



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE HELD  
IN MOSSLEY MILL ON MONDAY 15 JUNE 2015 AT 6.30 PM**

- In the Chair** : Councillor R Swann
- Committee Members Present** : Aldermen - F Agnew, T Campbell and J Smyth  
Councillors - T Beatty, J Bingham, H Cushinan, B Duffin, T Hogg, D Hollis, S Ross and B Webb
- Non-Committee Members Present** : Aldermen - T Burns  
Councillors - N Kells, N McClelland and M Rea
- In Attendance** : Mr R Mairs - Public Speaker  
Mr S Ferguson - Public Speaker  
Mr J Skelton - Public Speaker  
Mr J Semple - Public Speaker  
Mr R Logan - Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon  
Director of Community Planning & Regeneration - Ms M McAlister  
Head of Governance - Mrs L Johnston  
Head of Planning - Mr J Linden  
Principal Planning Officer - Mr B Diamond  
Legal Advisor - Mr Paul Casey  
Legal Adviser (A&L Goodbody) - Ms D St John  
Legal Adviser (A&L Goodbody) - Ms J Corbett  
Senior Planning Officer - Mrs J McKendry  
Systems Support Officer - Mr A Cole  
Senior Administrative Officer - Mrs S McAree  
Senior Mayor and Member Services Officer - Mrs K Smyth  
Forward Planning and Policy Manager, Ms S Mossman  
Transition and Convergence Co-ordinator, Mrs H Hall

**1 APOLOGIES**

None.

## **2 DECLARATIONS OF INTEREST**

Item 3.2 - Alderman Smyth  
Item 3.8 - Alderman Campbell and Chief Executive  
Item 3.9 - Councillor Duffin  
Item 3.10 - Councillor Ross

### **CHAIRMAN'S REMARKS**

The Chairman welcomed everyone to the meeting and reminded all present of the protocol for speaking and timeframes accorded.

### **ITEM 2.1 - NOTIFICATION BY A COMMITTEE MEMBER UNDER PARAGRAPH 22 OF THE DOE GUIDANCE NOTE ON THE APPLICATION OF THE COUNCILLORS' CODE OF CONDUCT WITH REGARD TO PLANNING MATTERS**

Councillor Ross had written to the Head of Planning in relation to the undernoted planning application:

- LA03/2015/0051/F - Proposed Pig Farm, Reahill Road, Newtownabbey

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

Proposed by Alderman Smyth  
Seconded by Councillor Beatty that

**the report be noted.**

*ACTION BY: John Linden.*

## **PART ONE – PLANNING APPLICATIONS AND RELATED DEVELOPMENT MANAGEMENT AND ENFORCEMENT ISSUES**

### **DECISIONS ON PLANNING APPLICATIONS**

**ITEM 3.1 - APPLICATION NO: T/2014/0519/F**

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- PROPOSAL:** Re-alignment of part of Antrim Road, new roundabout on Ballyrobin Road and widening of British Road as previously approved under T/1997/0533,T/2003/0088/RM and T/2009/0187/F.
- SITE/LOCATION:** Land at Aldergrove, Crumlin incorporating the junction of Antrim, Ballyrobin and British Roads.
- APPLICANT:** Belfast International Airport Ltd
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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

Additional information received had been circulated to Committee Members prior to the meeting.

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

- Mr Raymond Mairs
- Mr Shaun Ferguson
- Mr Jonathan Skelton

Proposed by Alderman Campbell  
Seconded by Councillor Beatty that

**Planning permission be granted.**

On the proposal being put to the meeting 11 Members voted in favour, none 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: John Linden.*

Alderman Smyth left the Chamber for consideration of the undernoted item having declared an interest.

**ITEM 3.2 - APPLICATION NO: T/2014/0291/F**

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**PROPOSAL:** Existing integral garage to be altered for use as business premises (hair salon) – Retrospective application

**SITE/LOCATION:** 8 Moylena Park, Antrim

**APPLICANT:** Ms E Irvine

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

There were no public speakers present for this item although the Chairman advised a request to speak had been received and granted to Mr Trevor Clarke, MLA.

Proposed by Councillor Webb  
Seconded by Councillor Hollis that

**Planning permission be refused.**

On the proposal being put to the meeting 11 Members voted in favour.

