



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN THE CHAMBER, MOSSLEY MILL ON MONDAY 16 MARCH AT 6.00 PM**

- In the Chair** : Councillor R Kinnear
- Committee Members Present (In Person)** : Alderman T Campbell  
Councillors – J Archibald-Brown, A Bennington, S Cosgrove, H Cushinan, S Flanagan, R Foster, and B Mallon
- Committee Members Present (Remotely)** : Alderman M Magill
- Non-Committee Members Present (In Person)** : Councillor B Webb
- Public Speakers** :
- |                   |                                   |
|-------------------|-----------------------------------|
| Jennifer Rainey   | In Objection (Objector, Item 3.1) |
| Karl Rainey       | In Objection (Objector, Item 3.1) |
| Tom Stokes        | In Support (Agent, Item 3.1)      |
| Andrew Creighton  | In Support (Applicant, Item 3.1)  |
| Andrew McKelvey   | In Support (Applicant, Item 3.1)  |
| Leeane Kearney    | In Support (Consultant, Item 3.1) |
| Michael Fullerton | In Objection (Objector, Item 3.3) |
| Andrew Paul       | In Objection (Objector, Item 3.3) |
| Eileen McClean    | In Support (Applicant, Item 3.3)  |
| Hadleigh Jess     | In Support (Agent, Item 3.4)      |
| Eimer McEaney     | In Objection (Objector, Item 3.5) |
| Eimer McEaney     | In Objection (Objector, Item 3.6) |
| Gerry Tumelty     | In Support (Agent, Item 3.8)      |
- Officers Present** : Director of Economic Development and Planning - M McAlister  
Deputy Director of Planning & Building Control – S Mossman  
Borough Lawyer – P Casey  
Head of Planning Development Management – B Diamond  
Senior Planning Officer – J McKendry  
Senior Planning Officer – A Wilson  
Senior Planning Officer – A Leathem  
ICT Helpdesk Officer – J Wilson  
Member Services Officer – L McDonald

## CHAIRPERSON'S REMARKS

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

The Chairperson advised that Addendum reports relating to Items 3.6, and 3.7, the Site Visit report, and an updated speakers' list had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

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.

The Chairperson noted the new Planning staff members who had recently joined the Planning Department:

Alice Gallagher, Planning Officer,  
Niamh Burbridge, Training Planner,  
Robert McDonald, Planning Assistant,  
Laura Dunne, Planning and Economic Development Business Support.

### 1 APOLOGIES

Alderman Boyle  
Councillor Logue

### 2 DECLARATIONS OF INTEREST

None.

## PART ONE PLANNING APPLICATIONS

### ITEM 3.1 APPLICATION NO: LA03/2025/0777/F

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|                       |  |
|-----------------------|--|
| <b>PROPOSAL:</b>      | Proposed erection of 3 no. storage and distribution units, associated car parking, landscaping and all associated site and access works, access from existing site access from Doagh Road. |
| <b>SITE/LOCATION:</b> | Lands at Houston Business Park, 50m to the south of 610 - 626 Doagh Road, Newtownabbey.  |
| <b>APPLICANT:</b>     | Kenmark N0 2 Ltd   |

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

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

|                  |                                       |
|------------------|---------------------------------------|
| Jennifer Rainey  | In Objection                          |
| Karl Rainey      | In Objection                          |
| Tom Stokes       | In Support/Agent                      |
| Andrew Creighton | In Support/Applicant (for questions)  |
| Andrew McKelvey  | In Support/Applicant (for questions)  |
| Leeane Kearney   | In Support/Consultant (for questions) |

Proposed by Councillor Foster  
 Seconded by Councillor Cosgrove that planning permission be granted.

