.6%.

### **Local Applications**

The DfI figures showed that the Council took on average 13.2 weeks to process and decide **Local** planning applications during 2021/22 against the target of 15 weeks. Whilst this performance represents an increase in average processing time judged against the 2020-21 figure it again ranked second out of the 11 Councils where an average processing time of 17.2 weeks across all Councils had been recorded.

In relation to the proportion of cases processed within target Members noted that the Council also ranked second out of all 11 Councils with over 58.4% of cases processed within 15 weeks against an average of 43.2% across all Councils.

### **Enforcement**

In relation to enforcement the DfI figures highlighted that the Council's Planning Enforcement Team concluded over 78.3% of cases within 39 weeks against the performance target of 70%. The team recorded an average time of 28.2 weeks, to process 70% of enforcement cases to target conclusion compared to an average of 38.8 weeks across all Councils. This maintained the Council's strong performance in processing enforcement cases recorded over the last 4 years and once again the Council ranked within the top four out of all Councils on the two processing targets.

### **Local Development Plan – Draft Plan Strategy**

In addition to performance against the statutory performance measures on planning applications and enforcement outlined above, Members noted the success of the Planning Section's Forward Planning Section during the business year in completing the Independent Examination into the Council's Draft Plan Strategy.

## Summary

Whilst clearly performance had not been at the same level as witnessed in the previous two years Members nevertheless noted that the Council continued to rank amongst the top three of the 11 Councils in Northern Ireland on five of the six statutory performance indicators. In addition, the Council still had the lowest proportion of backlog applications over 12 months old and read in their entirety, the statistics suggest that, through the hard efforts of all the staff in the Planning Section and the decisions taken by the Committee itself, the Council continued to be one of the top performing Local Planning Authorities in Northern Ireland.

During what had been a most difficult year due to the resource pressures experienced by the Planning Section as a result of COVID-19 the staff had risen to the challenges faced and continued to perform excellently.

Proposed by Alderman Campbell

Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*NO ACTION*

## ITEM 3.15

### **P/FP/LDP/052 LOCAL DEVELOPMENT PLAN - INDEPENDENT EXAMINATION**

The Planning Appeals Commission's (PAC) Independent Examination (IE) of the Council's Draft Plan Strategy (DPS) concluded on 29 June 2022. The public hearing sessions with the PAC ran from 03 May 2022 – 29 June 2022.

The PAC would now consider its findings and forward a report to the Department for Infrastructure (DfI), regarding the potential adoption of the Council's Draft Plan Strategy. The PAC had advised that it anticipates that its report would be submitted to DfI at the end of January 2023.

The list of all documentation and Matters Arising from the IE were available to view in the Examination Library on the PAC's website via the following web-link (<https://www.pacni.gov.uk/AN-examination-library>)

The Forward Planning Team would now commence work on the Local Policies Plan (LPP), which forms the next stage of the Local Development Plan process. This would also involve capacity building with Members, stakeholders and customers, as well as the preparation of a range of Supplementary Planning Guidance which would accompany the DPS post adoption.

Proposed by Alderman Campbell

Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*NO ACTION*



There being no further Committee business the Chairperson thanked Members, Officers and IT staff for their attendance and the meeting concluded at 7.35 pm.

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**MAYOR**