**It was agreed that planning permission be refused for the following reasons:**

1. The proposal is contrary to the Planning Policy Statement 5, Retailing and Town Centres in that the proposed use falls within Class A1 Shops and is not located within an existing retailing area or town centre.
2. The proposal is contrary to Planning Policy Statement 5 “Retailing and Town Centres” and the Antrim Area Plan 1984-2001, in that the building lies outside of the designated central area of Antrim town; it does not meet a local need; suitable alternative town centre sites are available for commercial use and it would impact on residential amenity.
3. The proposal is contrary to Planning Policy Statement 1 “General Principles” in that it would, if permitted, harm the living conditions of residents in the locality of Moylena Park by reason of noise, nuisance and general disturbance and would set an unacceptable precedent for other similar uses within this predominantly residential area.

*ACTION BY: John Linden.*

Alderman Smyth returned to the Chamber.

ITEM 3.3 - APPLICATION NO: T/2014/0367/F

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**PROPOSAL:** Replacement dwelling

**SITE/LOCATION:** Opposite 129 Lylehill Road, Templepatrick

**APPLICANT:** Mr & Mrs J Semple

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Barry Diamond, Principal 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 -

- Mr Jonathan Semple
- Mr Robert Logan

Proposed by Alderman Campbell  
Seconded by Alderman Agnew that

**the application be deferred and brought back to the next Committee Meeting.**

On the proposal being put to the meeting 2 Members voted in favour, 9 against and 1 abstention.

The Chairman declared the proposal lost.

It was subsequently -  
Proposed by Councillor Hogg  
Seconded by Councillor Beatty that

**the application be approved, subject to relevant conditions being applied.**

On the proposal being put to the meeting 9 Members voted in favour, 3 against and no abstentions.

**It was agreed that planning permission be granted with standard conditions delegated to Officers and an additional condition requiring the planting of 10 trees not less than 5 years old along the northern boundary of the site.**

**The reason for the decision contrary to the Officer recommendation was that Members considered the scale and design of the proposed dwelling would be appropriate to the particular site following consideration of the following matters: the existing and proposed planting at the site, the scale and design of other nearby dwellings and the relationship of the proposal to the building to be replaced.**

*ACTION BY: John Linden.*

**ITEM 3.4 - APPLICATION NO: T/2014/0471/F**

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**PROPOSAL:** Site for infill dwelling

**SITE/LOCATION:** Adjacent and east to 48 Tully Road, Nutts Corner, Crumlin

**APPLICANT:** Cecil Minford

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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.

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

- Councillor Mervyn Rea

Proposed by Councillor Hollis  
Seconded by Councillor Webb that

**Outline planning permission be refused.**

On the proposal being put to the meeting 3 Members voted in favour, 8 against and 1 abstention.

The Chairman declared the proposal lost.

Proposed by Alderman Agnew  
Seconded by Councillor Duffin that

**the application be approved, subject to conditions being applied following discussion between the applicant and the Senior Planning Officer.**

Councillor Beatty left the Chamber during discussion around the above proposal.

Following discussion Alderman Agnew withdrew the above proposal.

Proposed by Alderman Agnew  
Seconded by Councillor Duffin that

**The application be deferred for one month allowing further consideration by officers and Members.**

**It was agreed that the application be deferred for one month.**

*ACTION BY: John Linden.*

Councillor Beatty returned to the Chamber.

ITEM 3.5 - APPLICATION NO: T/2014/0538/F

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**PROPOSAL:** Erection of dwelling and associated site works

**SITE/LOCATION:** Site adjacent to No.7 Innishmoyne Green, Antrim

**APPLICANT:** Danbury Associates Ltd

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John Linden, Head of Planning, introduced the Planning Report to the Committee, the previous recommendation prior to deferral being to refuse planning permission. He advised that should the Committee formally propose to grant planning permission on the basis of the amendments made, draft conditions were being recommended.

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

- Councillor Nigel Kells

Proposed by Councillor Hogg

Seconded by Councillor Webb that

**Planning permission be granted subject to the application of conditions.**

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 1 abstention.