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

**that planning permission be granted for the application subject to the Conditions set out in the Planning Report and that the proposed acoustic barrier be extended to connect with the existing barrier to ensure continuity and prevent any gap in noise attenuation.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control*

### **ITEM 3.2 APPLICATION NO: LA03/2025/0551/F**

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|                       |  |
|-----------------------|--|
| <b>PROPOSAL:</b>      | Proposed extension to the front of the existing Ballyclare Primary School building and removal of existing temporary mobile accommodation. Proposal includes the demolition of the existing two storey building on site and all associated site works. |
| <b>SITE/LOCATION:</b> | Ballyclare Primary School, Doagh Road, Ballyclare, BT39 9BG  |
| <b>APPLICANT:</b>     | Education Authority  |

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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 Foster  
 Seconded by Councillor Flanagan 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 and that authority be delegated to Officers to ensure the provision of a robust wheel washing facility and appropriate measures for the cleaning of the Doagh road.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control*

### ITEM 3.3 APPLICATION NO: LA03/2025/0071/O

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|                       |  |
|-----------------------|--|
| <b>PROPOSAL:</b>      | 'Loughlands' - Proposed development of 6 no. detached dwellings and garages (Renewal of LA03/2021/0684/O)  |
| <b>SITE/LOCATION:</b> | Lands approx. 7m southwest of no.72 & approx. 8m northeast of no.76 Kingsmoss Road, Newtownabbey, BT36 4TN |
| <b>APPLICANT:</b>     | Miss E. Mc Clean   |

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

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

|                   |                      |
|-------------------|----------------------|
| Michael Fullerton | Objector             |
| Andrew Paul       | Objector             |
| Eileen McClean    | In Support/Applicant |

Proposed by Councillor Flanagan

Seconded by Councillor Bennington that outline planning permission be granted.

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

**that outline 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 & Building Control*

### ITEM 3.4 APPLICATION NO: LA03/2025/0844/S54

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|                       |  |
|-----------------------|--|
| <b>PROPOSAL:</b>      | Dwelling - Retrospective change of house type from approval LA03/2020/0828/F (Variation of Condition 10 of planning approval Ref: LA03/2024/0350/F in relation to obscure glazing and removal of Condition 11 of planning approval Ref: LA03/2024/0350/F in relation to fencing) |
| <b>SITE/LOCATION:</b> | Approx. 26m south of 34 Glebecoole Park, Newtownabbey, BT36 6HX  |
| <b>APPLICANT:</b>     | Framework Construction   |

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Joanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant Section 54 planning permission.

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

It was proposed by Councillor Foster

Seconded by Councillor Cosgrove **that Section 54 planning permission be refused.**

on the proposal being put to the meeting 9 Members voted in favour, 1 against and 0 abstentions.

In favour: Aldermen – Campbell and Magill  
Councillors – Archibald-Brown, Bennington, Cosgrove, Foster, Logue, Mallon and Flanagan

Against: Councillor Cushinan

**It was agreed that Section 54 planning permission be refused due to the adverse impact of overlooking onto neighbouring property, the wording of which being delegated to officers.**

**The reason for the decision contrary to the Officer's recommendation was due to the adverse impact of overlooking onto neighbouring property.**

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

### **ITEM 3.5 APPLICATION NO: LA03/2025/0722/F**

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|                       |   |
|-----------------------|---|
| <b>PROPOSAL:</b>      | Retention of change of use from shop to office and storage shed |
| <b>SITE/LOCATION:</b> | Safe Gas (NI Ltd), 245 Carnmoney Road, Newtownabbey, BT36 6JR   |
| <b>APPLICANT:</b>     | Safe Gas NI   |

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Ashleigh Wilson, 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 –

Eimer McEneaney

Objector

Proposed by Councillor Cushinan

Seconded by Councillor Flanagan and agreed that planning permission be granted.

on the proposal being put to the meeting 6 Members voted in favour, 3 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: Sharon Mossman, Deputy Director of Planning*

Councillor Mallon left the meeting during Item 3.6.

