



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON WEDNESDAY 21 SEPTEMBER 2022 AT 6.00 PM**

- In the Chair** : Alderman F Agnew
- Committee Members Present (In Person)** : Aldermen - T Campbell and J Smyth  
Councillors – A Bennington, H Cushinan, S Flanagan, R Lynch M Magill and B Webb
- Committee Members Present (Remotely)** : Alderman T Campbell  
Councillors R Kinnear and R Swann
- Non-Committee Members Present (Remotely)** : Councillors A McAuley and V McWilliam
- Public Speakers** :
- |                     |                                  |
|---------------------|----------------------------------|
| Andrew Heasley      | In Support (Agent, Item 3.1)     |
| Sam McKee           | In Support (Agent, Item 3.1)     |
| Robyn Nicholl       | In Support (Agent, Item 3.2)     |
| Ashley McBride      | In Objection (Item 3.3)          |
| Kelly McBride       | In Objection (Item 3.3)          |
| Gemma Jobling       | In Support (Agent, Item 3.3)     |
| Tony Burdett        | In Support (Applicant, Item 3.5) |
| Ian Crockard        | In Support (Architect, Item 3.5) |
| Cllr Andrew McAuley | In Support (Item 3.6)            |
| Michael Thompson    | In Support (Item 3.6)            |
| Andrew Taylor       | In Support (Agent, Item 3.6)     |
| Azman Khairuddin    | In Support (Applicant, Item 3.6) |
| Richard Burnside    | In Support (Architect, Item 3.7) |
| Lorraine Simmons    | In Support (Applicant, Item 3.7) |
- Officers Present** : Director of Economic Development and Planning - M McAlister  
Deputy Director of Planning – S Mossman  
Legal Services Officer (Solicitor)– E Keenan  
Senior Planning Officer – K O'Connell  
Senior Planning Officer – A Leathem  
Senior Planning Officer – J McKendry  
ICT Helpdesk Officer – C Bell  
Planning & ED Business Support Supervisor – S Boyd

## **CHAIRPERSON'S REMARKS**

The Chairperson welcomed Committee Members to the September 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 3.7 had been uploaded to the Planning Portal in advance of the meeting, Addendum reports relating to Items 3.5, 3.6 and 3.7, the Site Visit report along with an updated speakers' list 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 3.4 had been withdrawn by Officers, and Items 3.8 and 3.9 had been withdrawn by the applicants.

The Legal Services Officer (Solicitor), Elaine Keenan reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

### **1 APOLOGIES**

Councillor J Archibald-Brown  
Chief Executive J Dixon  
Head of Planning Development Management (Interim) B Diamond

### **2 DECLARATIONS OF INTEREST**

None

## **PART ONE PLANNING APPLICATIONS**

### **ITEM 3.1 APPLICATION NO: LA03/2021/0414/F**

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<b>PROPOSAL:</b>	Proposed storage and distribution warehousing, internal roads, parking, landscaping and associated site works.
<b>SITE/LOCATION:</b>	Lands 25m to the south of 663 Antrim Road, 50m to the west of 650 Antrim Road and east of Roughfort Road, Mallusk.
<b>APPLICANT:</b>	Brett Martin Ltd & Ballinamallard Developments Ltd

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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 –

Andrew Heasley	In Support/Agent
Sam McKee	In Support/Agent

Proposed by Alderman Campbell

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

On the proposal being put to the meeting 11 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*

*Due to technical issues Councillor Swann left and returned to the meeting during the following Item and was therefore unable to vote on Item 3.2.*

### **ITEM 3.2 APPLICATION NO: LA03/2022/0177/F**

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<b>PROPOSAL:</b>	Proposed research and development facility comprising a mix of workshops, offices, meeting areas, staff facilities, ancillary facilities, including an additional access point, car parking, landscaping and all associated site works.
<b>SITE/LOCATION:</b>	Lands 150m east of RLC, Global Point Avenue, Global Point Business Park, Newtownabbey, BT36 5T.
<b>APPLICANT:</b>	Schrader Electronics Ltd, Sensata Technologies Co. And JH Tu

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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 –

Robyn Nicholl	In Support/Agent
Tom Stokes	In Support/Agent (for questions)
Gary Turkington	In Support/Agent (for questions)