**It was agreed that planning permission be granted for the application subject to the draft conditions set out in the Addendum Report attached to the Planning Report.**

The reason for the decision contrary to the Officer recommendation was that Members considered that the policy presumption against loss of open space set out in PPS 8 could be set aside in this particular case as the area in question served no useful recreational or amenity function and that there was adequate open space in the vicinity i.e. Castle Gardens. In addition it was considered the proposed dwelling would meet PPS 7 and blend in with its surroundings and maintain the open aspect to the site frontage.

The Committee also indicated that the Council should look positively at any approach by the applicant to transfer the open area to the site frontage to the Council's ownership, but that this was not a prerequisite of the grant of planning permission.

*ACTION BY: John Linden.*

## NON-DETERMINATION APPEALS

### ITEM 3.6 - APPLICATION NO: T/2014/0481/F (NON-DETERMINATION APPEAL)

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#### **PROPOSED INSTALLATION OF A 250KW WIND TURBINE ON A TUBULAR TOWER WITH A BLADE TIP HEIGHT UP TO 47M WITH SWITCH ROOM/SUBSTATION AND ASSOCIATED ANCILLARY WORKS ON LAND 247M WEST OF 72 BOGHILL ROAD, NEWTOWNABBEY**

Johanne McKendry, Senior Planning Officer, introduced the Planning Report on this non-determination appeal to the Committee and made a recommendation that the Committee approves the submission of draft reasons of refusal as set out in the report to the Planning Appeals Commission.

The Mayor, Councillor Hogg, recorded that as a Member of the Belfast Hills Partnership, he had declared an interest and absented from any meetings or discussions on the above application.

Proposed by Councillor Duffin  
Seconded by Councillor Bingham that

**The recommendation be approved.**

On the proposal being put to the meeting 11 Members voted in favour, none against and 1 abstention.

**It was agreed that the following draft reasons of refusal be submitted to the Planning Appeals Commission -**

1. The proposal is contrary to: Planning Policy Statement 1 'General Principles'; and Policy RE 1 'Renewable Energy Development' of Planning Policy Statement 18 'Renewable Energy' in that it has not been demonstrated that the proposed turbine will not give rise to unacceptable noise and harm the amenity of nearby noise sensitive receptors.
2. The proposal is contrary to RE1 'Renewable Energy Development' of Planning Policy Statement 18 'Renewable Energy' in that the proposal is likely to have an unacceptable adverse visual impact upon the amenity and character of the area due to the individual visual impact of the proposal and the cumulative visual impact with other existing and proposed wind turbine development in the vicinity.

*ACTION BY: John Linden.*



**ENFORCEMENT INJUNCTION PROCEEDINGS RELATING TO KILLEAD AIR LODGE,  
CRUMLIN**

John Linden, Head of Planning, introduced the report. The Planning Committee had been briefed on this matter at the May Committee Meeting, when Members agreed for Officers to continue with the injunction proceedings commenced by DOE Planning in relation to this enforcement case. The matter came before the High Court on Monday 1 June 2015 and the application for an interim injunction was heard.

During proceedings, Paul McLaughlin BL, acting for the Council, asked the court to consider granting a final injunction, as opposed to an interim (temporary) injunction. Mr Justice Deeny granted a final injunction which takes effect on 22 June 2015. The effect of the injunction would be that should the operator, after this date, continue to use the lands at Killead Air Lodge for car parking for users of Belfast International Airport for financial consideration, they would be in contempt of court and liable to potential imprisonment.

The Enforcement Team would now be monitoring the site to ensure compliance with the Court judgement.

Proposed by Councillor Hollis  
Seconded by Councillor Duffin that

**that the report be noted.**

*ACTION BY: John Linden.*

Councillor Hogg left the Chamber.

## OTHER PLANNING MATTERS

Alderman Campbell and the Chief Executive left the Chamber for consideration of the undernoted item having declared an interest.

### ITEM 3.8 - APPLICATION NO: U/2013/0147/O (PRE-DETERMINATION HEARING)

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#### **MAJOR PLANNING APPLICATION FOR REDEVELOPMENT OF THE UNIVERSITY OF ULSTER JORDANSTOWN**

John Linden, Head of Planning, introduced the Planning Report. He reminded Members that the Planning Committee had been briefed on this matter at the May Committee Meeting, when Members unanimously agreed that a Pre-Determination hearing should take place with the detailed arrangements delegated to Officers.

Members had recently been canvassed on potential dates for this hearing, the date proposed being 2 July 2015 at 6.30pm in the Linen Suite at Mossley Mill.