**ITEM 3.6 APPLICATION NO: LA03/2025/0721/A**

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|                       |   |
|-----------------------|---|
| <b>PROPOSAL:</b>      | Retention of 1 no. Digital Sign and 1 no. Projecting Sign     |
| <b>SITE/LOCATION:</b> | Safe Gas (NI Ltd), 245 Carnmoney Road, Newtownabbey, BT36 6JR |
| <b>APPLICANT:</b>     | Safe Gas  |

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Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report and the associated Addendum Report to the Committee and made a recommendation to refuse Advertisement Consent.

The undernoted public speaker was available to address the Committee but chose not to speak -

Eimer McEneaney

Objector

Proposed by Councillor Foster

Seconded by Alderman Campbell and agreed Advertisement Consent 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 Advertisement Consent be refused for the following reasons:**

- 1. The proposal is contrary to the policy provisions of Paragraph 6.56 of the Strategic Planning Policy Statement and DM 29.1 of the Council's Plan Strategy, in that the signage would detract from the visual amenity of the area in which it is sited and is not sympathetic to its location in terms of the style of sign.**

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

**ITEM 3.7 APPLICATION NO: LA03/2025/0854/O**

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|                       |  |
|-----------------------|--|
| <b>PROPOSAL:</b>      | Proposed dwelling  |
| <b>SITE/LOCATION:</b> | Approximately 12m northeast of No. 39 Cullyburn Road, Newtownabbey, BT36 5BN |
| <b>APPLICANT:</b>     | Jonathan Wilson  |

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Joanne McKendry, Senior Planning Officer, introduced the Planning Report and associated Addendum 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 Campbell

Seconded by Councillor Bennington and agreed 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 reasons:**

- 1. The proposal was contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and failed to meet the provisions of Policies SP1.11 and DM 18C of the Antrim and Newtownabbey Plan Strategy in that the development did not comply with; criterion (a) as the proposal was not considered to form part of a substantial and continuously built-up frontage and criterion (b) as the proposed dwelling was not located within a frontage that appeared as a visual entity in the landscape.**
- 2. The proposal was contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.73 and failed to meet the provisions of Policies SP1.11 DM 18D of the Antrim and Newtownabbey Plan Strategy in that the proposal did not comply with; criterion (a) as the proposed dwelling was located within a farm holding and criterion (b) as the proposed dwelling was not located within a cluster which incorporates or was closely associated with a local focal point.**

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

*Councillor Archibald-Brown left and returned to the Chamber during Item 3.8 and therefore was unable to vote.*

### **ITEM 3.8 APPLICATION NO: LA03/2025/0628/F**

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**PROPOSAL:** Proposed new car-port to front of dwelling and new front boundary wall

**SITE/LOCATION:** 69 New Lodge Road, Caulside, Antrim, BT41 2QW

**APPLICANT:** Mr & Mrs Neill Park

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Joanne McKendry, Senior 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 –

Gerry Tumelty

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Cosgrove and agreed that the application be deferred for two months to allow further engagement between the applicant's agent and the Planning department, with a view to resolving outstanding concerns regarding the scale and external finishes and reaching an acceptable solution.

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

**that the application be deferred for two months to allow further engagement between the applicant's agent and the Planning department, with a view to resolving outstanding concerns regarding the scale and external finishes and reaching an acceptable solution.**

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

### **ITEM 3.9 APPLICATION NO: LA03/2025/0775/F**

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|                       |   |
|-----------------------|---|
| <b>PROPOSAL:</b>      | Installation of timber posts and timber panel fence to the side of the property (Retrospective) |
| <b>SITE/LOCATION:</b> | 1 Umry Gardens, Antrim, BT41 4NL  |
| <b>APPLICANT:</b>     | Patricia Bonner   |

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

There were no public speakers to address this item.