Proposed by Councillor Webb

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

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

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

### ITEM 3.3 APPLICATION NO: LA03/2021/0809/F

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<b>PROPOSAL:</b>	Extension to existing commercial yard/depot, containing precast concrete material storage bunkers, a storage shed, HGV and car parking
<b>SITE/LOCATION:</b>	Lands 85m North of 386A Ballyclare Road, Newtownabbey, BT36 4TQ
<b>APPLICANT:</b>	EJC Contracts Ltd

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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 –

Ashley McBride	In Objection
Kelly McBride	In Objection
Gemma Jobling	In Support/Agent
Paul Marley	In Support/Applicant (for questions)

Proposed by Alderman Smyth

Seconded by Councillor Bennington that planning permission be refused.

On the proposal being put to the meeting 9 Members voted in favour, 2 against and 0 abstentions.

In favour: Aldermen Campbell and Smyth  
Councillors Bennington, Cushinan, Flanagan, Lynch, Magill, Swann and Webb

Against Alderman Agnew  
Councillor Kinnear

**and it was agreed that planning permission be refused for the application, the detail of which being delegated to Officers due to detrimental impact on the character and appearance of the area in terms of size, scale and nature and detrimental impact on amenity.**

**The reason for the decision contrary to Officer recommendation was that Members considered that there would be detrimental impact on amenity and the character and appearance of the area.**

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

### ITEM 3.4 APPLICATION NO: LA03/2020/0506/F

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<b>PROPOSAL:</b>	Part-demolition of existing buildings to rear of 19-21 Market Square & Proposed residential development comprising 15no. apartments
<b>SITE/LOCATION:</b>	Lands to the rear of 19, 20, 21 & 21 A-F Market Square, Antrim
<b>APPLICANT:</b>	Mr B Heffron

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*The Chairperson reminded Members that this application had been withdrawn by Officers.*

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

### ITEM 3.5 APPLICATION NO: LA03/2022/0189/F

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<b>PROPOSAL:</b>	Conversion of No.7 Main Street, Ballyclare to 3No. apartments with 3No.new-build townhouses to rear and accessed off Millburn Mews.
<b>SITE/LOCATION:</b>	7 Main Street Ballyclare and site to rear accessed off Millburn Mews, Ballyclare.
<b>APPLICANT:</b>	Tony Burdett

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Johanne McKendry, Senior Planning Manager, introduced the Planning Report and associated addendum report, to the Committee and made a recommendation to refuse planning permission.

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

Tony Burdett	In Support/Applicant
Ian Crockard	In Support/Agent

Proposed by Councillor Magill

Seconded by Alderman Smyth that the application be deferred for a period of one (1) month to address the principle of development on the site

On the proposal being put to the meeting 7 Members voted in favour, 3 against and 0 abstentions, it was agreed

**that the application be deferred for a period of one (1) month to address the principle of development on the site.**

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

Councillor Kinnear left and returned to the meeting during the following Item and was therefore unable to vote on Item 3.6

**ITEM 3.6 APPLICATION NO: LA03/2022/0466/F**

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**PROPOSAL:** Retention of storage building for transport and distribution business (Variation of Condition 2 from approval LA03/2016/0540/F)

**SITE/LOCATION:** 17 Carnanee Road, Templepatrick, BT39 0BZ

**APPLICANT:** Mr Andrew Taylor

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

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

Councillor A McAuley	In Support
Michael Thompson	In Support/Agent
Andrew Taylor	In Support/Applicant
Azman Khairuddin	In Support/Agent

Proposed by Councillor Flanagan

Seconded by Councillor Bennington that 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 planning permission be refused for the following reason:**

- 1. The proposal is contrary to the SPPS and PPS 4 in that Condition 2 of planning approval reference LA03/2016/0540/F was applied to permit a sole trader only operating on the application site in compliance with Policy PED 3 of PPS 4 and there are no overriding reasons to justify a variation of the condition to permit a relaxation of planning controls exercised in this countryside location.**

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

*Councillor Flanagan left the meeting.*

**ITEM 3.7 APPLICATION NO: LA03/2022/0349/F**

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**PROPOSAL:** Erection of an agricultural shed

**SITE/LOCATION:** 250m NE of 60 Crosskennan Road, Antrim, BT41 2RE

**APPLICANT:** Marion Simmons

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

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

Richard Burnside	In Support/Architect
Lorraine Simmons	In Support/Applicant

Proposed by Alderman Smyth  
Seconded by Councillor Cushinan that the application be deferred for a period of one (1) month to consider the additional information submitted.