Proposed by Councillor Bingham  
Seconded by Councillor Duffin that

**the recommendation be approved.**

On the proposal being put to the meeting 10 Members voted in favour.

**It was agreed that the Pre-Determination Hearing for Planning Application No: U/2013/0147/F be held at 6.30pm on Thursday 2 July in the Linen Suite, Mossley Mill with the detailed arrangements delegated to Officers.**

*ACTION BY: John Linden.*

Alderman Campbell and the Chief Executive returned to the Chamber.

Councillor Duffin left the Chamber for consideration of the undernoted item having declared an interest.

### **ITEM 3.9 - APPLICATION LA03/2015/0014/F (PRE-DETERMINATION HEARING)**

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#### **MAJOR PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LANDS AT BELMONT ROAD, ANTRIM.**

John Linden, Head of Planning, introduced the report on planning application LA03/2015/0014/F which sought full planning permission for the proposed development of 400 residential units comprising of apartments, townhouses, semi-detached and detached dwellings along with mixed use facilities comprising of 2 no. retail units and crèche. Also included were new access points off Belmont Road, along with associated garages, landscape features and all other associated site works on lands at Belmont Road, approx. 20m south of Greenvale Road and Belmont Cemetery, Antrim.

The application, submitted at the end of March 2015, represented one of the largest proposals for residential development currently under consideration by the Council and as a major application the final decision would rest with the Planning Committee.

The application had already elicited a considerable level of local comment and forty one (41) objections have been received from residents in the area. A Public Petition with one thousand one hundred and eighty two (1,182) signatures was laid in the NI Assembly on 27 April 2015. The full representations made regarding this proposal were available for Members to view online at the Planning Portal ([www.planningni.gov.uk](http://www.planningni.gov.uk)).

While it was still relatively early in the assessment process for this particular application, Officers consider it would benefit from a Pre-Determination Hearing under Section 30 (4) of the Planning Act 2011 prior to a Case Officer report being presented to Members at a future meeting of the Planning Committee. Such a hearing would provide an opportunity for Members to examine, explore and probe the detail and issues pertaining to this particular application and thus help inform the decision making process.

Officers were at this time still awaiting responses following the wide range of consultations that had taken place to assess the likely impacts arising from the development. The bodies consulted included the Northern Ireland Environment Agency, NI Water, Transport NI, DARD Rivers Agency, DCAL Inland Fisheries Group and the Council's Environmental Health Section.

Accordingly it was anticipated that any Pre-Determination Hearing would likely take place towards the end of the summer. Nevertheless agreeing this course of action at this time would allow Officers to provide advance notification to the developer and those who have made representations that the Committee intends to examine all the issues associated with this application through a Pre-Determination Hearing.

Subject to Committee agreement, the timing and details for a Pre-Determination Hearing in this case would be made available by Officers on the Council's website.

Proposed by Alderman Smyth  
Seconded by Councillor Bingham that

**the recommendation be approved.**

On the proposal being put to the meeting 10 Members voted in favour.

**It was agreed that the Pre-Determination Hearing take place for Planning Application LA03/2015/0014/F with the date and detailed arrangements being delegated to Officers.**

*ACTION BY: John Linden.*

Councillor Duffin returned to the Chamber.

Councillor Ross left the Chamber for consideration of the undernoted item having declared an interest.

### **ITEM 3.10 - APPLICATION LA03/2015/0051/F (PRE-DETERMINATION HEARING)**

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#### **MAJOR PLANNING APPLICATION FOR A PROPOSED PIG FARM ON LANDS AT REAHILL ROAD, NEWTOWNABBEY**

John Linden, Head of Planning, introduced the report on planning application LA03/2015/0051/F which sought full planning permission for the proposed development of a pig farm to include 4 no. pig sheds, 1 no. mill building, 1 no. office building, 2 no. anaerobic digester tanks, 1 no. silo bay, 1 no. digestate lagoon and 1 no. attenuation lagoon and ancillary works to include access road and associated landscaping on lands 166m North West of 10 Reahill Road, Newtownabbey. The application was accompanied by an Environmental Statement.

The application, submitted at the end of March 2015, represented the largest intensive livestock installation currently under consideration by the Council and as a major application the final decision would rest with the Planning Committee.