Proposed by Councillor Flanagan

Seconded by Alderman Campbell and agreed that planning permission be refused.

on the proposal being put to the meeting 8 Members voted in favour, 1 against and 0 abstention, and it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal was contrary to the policy provisions of the Strategic Planning Policy Statement paragraph 4.27 and Policies SP 4 and DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the subject fence was not sympathetic to the existing property and detracted from the appearance and character of the surrounding area.**

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

## **PART TWO OTHER PLANNING MATTERS**

### **ITEM 3.10**

#### **P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS FEBRUARY 2026**

##### **1. Purpose**

**The purpose of this report was to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) during the month of February 2026.**

##### **2. Delegated Decisions of Council**

A list of planning decisions issued by Officers during the month of February 2026 under delegated powers together with information relating to planning appeals were circulated for Members' information.

### 3. Planning Appeal Commission Decisions

One (1) appeal against the non-determination of an application for full planning permission was allowed during the month of February by the PAC.

|                              |   |
|------------------------------|---|
| <b>Planning application:</b> | <b>LA03/2025/0294/F</b>   |
| PAC reference:               | 2025/A0036  |
| Proposed Development:        | Retention of a substantially constructed dwelling with design and landscaping amendments. |
| Location:                    | Approx 65m north of 21 Glebe Road, Newtownabbey.  |
| Date of Appeal Submission:   | 30/06/2025  |
| Date of Appeal Decision:     | 02/02/2026  |
| <b>Decision:</b>             | <b>Appeal Allowed – Council Decision Not Upheld</b>                                       |

A copy of the decision was circulated.

One (1) appeal was allowed during the month of February by the PAC.

|                              |  |
|------------------------------|--|
| <b>Planning application:</b> | <b>LA03/2025/0165/F</b>  |
| PAC reference:               | 2025/A0084   |
| Proposed Development:        | Proposed conversion of upper floor of existing/approved two storey apartment to new standalone 2-bedroom apartment, incorporating internal alterations |
| Location:                    | 14-16 Rashee Road Ballyclare, Ballyclare, BT39 9HJ   |
| Date of Appeal Submission:   | 07/11/2025   |
| Date of Appeal Decision:     | 24/02/2026   |
| <b>Decision:</b>             | <b>Appeal Allowed – Council Decision Not Upheld</b>  |

A copy of the decision was circulated.

One (1) Enforcement Notice appeal was upheld during the month of February by the PAC.

|                               |  |
|-------------------------------|--|
| <b>Enforcement Reference:</b> | <b>LA03/2025/0297/CA</b>   |
| PAC reference:                | 2025/E0019   |
| Proposed Development:         | Use of a building being used as a hair salon (Class A1 (d): Shops in the Planning (Use Classes) Order (Northern Ireland) 2015. |

Location: Premises at 11 Roxhill, Groggan, BT41 3ER  
Date of Appeal Submission: 27/05/2025  
Date of Appeal Decision: 17/02/2026  
**Decision: The Enforcement Notice (as varied) is upheld – Council Decision Upheld**

A copy of the decision was circulated

Proposed by Alderman Campbell  
Seconded by Councillor Foster and agreed that

**the report be noted.**

**Councillor Foster raised his concerns regarding the Planning Appeal's Commission's referencing to the Council in its decisions and asked for this to be formally noted in the minutes.**

*NO ACTION*

### **ITEM 3.11**

#### **P/PLAN/1 DEPARTMENT OF AGRICULTURE ENVIRONMENT AND RURAL AFFAIRS (DAERA) PLANNING IMPROVEMENT PLAN**

##### **1. Purpose**

**The purpose of this report was to advise Members of correspondence received from the Planning Response Team of Northern Ireland Environment Agency (NIEA), an Agency within the Department of Agriculture, Environment and Rural Affairs (DAERA) (circulated) regarding their Planning Improvement Plan and initial steps to provide an update on consultation timeframes.**

##### **2. Background**

Members were aware that DAERA were both a statutory and non-statutory consultee with the planning process. There were 8 discrete teams within DAERA that could be asked for technical advice during the planning process and responses were co-ordinated by the Planning Response Team within NIEA. DAERA acknowledged that they were continuing to experience delays in the provision of consultation responses to Planning Authorities. These delays were a major contributing factor to inefficiency in the processing of planning applications.