On the proposal being put to the meeting 9 Members voted in favour, 1 against and 0 abstentions, it was agreed

**that the application be deferred for a period of one (1) month to consider the additional information submitted.**

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

**ITEM 3.8 APPLICATION NO: LA03/2021/0555/F**

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**PROPOSAL:** Construction of new Wastewater Pumping Station for passing forward domestic foul sewage. Two underground chambers and associated underground pipelines. Erection of a control kiosk and washwater facility (to be enclosed within fencing), a 6m high telemetry pole (to include a floodlight) and a 2.1m high closed timber security gate.

**SITE/LOCATION:** Approx. 10m East of 20 & 22 Drumsough Road, Randalstown, Antrim

**APPLICANT:** Northern Ireland Water (Paul Hamilton)

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*The Chairperson reminded Members that this item had been withdrawn by the Applicant.*

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

### ITEM 3.9 APPLICATION NO: LA03/2022/0598/O

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<b>PROPOSAL:</b>	Site for dwelling (replace existing school building)
<b>SITE/LOCATION:</b>	Former St James Primary School Site, 1 The Diamond Road, Aldergrove, Crumlin, BT29 4DB
<b>APPLICANT:</b>	Louise Mallon and Gary Moore

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*The Chairperson reminded Members that this item had been withdrawn by the Applicant.*

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

*Alderman Smyth left and returned to the Chamber during the following Item and was therefore unable to vote on Item 3.10.*

### ITEM 3.10 APPLICATION NO: LA03/2022/0616/O

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<b>PROPOSAL:</b>	Site for dwelling and garage
<b>SITE/LOCATION:</b>	Lands 60m SE of 37 Ballylurgan Road, Randalstown
<b>APPLICANT:</b>	P J Butler

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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 Councillor Bennington

Seconded by Councillor Webb that outline planning permission be refused.

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

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

- 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**

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



### ITEM 3.11 APPLICATION NO: LA03/2022/0671/O

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<b>PROPOSAL:</b>	Proposed 1 and a half storey domestic dwelling
<b>SITE/LOCATION:</b>	30m South of 15 Ballymather Road, Nutts Corner, Crumlin, BT29 4UL
<b>APPLICANT:</b>	S J Moore Building

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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 Councillor Cushinan 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 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 result in a suburban style build-up of development and would add to an existing ribbon of development.**

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

## **PART TWO            GENERAL PLANNING MATTERS**

### **ITEM 3.12**

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

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

One (1) appeal was dismissed during August by the Planning Appeals Commission (PAC) in relation to LA03/2020/0229/F a proposed 2 storey dwelling with attached garage to the rear with associated works at 21a Belfast Road, Nutts Corner, Crumlin (PAC Ref 2021/A0030) and a copy of this decision was also circulated.

Proposed by Councillor Webb  
Seconded by Alderman Smyth 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). Two (2) PANs were registered during August 2022 the details of which were set out below.

<b>PAN Reference:</b>	LA03/2022/0703/PAN
<b>Proposal:</b>	Public realm improvements including resurfacing of footpaths and public spaces; new lighting, street furniture, soft landscape and realignment of pedestrian crossings and parking
<b>Location:</b>	Lands adjacent to 242-382 Antrim Road, 1-29 & 2-36 Ballyclare Road the Lilian Bland Community Park, 2-6 Hightown Road, 2-4 & 1-17 Farmley Road, 1-3 Carnmoney Road, 170-178 & 167 Church Road, Farrier Court 1 Glenwell Road 1-3 Church Way, Farmley Road Car Park and the Tramways Centre Glengormley
<b>Applicant:</b>	Antrim and Newtownabbey Borough Council
<b>Date Received:</b>	18 August 2022
<b>12 week expiry:</b>	10 November 2022

