



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON TUESDAY 18 MARCH 2025 AT 6.00 PM**

In the Chair	: Councillor J Archibald-Brown	
Committee Members Present (In Person)	: Aldermen - T Campbell and M Magill Councillors – A Bennington, S Cosgrove, H Cushinan, R Foster, R Kinnear, R Lynch, AM Logue and B Webb	
Committee Members Present (Remotely)	: Councillor Flanagan	
Non-Committee Members Present (In Person)	: Councillors – P Dunlop, M Ní Chonghaile, L O'Hagan and L Smyth	
Public Speakers	: Councillor Leah Smyth Councillor Lucille O'Hagan John Blair MLA Dawn Aiken Joanne Elder Stewart Beattie Thomas Bell Tim Cousins James Stewart-Irvine George Peel Karl Rainey Jennifer Rainey Michael Rainey Damien Broderick Andrew McKelvey Leeane Kearney Gemma Jobling Carole Bodels Damien McLaughlin Sean O'Kane Lisa Shannon Richard Bowman David Sheppard Adam Larkin Arthur Magill Chris Cassidy Sonia McLaughlin	In Support, Item 3.1 In Objection, Item 3.1 In Objection, Item 3.1 In Objection, Item 3.1 In Objection, Item 3.1 In Support, Consultant, Item 3.1 In Support, Agent, Item 3.1 In Support, Consultant, Item 3.1 In Support, Applicant, Item 3.2 In Support, Applicant, Item 3.2 In Objection, Item 3.3 In Objection, Item 3.3 In Objection, Item 3.3 In Support, Agent, Item 3.3 In Support, Applicant, Item 3.3 In Support, Consultant, Item 3.3 In Support, Agent, Items 3.4 & 3.8 In Objection, Item 3.5 In Support, Agent, Item 3.5 In Support, Applicant, Item 3.5 In Support, Agent, Item 3.6 In Support, Agent, Item 3.6 In Support, Consultant, Item 3.6 In Support, Agent, Item 3.7 In Support, Applicant, Item 3.10 In Support, Agent, Item 3.13 In Objection, Item 3.14

Clare Hamilton
Colleen McMahon

In Objection, Item 3.14
In Objection, Item 3.15

Officers Present : Director of Economic Development and Planning - M McAlister
Deputy Director of Planning and Building Control – S Mossman
Borough Lawyer and Head of Legal Services – P Casey
Head of Planning Development Management – B Diamond
Senior Planning Officer – J McKendry
Senior Planning Officer – A Wilson
Senior Planning Officer – A Leathem
Planning Officer – M Poots
ICT Helpdesk Officer – D Mason
Member Services Officer – L Irwin

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the March Planning Committee Meeting. She congratulated Alderman Magill on the recent birth of his daughter. The Chairperson also welcomed Planning Officer Morgan Poots who was attending the meeting for training purposes.

The Chairperson reminded all present of the protocol for speaking, timeframes accorded and of the audio recording procedures.

The Chairperson further advised that Addendum reports relating to Items 3.1, 3.3, 3.6, 3.7, 3.10 and 3.13, 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. She explained that in the Site Visit Report the attendees and apologies had been switched in error.

The Chairperson further advised Members that Item 3.9 had been withdrawn by Officers and 3.11 had been withdrawn by the applicant.

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.

1 APOLOGIES

None

2 DECLARATIONS OF INTEREST

Items 3.1, 3.6, 3.7 and 3.12 – Councillor Archibald-Brown
Item 3.1 – Councillor Lynch
Item 3.2 – Alderman Magill

Having declared an interest in item 3.1, Councillor Archibald-Brown left the Chamber and Councillor Cosgrove assumed the role of Chairperson at this point.

Councillor Lynch also left the Chamber, having declared an interest.