##### **3. Correspondence**

Correspondence dated 23 February 2026 was received from the Planning Response Team, Northern Ireland Environment Agency (NIEA), an Agency within the Department of Agriculture, Environment and Rural Affairs (DAERA) enclosing the NIEA Planning Improvement Plan (circulated).

The NIEA Planning Improvement Plan was a strategic improvement plan that provided a single, coordinated framework for improving the NIEA's performance in

responding to statutory planning consultations. It was a key initiative for the NIEA designed to strengthen the effectiveness, consistency, transparency, engagement and the quality of service provided. The overarching objective of the Plan was to increase NIEA's performance rate for statutory consultations and set out the work strands within the plan.

Additionally, the correspondence advised that the intended first steps of communication and stakeholder work strand would be completed by 1 March 2026. NIEA had undertaken to provide Planning Authorities with an update on open consultations and an update on processing timeframes for the development type.

Proposed by Alderman Campbell  
Seconded by Councillor Foster and agreed that

**the report be noted.**

*NO ACTION*

### **ITEM 3.12**

#### **P/PLAN/23 DEPARTMENT FOR INFRASTRUCTURE (DFI) APPROVAL OF REVISED SCHEME OF DELEGATION**

##### **1. Purpose**

**The purpose of this report was to advise Members that the revised Scheme of Delegation, as approved at February 2026 Planning Committee had been agreed by the Department for Infrastructure.**

##### **2. Background**

Members would recall at the February Planning Committee revisions to the Council's Planning Protocol including Scheme of Delegation were approved. As advised the amended Scheme of Delegation required submission to the Department for Infrastructure, for agreement, before publication.

Correspondence had been received from the Department for Infrastructure advising that the Department had approved the 'Updated Scheme of Delegation' (circulated).

In accordance with the requirements set out in regulation 10 of the Development Management Regulations Officers would arrange for advertising of the updated Scheme of Delegation.

The updated Scheme of Delegation was effective from 2 March 2026.

##### **3. Previous Decision of Council**

At the February 2026 Planning Committee meeting it was agreed that the revised Scheme of Delegation be approved and formally submitted to the Department for Infrastructure for agreement, and, if agreed, Officers would bring back the final version to the Planning Committee for noting and proceed to advertise.

Proposed by Alderman Campbell  
Seconded by Councillor Foster and agreed that

**the report be noted.**

NO ACTION

### ITEM 3.13

#### **P/PLAN/1 DEPARTMENT FOR INFRASTRUCTURE (Dfi) RESPONSE LETTER TO CHAIR OF PLANNING COMMITTEE REGARDING REVISIONS TO THE REGIONAL POLICY FRAMEWORK FOR THE TWO-TIER PLANNING SYSTEM**

##### 1. Purpose

**The purpose of this report was to update Members regarding correspondence issued from the Chairperson of the Planning Committee as agreed by the Planning Committee to the Department for Infrastructure (Dfi) regarding updated guidance in relation to the application of the Regional Development Strategy regarding Local Development Plan Preparation.**

##### 2. Background

Members would recall it was agreed that the Chairperson of the Planning Committee should write to the Department seeking clarification on the issue of the application of the Regional Development Strategy (RDS) in the preparation of Local Development Plans. The Council's Plan Strategy was assessed by the Planning Appeals Commission (PAC) as sound under the relevant test as set out in Development Plan Practice Note (DPPN) 6 which stated that Councils should *take account* of the RDS in its plan preparation. This was also set out in the Planning Act Sections 8 and 9.