The application had already elicited a considerable level of local comment and over 400 individual letters of objection had been received. An electronic petition with in excess of 100,000 signatories had also been received by the Planning Section. Initial representations made regarding this proposal were available for Members to view online at the Planning Portal ([www.planningni.gov.uk](http://www.planningni.gov.uk)).

While it was still relatively early in the assessment process for this particular application, Officers consider it would benefit from a Pre-Determination Hearing under Section 30 (4) of the Planning Act 2011 prior to a Case Officer report being presented to Members at a future meeting of the Planning Committee. Such a hearing would provide an opportunity for Members to examine, explore and probe the detail and issues pertaining to this particular application and thus help inform the decision making process.

Officers were at this time still awaiting responses following the wide range of consultations that had taken place to assess the likely impacts arising from the development. The bodies consulted included the Northern Ireland Environment Agency, the Mid and East Antrim Shared Environmental Service, the Public Health agency, NI Water, Transport NI, DARD Rivers Agency, DARD Veterinary Services and DARD Livestock Production.

Accordingly it was anticipated that any Pre-Determination Hearing would likely take place towards the end of the summer. Nevertheless agreeing this course of action at this time would allow Officers to provide advance notification to the developer and those who had made representations that the Committee intends to examine all the issues associated with this application through a Pre-Determination Hearing. Subject to Committee agreement, the timing and details for a Pre-Determination Hearing in this case would be made available by Officers on the Council's website.

Proposed by Councillor Webb  
Seconded by Councillor Hollis that

**the recommendation be approved.**

On the proposal being put to the meeting 10 Members voted in favour.

**It was agreed that a Pre-Determination Hearing take place for Planning Application LA03/2015/0051/F with the date and detailed arrangements being delegated to Officers.**

*ACTION BY: John Linden.*

Councillor Ross returned to the Chamber.

**ITEM 3.11 - NOTIFICATIONS BY THE DEPARTMENT OF THE ENVIRONMENT UNDER SECTION 26 OF THE PLANNING ACT (NORTHERN IRELAND) 2011 - JURISDICTION IN RELATION TO APPLICATIONS OF REGIONAL SIGNIFICANCE**

John Linden, Head of Planning, introduced the report outlining the Department of the Environment had written to Council under the provisions of Section 26 of the 2011 Planning Act, a copy of which was circulated, to indicate that it had advised the prospective applicants for the undernoted two planning proposals that any planning application should be submitted directly to the Department of the Environment for determination.

1. Proposed solar farm, 99 Dublin Road, Antrim
2. Proposed abstraction of sand from the bed of Lough Neagh from the 'pumping grounds' a dedicated area towards the north western shore of Lough Neagh and the landing of the sand at 1 of 8 designated processing facilities.

Proposed by Councillor Duffin  
Seconded by Councillor Beatty that

**the recommendation be approved and the report noted.**

On the proposal being put to the meeting 11 Members voted in favour.

*ACTION BY: John Linden.*

Councillor Webb left the Chamber during discussion of the next item.

### **ITEM 3.12 - PERFORMANCE FOR 2014/15 FOR THE LEGACY ANTRIM AND NEWTOWABBEY COUNCIL CLUSTER**

John Linden, Head of Planning, introduced his report providing performance statistics recently made available by the Department of the Environment for the 12 month period up to transfer of local planning powers to the Council on 1 April 2015. These were summarised in table form, a copy of which had been circulated, and indicate that the total number of planning applications recorded as having been received across the two legacy Councils for the period 1 April 2014 to 31 March 2015 was 862. During the same period 777 decisions were issued. This divergence, namely a greater number of applications received than issued, had resulted in an increase during the year in the overall number of live applications. It was considered that this had come about as a result of the limited staffing level for the Council cluster during Autumn/Winter 2014 and the subsequent disruption caused by the transfer of staff from DOE to the new Council during the Spring period 2015.

Notwithstanding the slight overall increase in live applications the actual performance recorded by the teams for Antrim and Newtownabbey was excellent with both core Ministerial targets met. Of particular importance was the ongoing reduction in 12 month plus backlog cases which fell from 27 to 11 by 31 March 2015. This indicated a focussed approach by staff prioritising relevant cases and seeking to ensure that the new Council would not be burdened by a large number of historic planning application cases that had not been determined by DOE Planning.