<b>PAN Reference:</b>	LA03/2022/0718/PAN
<b>Proposal:</b>	Two storey extension (circa 2,840 gross sqm) to the existing High Performance Sports Centre to include a gym, fitness suites, physio room, student sports clubhouse, teaching/event space, extended reception area, changing rooms, equipment stores and ancillary multipurpose rooms. Associated site development works include soft and hard landscaping, all services, plus part realignment of internal access road.
<b>Location:</b>	Lands approx. 190m NW of 44 Langley Hall Newtownabbey BT37 0FB and 275m NE of 46 Jordanstown Road Newtownabbey BT37 0QG adjacent to existing High Performance Sports Centre, Ulster University, Jordanstown Campus, Shore Road, Newtownabbey, BT37 0QB
<b>Applicant:</b>	Ulster University Belfast Campus, York Street, Belfast, BT15 1ED
<b>Date Received:</b>	24 August 2022
<b>12 week expiry:</b>	16 November 2022

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

Proposed by Councillor Webb  
 Seconded by Alderman Smyth and unanimously agreed

**that the report be noted.**

*NO ACTION*

**ITEM 3.14**

**P/FP/LDP/103 PROPOSED LISTING OF BUILDING AT 20 METRES EAST OF 360 BALLYCLARE ROAD, NEWTOWNABBEY – SERVICE OF A BUILDING PRESERVATION NOTICE**

Correspondence was received from the Historic Environment Division of the Department for Communities (DfC) on 15 August 2022, advising of their intention of list a building at 20 metres east of 360 Ballyclare Road Newtownabbey as a building of special architectural or historic interest (a copy was circulated for Members' information).

As the building is vacant, DfC considered there was a greater risk of inappropriate change or demolition and asked the Council to consider issuing a Building Preservation Notice (BPN) on this building.

As outlined in Section 81-83 of The Planning Act (Northern Ireland) 2011, a BPN is a form of temporary listing which provides statutory protection to an unlisted building, for a period of 6 months, as if it were listed. The Planning Act (Northern Ireland) 2011 gives councils the discretionary power to serve a Building Preservation Notice (BPN) on the owner and occupier of a non-listed building that they consider is of special architectural or historic interest and in danger of demolition or of alteration in such a way as to affect its character as a building of such interest.

Due to the perceived risk, a BPN was served on 24 August 2022 to temporarily protect the said building and to afford the Department time to complete the listing process – copy circulated for Members' information.

Members are advised 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).

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' (LBC) and it is an offence to carry out such works without consent. Planning permission is also required in addition to LBC if the works involve 'development'.

Proposed by Councillor Magill  
Seconded by Councillor Lynch and unanimously agreed

**that the report be noted.**

*NO ACTION*

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

Proposed by Councillor Lynch  
Seconded by Councillor Webb and agreed that

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

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

## **PART TWO            GENERAL PLANNING MATTERS – IN CONFIDENCE**

### **ITEM 3.15**

#### **P/PLAN/012/VOL2    NORTHERN IRELAND PLANNING PORTAL UPDATE - IN CONFIDENCE**

In August 2022 it was reported that work was ongoing on the delivery and implementation of the new Northern Ireland Planning Portal which will replace the current Northern Ireland Public Access.

The Department for Infrastructure has been advised that due to a number of technical issues that have arisen in the development and a test deployment of the new system the anticipated go live date will be delayed by approximately 3 weeks and it is now anticipated the go live of the new system will be November 2022.

There will be up to three weeks of system downtime to facilitate the transition from the current system to the Planning Portal. The Councils Planning Section is bringing forward a transition plan for this period but there is expected, as indicated by the Department, to be an impact upon service. The Council will also bring forward its own communication strategy for this period.

Further updates will be issued to Members when available.

Proposed by Alderman Smyth  
Seconded by Councillor Lynch and unanimously agreed

**that the report be noted.**

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

A number of issues were raised regarding attendance at site visits, which the Director agreed to explore and report back to Members as appropriate.

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

Proposed by Councillor Bennington  
Seconded by Councillor Magill and agreed

**that any remaining Committee business be conducted in Open Session.**

**The Chairperson advised that audio recording would recommence.**

There being no further Committee business the Chairperson thanked Members for their attendance and the meeting concluded at 8.25 pm.

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**MAYOR**