Following submission of the PAC's Report to the Department, the Department subsequently issued a Section 12 and Section 14 to the Council, based on the application of Section 1 of the Planning Act 2011, where the Department was required to ensure that policy was in *general conformity* with the RDS. As such the Planning Committee agreed to seek clarification from the Department if it would be updating DPPN 6 so that the matter of the wording of the RDS test was clear to all parties involved which may have ensured that the PAC's Report was aligned with the requirements of the Department and prevented the issuing of a Section 14 to the Council, which was now required to make a plan amendment.

##### 3. Previous Decision of Council

The Council agreed to write to the Department seeking confirmation that the guidance would be updated in relation to the RDS issue.

##### 4. Key Issues

A copy of the Department's response was circulated which stated that "while the requirements on Councils to "take account of regional policy differs from the duty on the Department to secure "general conformity" with the RDS, the two obligations

were nevertheless compatible. In undertaking its role in oversight and adoption the Department would be guided at all times by its Section 1 duties."

It was the view of Officers that plans were now subject to a two-tier test in relation to the RDS -one, where the test was to take account of the RDS and was the test that was applied by the PAC/Councils and the second, where the test was to be in general conformity with the RDS, which was the test applied by the Department.

The Department had now written to Councils regarding a review of the Planning Act 2011 and Officers proposed to include that for the purposes of clarity and streamlining of the Local Development Plan process, all references to the RDS as set out in the Planning Act as follows should be streamlined to be the same terminology so there was no ambiguity between the Department/Council/Planning Appeals Commission as to the wording and assessment of the RDS in plan preparation and that DPPN 6 should also be updated to reflect this:-

- Section 1 of the Planning Act - The Department must ensure that any such policy is in general conformity with the Regional Development Strategy;
- Sections 8 and 9 of the Planning Act - In preparing a plan strategy/local policies strategy, the Council must take account of the Regional Development Strategy (also the test applied by the Planning Appeals Commission).

Proposed by Alderman Campbell  
Seconded by Councillor Foster and agreed that

**the report be noted.**

*NO ACTION.*

### **ITEM 3.14**

#### **P/PLAN/1 SECOND REVIEW OF THE IMPLEMENTATION OF THE PLANNING ACT (NI) 2011**

##### **1. Purpose**

**The purpose of this report was to advise Members that correspondence had been received from the Department for Infrastructure (DfI) advising Planning Authorities that preparatory work had commenced with regards to its second report on the review of the implementation of the Planning Act (NI) 2011 (circulated)**

##### **2. Background**

The Department for Infrastructure was undertaking a second review of the implementation of the Planning Act (NI) 2011 as required by Section 228 of the Act.

The purposes of the review were set out in The Planning Act 2011 (Review) Regulations (NI) 2020 as to:

- consider the objectives intended to be achieved by the 2011 Act;
- assess the extent to which those objectives have been achieved; and

- assess whether it is appropriate to retain, amend or repeal any provision of the 2011 Act or subordinate legislation made under the 2011 Act, in order to achieve those objectives.

The first report into the review of the Planning Act was published by the Department in January 2022 and is available at <https://www.infrastructure-ni.gov.uk/publications/review-planning-act-ni-2011-report>

The second review would focus on supplementing the assessments and evidence gathered from the first review whilst also bringing forward any additional comments raised by Planning Authorities.

Officers had reviewed the assessments submitted prior to the 2022 report and considered challenges and operational matters that have arisen since then and proposed the following matters were raised in a formal response to the Department.

### **Part 1 Functions of Department with respect to development of land**

- In relation to Department's role for formulating and co-ordinating policy for the orderly and consistent development of land etc and the Department's oversight role in relation to policy to being required to be in general conformity with the RDS , the Department should, for the purposes of streamlining the plan process ensure that the tests for the RDS in relation to the plan were consistent in legislation. The evidence base for this was clear in the delay in Antrim and Newtownabbey Borough Council's Plan Strategy and subsequent Section 14 where the Department and PAC assessed the RDS under different legislative requirements.