Enforcement performance did not meet the Ministerial target and disappointingly the team ended the year with the same number of 2 year plus cases as it started with. There were a number of factors that contributed to this performance. Firstly, it should be noted that closing historic enforcement cases is not just as straightforward as seeking to process historic planning application cases to an outcome. If a planning dispute had reached the formal enforcement stage, including potential Court action, then it cannot simply be closed. Such cases were often complex and require lengthy investigation. In addition it should be noted that some headway in reducing the number of older cases had been made by the Enforcement Team up until Autumn 2014. After this time additional enforcement cases, often more complex waste and mineral cases, began to be transferred from the Department's Planning HQ to the Local Offices in preparation for the transfer of powers. Finally with the transfer of DOE staff to the Council in January 2015 a completely new Enforcement Team had to be set up.

Overall the DOE Statistics indicated a very strong performance by the team for Antrim and Newtownabbey despite limited resources during 2014/15. While effectively a new planning team had now been put in place for the Council with the transfer of local planning powers on 1 April 2015, this culture of strong performance combined with a professional and experienced senior staff complement bodes well for future performance across the new planning functions once these are bedded down.

Members congratulated officers on the statistics to date and the performance culture going forward.



Proposed by Councillor Bingham  
Seconded by Councillor Beatty that

**that recommendation be approved and the report noted.**

On the proposal being put to the meeting 10 Members voted in favour.

*ACTION BY: John Linden.*

The Head of Planning sought the Chairman's permission to take items 3.13 and 3.14 within Part Two of the Meeting.

### **ITEM 3.15 - DELEGATED PLANNING DECISIONS AND APPEALS**

John Linden, Head of Planning, introduced the report referring to the list of planning decisions issued by Officers during May 2015 under delegated powers, a copy of which was circulated for Members attention, together with information received this month on planning appeals.

Mr Linden added this information would become a standing Agenda item in future.

Proposed by Councillor Bingham  
Seconded by Councillor Beatty that

**the recommendation be approved and the report noted.**

On the proposal being put to the meeting 10 Members voted in favour.

*ACTION BY: John Linden.*

Councillor Webb returned to the Chamber during discussion of the next item.

## **PART TWO - FORWARD PLANNING MATTERS - LOCAL DEVELOPMENT PLAN, PLANNING POLICY AND CONSERVATION**

### **ITEM 3.16 - P/PLA/01 PREPARATION OF STATEMENT OF COMMUNITY INVOLVEMENT**

Sharon Mossman, Forward Planning and Policy Manager, introduced the report, and referred to a report previously presented to the Shadow Planning Committee in November 2014 with the paper "Towards a Local Development Plan", a copy of which was circulated. This paper included information on the Statement of Community Involvement (SCI) which the Council was required to prepare under the Planning Act (Northern Ireland 2011).

The SCI would outline how the Council proposed to engage with the community and stakeholders in exercising its planning functions - both development plan and development management (i.e. the processing of planning applications).

In relation to the development plan function the Council was legally required to have the SCI in place before the publication of the first formal document to be produced as part of the new Local Development Plan process, namely the Preferred Options Paper (POP) for the Council's Plan Strategy. The SCI can therefore be viewed as the first key stage in the preparation of the Local Development Plan.

In relation to the development management function, Members would recall that Officers previously agreed to provide a report to the Committee regarding options for neighbour notification on planning applications. It was intended that this report would be brought forward to Members in August 2015 and subject to the agreement of the Committee this would then form part of the Council's SCI.

The main stages of the SCI were set out in the circulated Table 1.

It was important to note that under the Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 that **before preparing** an SCI the Council must also consider whether it was appropriate to invite representations from persons who had an interest in development in the Borough. If public consultation was undertaken on the SCI then the Council must also take into account any representations received before the document was sent to the Department of the Environment (DOE) for its agreement. Finally the SCI Regulations also place an obligation on the Council to keep the SCI under regular review.

Officers consider it would be appropriate for the Council to invite representations on its SCI in the interests of transparency and citizen participation. If the Council agreed that it should carry out this discretionary public consultation, Officers would take forward the detailed arrangements for community participation.

Therefore it was proposed, as the first stage of the SCI process, to bring forward a report regarding the issue of neighbour notification to the August Planning Committee meeting. Subject to agreement of this report by the Council a draft SCI would be prepared for both development plan and development management and presented to Members in September. Subject to Council agreement of the draft SCI the document would then be made available for public consultation.

Proposed by Alderman Smyth  
Seconded by Councillor Beatty that

**the recommendation be approved.**

On the proposal being put to the meeting 11 Members voted in favour.

**It was agreed that representations be invited from the public on a draft SCI prior to submitting this to DOE for its agreement under the Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 and that a details paper regarding Neighbourhood Notification be brought to Committee in August.**

*ACTION BY: John Linden / Sharon Mossman.*

### **ITEM 3.17 - P/PLA/02 LOCAL DEVELOPMENT PLAN WORKSHOPS FOR MEMBERS BY DISTRICT ELECTORAL AREA**

Sharon Mossman, Forward Planning and Policy Manager, introduced the report outlining the first key document to be produced as part of the new Local Development Plan process for Antrim and Newtownabbey would be the Preferred Options Paper for the Council's Plan Strategy document.

Officers consider it essential that the views of Members be sought at an early stage regarding the strategic planning needs of the Borough. One of the key requirements of the preparation of the local development plan would be a sound evidence base and the gathering of Members' views and information exchange with Officers will help support this process.

It was therefore proposed that a series of workshops be held with Members, based upon District Electoral Areas (DEA), to gather strategic planning issues for consideration in preparation of the Plan Strategy. It was proposed that the workshops be held during the months of September/October 2015. Members would be able to attend any of the workshops organised, although the focus of each one would be the particular DEA in question. A report on key findings for each of the DEAs would subsequently be prepared and circulated to Members.

It was also anticipated that further workshops or discussion forums may follow for all Members to focus on specific topic areas such as housing, etc.

The Director of Community Planning and Regeneration clarified that these workshops would be for Members only.

Proposed by Alderman Smyth  
Seconded by Councillor Beatty that

**the recommendation be approved.**

On the proposal being put to the meeting 11 Members voted in favour.

**It was agreed that a series of DEA workshops for Members be held in September/October to gather their views on strategic issues to inform the preparation of the Preferred Options Paper for the Council's Plan Strategy.**

*ACTION BY: John Linden / Sharon Mossman.*

### **ITEM 3.18 - P/PLA/3 CONSULATATION BY THE NORTHERN IRELAND ENVIRONMENT AGENCY ON THE DRAFT NORTHERN IRELAND REGIONAL LANDSCAPE CHARACTER ASSESSMENT**

Sharon Mossman, Forward Planning and Policy Manager, introduced the report outlining that the Northern Ireland Local Government Association (NILGA) had written to the Council regarding the public consultation being undertaken by NIEA of a draft Northern Ireland Regional Landscape Character Assessment (NIRLCA).

The document was available to download at:

<http://www.doeni.gov.uk/niea/nirlca-update-14-april-2015.pdf>.

An interactive consultation map was also available at:

<http://luc.maps.arcgis.com/apps/webappviewer/index.html?id=a166db7cf5134b4984b9c7ba3b3870d8>.

The NIRLCA identifies 26 Regional Landscape Character Areas across Northern Ireland and sets out the special characters of each of these landscape areas, seeking to draw together information on people and place and the combinations of nature, culture and perception that make each location in Northern Ireland unique. The NIRLCA follows on from the Landscape Charter launched by Environment Minister Mark H Durkan in January 2014 (see **enclosure**). At that time the Minister made a commitment to producing NIRLCA to provide a sound evidence base for landscape in Northern Ireland and to aid the preparation of new local development plans by the Councils.

NILGA had advised that the Council should consider the report and make any recommendations/comments direct to NIEA.