### **Part 2 Local Development Plan**

- There was a need for a fundamental review of the Local Development Plan (LDP) making process as the new system was not delivered as anticipated. It was almost eleven (11) years from the transfer of planning powers to Local Government (LG) and not one (1) Council had an adopted LDP. A timeline of ANBC's plan was provided for evidential context.

|   |  |
|---|--|
| 1. The date published the DPS                               | 28 June 2019                             |
| 2. The date we submitted plan to Dfl                        | 8 March 2021                             |
| 3. The date Dfl wrote to the PAC                            | 3 June 2021                              |
| 4. The date the PAC had the IE and when it ended            | 3 <sup>rd</sup> May 2022 to 28 June 2022 |
| 5. The date the PAC issued the report to Dfl                | 4 October 2023                           |
| 6. The date DFI issued the report and Section 12 to Council | 27 September 2024                        |
| 7. The date we adopted the DPS                              | 3 July 2025                              |
| 8. The date we got the Section 14                           | 28 October 2025                          |
| 9. The date Dfl responded.                                  | 2 February 2026                          |

- The legal requirement and to prepare and keep under a review a Timetable should be removed or streamlined as this was an unnecessary administrative burden on the plan system when many factors were outside a council's control.

Likewise, the legislative requirement for a plan to be prepared in accordance with a Timetable should be removed, for the same reasons.

- The legislative test to take account of the RDS, should be streamlined to match the requirements applied by the Department in the formulation of policy and in their oversight role in relation to requirements of a plan/RDS.
- In relation to the requirements to cause an IE, consideration should be given to the streamlining of causing an IE. Both the Department and PAC undertake a check to determine if an IE could go forward. The plan process in Northern Ireland goes through multiple administrative stages – Council to DfI, DfI to PAC, PAC to DfI, DfI to Council. This need streamlined and the duplication of roles between DfI/PAC clarified and reduced.
- In relation to the requirements for adoption, the Department should consider streamlining the process and also amend the legislation so that the PAC report can be released to the Council at the same time as the Department. In the case of ANBC, it was over a year before the Council were able to see the PAC report or get feedback on whether the plan was sound.

### **Part 3 Planning Control**

- There should be a statutory timeframe for the Department to decide if an application was called in. The Department took one year to decide if the application for Straid Congregational Church was called in.
- There should be legislative provision for Council's to stop the clock on the processing of a major application where substantial new information was required during its processing.
- There was a need for greater clarity in legislation in relation to submission of additional information during appeals and at other stages in the planning application decision making process.
- The Council would like to see Sections 219-222 of the Act enacted in relation to the Correction of errors
- The Council would request that Section 229 to say a failure by a consultee to provide a substantive response within 21 days would be regarded as having no objection.

Proposed by Councillor Bennington

Seconded by Councillor Flanagan and agreed that

**a response was issued by Officers listing the above matters and that the Department was notified that party or Individual Members may also respond direct.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning and Building Control*

### **3.15 ANY OTHER RELEVANT BUSINESS**

A Member informed the Committee that the Chair had been awarded The Planner's **“Women of Influence 2026”**

*NO ACTION*

**PROPOSAL TO PROCEED 'IN CONFIDENCE'**

Proposed by Councillor Bennington  
Seconded by Councillor Cushinan 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 OTHER PLANNING MATTERS – IN CONFIDENCE**

**ITEM 3.16**

**P/FP/LDP/01 UPDATE ON THE LOCAL DEVELOPMENT PLAN – IN CONFIDENCE**

**1. Purpose**

The purpose of this report was to provide Planning Committee Members with an update on the Council's Local Development Plan, specifically progress on the Council's response to the Department for Infrastructure's Section 14 Plan Strategy Amendment, and the emerging Draft Local Policies Plan.