As stated above the draft NIRLCA report was a regional assessment of landscape character. It followed on from the Northern Ireland Landscape Character Assessment prepared on behalf of DOE by Environmental Resources Management in 2000. This Report identified 130 Landscape Character Areas (LCA) across Northern Ireland. In this original report, the Antrim and Newtownabbey Council area fell within 16 of the 130 LCAs identified. The 16 were as follows:-

- Lower Bann Valley (No. 52)
- Long Mountain Range (No. 58)
- River Main Valley (No. 60)
- North Lough Neagh Shores (No. 61)
- East Lough Neagh Points (No. 62)
- Carrickfergus Upland Pastures (No. 98)
- Upper Ballinderry Plateau (No. 109)
- Derrykillultagh (No. 110)
- Divis Summits (No. 111)

- Expansive Crumlin Farmland (No.113)
- Three and Six Mile Water Valleys (No.114)
- Tardee and Six Mile Water Slopes (No. 115)
- Ballymena Farmland (No. 116)
- Tardee Upland Pastures (No. 125)
- Carrickfergus Shoreland (No. 129)
- Carrickfergus Farmed Escarpment (No. 130)

Under the draft regional assessment, the Council now fell within 4 of the new 26 Regional LCAs as follows:-

- Lough Neagh Basin (No. 14)
- Maine and Braid River Valley (No. 17)
- South Antrim Hills and Six Mile Water (No. 19)
- Belfast Lough and Islandmagee (No. 20)

While there was a smaller number of LCAs in the draft NIRLCA, as they are regional in nature, it was considered the information provided on these lacks the level of detail that was previously contained within the 2000 assessment. It was not made clear from the draft what the status of the previous LCAs will be, after the publication of the final NIRLCA.

Officers in the Planning Section having reviewed the NIRLCA document were of the opinion that further clarification should be sought on the role and purpose of the document in the preparation of the local development plan, the status of the 1999 assessments and also clarification on relative responsibilities of DOE and the Council in assessment of landscape matters.

Proposed by Alderman Smyth  
Seconded by Councillor Beatty that

**the recommendation be approved.**

On the proposal being put to the meeting 10 Members voted in favour.

**It was agreed that the Committee note the draft NIRLCA document and agree to Officers writing to NIEA to seek clarification on the issues highlighted.**

*ACTION BY: John Linden / Sharon Mossman.*

### **ITEM 3.13 - PLANNING CONFERENCE ON 29 SEPTEMBER 2015 AT THE BABY GRAND, BELFAST**

John Linden, Head of Planning, introduced the report outlining details for the Agenda NI ½ day Planning Conference entitled “Making Planning Work for People” on 29 September 2015 in the Baby Grand, Belfast. A copy of the notice had been circulated highlighting the speaker panel included the DOE Minister, Mark H Durkan, Stewart Beattie QC and Councillor Robert Logan, Chairperson of the Mid and East Antrim Planning Committee.

The conference would examine issues around the future of planning in Northern Ireland following the transfer of the majority of planning powers to the new Councils and would also consider progress to date in the implementation of the new planning system.

Officers considered this conference would provide an important opportunity for Members and Officers to see how the transfer of planning powers were being taken forward across Northern Ireland.

The discounted delegate fee for local government sector was £150 + VAT.

Proposed by Councillor Bingham  
Seconded by Councillor Duffin that

**the Chairperson and Vice Chairperson (or their nominees) and relevant Officers attend the Agenda NI Planning Conference on 29 September 2015.**

*ACTION BY: John Linden.*

#### **ITEM 3.14 - ULSTER ARCHITECTURAL HERITAGE SOCIETY AND IRISH GEORGIAN SOCIETY SUMMER SCHOOL 25-27 JUNE IN ARMAGH AND MONAGHAN**

John Linden, Head of Planning, introduced the report outlining that the Ulster Architectural Heritage Society, in conjunction with the Irish Georgian Society, was running a 3 day Summer School from 25-27 June 2015 based in Armagh and Monaghan. A copy of the brochure was circulated and delegate fees were as follows:

- 3 Days £210
- Day 1 £80
- Day 2 £80
- Day 3 £70

A key theme of the event would be conservation and regeneration for community benefit which would demonstrate the critical importance of built heritage in maintaining the distinctive qualities of the region and supporting the growth of tourism, economic development and prosperity.

Having reviewed the programme Officers consider the first day of the Summer School based in Armagh would provide the greatest benefit for attendance.

Proposed by Councillor Hollis  
Seconded by Councillor Duffin that

**the Chairperson (or their nominee) accompanied by a relevant Officer(s) attend the first day at the Ulster Architectural Heritage Society and Irish Georgian Society Summer School on 25 June 2015.**

*ACTION BY: John Linden.*

The Chairman expressed appreciation to all Officers and there being no further Committee business the Meeting concluded at 9.25pm.

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**MAYOR**