**2. Introduction/Background**

**A – Section 14 Amendment to the Plan Strategy, Abbey Centre**

[REDACTED]

[REDACTED]

[REDACTED]

**B – Draft Local Policies Plan, Members Workshops and Emerging Evidence**

**Members Workshops**

Since October 2025, several Draft Local Policies Plan (DLPP) topic-based Members workshops had taken place to brief and engage Members on emerging studies. One further workshop took place on 16 March 2026 (emerging Areas of Townscape Character – ATC, and Areas of Archaeological Potential – AAP). Members were advised one further workshop was planned, and diary invitations had been issued to Members, to include:

20 April 2026, 4:00pm to 5:00pm – Emerging Strategic Employment evidence.

**C – (1) Call for Sites Exercise, Strategic Employment and Homes, and (2) Strategic Housing Study, Emerging Evidence, Landowner Engagement**

[Redacted]

[Redacted]

**D – Local Development Plan, Working Groups**

Coastal Forum, Local Development Plan Working Group

Officers from the Forward Planning Section attended a remote meeting of the DAERA/DfI Coastal Forum, Local Development Plan Working Group, which took place on 03 March 2026, to discuss the Forum's emerging work programme. Copies of the agreed previous meeting minutes from 17 December 2025 were circulated for Members' information.

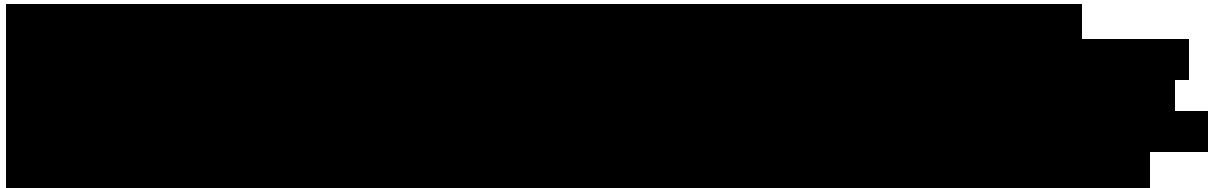
**E – Northern Ireland Housing Executive, Delivery of Affordable Housing Advice Note, Response from Ms. Grainia Long, NIHE Chief Executive**

[Redacted]

[Redacted]



**F – The Department for Infrastructure, Strategic Planning – Independent Inspectors Project, Update and Offer of Engagement with Councils**



**G – The Department for Infrastructure, Strategic Planning/Renewable NI – Renewable Energy Workshop**



Previous Decision of Council

January, February 2026 – DfI s14 update, DLPP emerging evidence update, agreed.

January 2026, NIHE – Delivery of Affordable Housing Advice Note, agreed.

3. Financial Position/Implication

Not applicable.

Proposed by Councillor Foster

Seconded by Councillor Bennington and agreed that

the report be noted.

NO ACTION

ITEM 3.17

G/LEG/3-361 LEGAL UPDATE REPORT – **IN CONFIDENCE**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Foster

Seconded by Councillor Flanagan and agreed that **the report and Officers bring an update report to the next Planning Committee meeting.**

*ACTION BY: Paul Casey, Borough Lawyer and Sharon Mossman, Deputy Director of Planning and Building Control*

**PART ONE DECISION ON ENFORCEMENT CASES – IN CONFIDENCE**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Bennington  
Seconded by Alderman Campbell and agreed that

**no formal Planning Enforcement action is taken at this time, and Officers monitor the situation on site.**

*ACTION BY: Simon Thompson, Local Development Plan and Enforcement Manager*

**ITEM 3.19**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Bennington  
Seconded by Alderman Campbell and agreed that

**the report be noted.**

*NO ACTION*

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

Proposed by Councillor Foster  
Seconded by Councillor Flanagan and agreed that

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

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

There being no further Committee business the Chairperson thanked Members for their attendance and the meeting concluded at 8.30pm.

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**MAYOR**

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