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2023/0822/F

PROPOSAL:	Development of 38 No. units for active elderly residents (over 55's) – 35 No. 2 Bed Apartments & 3 No. 1 Bed Apartments.
SITE/LOCATION:	Lands approximately 100m east of No's 23, 25, 27, 29a and 29 Dublin Road, Antrim and accessed from Bridge Street, Antrim (opposite No.11 Bridge Street).
APPLICANT:	Mainline Contracts Ltd

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

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

Councillor Leah Smyth	In Support
Councillor Lucille O'Hagan	In Objection
John Blair MLA	In Objection
Dawn Aiken	In Objection
Joanne Elder	In Objection
Stewart Beattie	In Support/Consultant
Thomas Bell	In Support/Agent
Dr Philip Hull	In Support/Consultant (for questions)
Tim Cousins	In Support/Consultant (for questions)
James Wright	In Support/Consultant (for questions)

Proposed by Alderman Campbell

Seconded by Councillor Foster that planning permission be granted.

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

that planning permission be granted for the application subject to the Conditions set out in the Planning Report and finalisation of the Section 76 agreement which was delegated to Officers.

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

Councillor Archibald-Brown returned to the Chamber at this point and resumed as Chair.

Councillor Lynch returned to the Chamber following Item 3.1.

Having declared an interest, Alderman Magill left the Chamber at item 3.2.

ITEM 3.2 APPLICATION NO: LA03/2024/0760/S54

PROPOSAL:	Application for landfilling of non-inert, non-hazardous wastes including revisions to phasing, restoration and surface water management schemes (Variation of conditions 10, 11 and 16 from approval U/2007/0189/F regarding approved plans and netting system)
SITE/LOCATION:	Cottonmount Landfill, 140 Mallusk Road, Grange Of Mallusk, Newtownabbey, BT36 4QN
APPLICANT:	BIFFA Waste Services Ltd

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

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

James Stewart-Irvine	In Support/Applicant
George Peel	In Support/Applicant (for questions)

Proposed by Alderman Campbell
Seconded by Councillor Webb that Section 54 planning permission be granted.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

that Section 54 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

Alderman Magill returned to the Chamber following Item 3.2.

ITEM 3.3 APPLICATION NO: LA03/2024/0704/S54

PROPOSAL:	Proposed erection of 1 no. storage and distribution centre and 3 no. light industrial units (Variation of Condition 7 from planning approval LA03/2022/0726/F regarding the submission of a landscaping scheme).
SITE/LOCATION:	Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey.
APPLICANT:	Kenmark No 2. Ltd

Alicia Leathem, Senior Planning Officer, introduced the Planning Report and associated Addendum Report to the Committee and made a recommendation to grant Section 54 planning permission.

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

Karl Rainey	In Objection
Jennifer Rainey	In Objection
Michael Rainey	In Objection
Damien Broderick	In Support/Agent
Leeane Kearney	In Support/Consultant
Andrew McKelvey	In Support/Applicant (for questions)

Proposed by Councillor Foster

Seconded by Alderman Magill that Section 54 planning permission be granted.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 2 abstentions, and it was agreed

that Section 54 planning permission be granted for the application subject to the Conditions set out in the Planning Report including an additional condition in relation to weed spraying twice per year and recorded evidence of this to be kept and provided to Council Officers upon request.

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

Councillors Cushinan and Webb left and returned to the Chamber during Item 3.4 and therefore could not take part in the vote.

ITEM 3.4 APPLICATION NO: LA03/2024/0611/F

PROPOSAL:	Extension of existing storage and distribution facility to erect new warehouse, with associated circulation areas, ground works and boundary treatments.
SITE/LOCATION:	Lands approx. 80m south of no. 17 Dundrod Road and approx. 50m north of 15A Dundrod Road, Nutts Corner, Crumlin, BT29 4GD
APPLICANT:	Bondelivery

Alicia Leathem, 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 –

Gemma Jobling	In Support/Agent
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Proposed by Alderman Campbell

Seconded by Councillor Logue that planning permission be granted.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions, and 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 & Building Control

The meeting adjourned at 8.00pm for a 15-minute comfort break and resumed at 8.15pm.

ITEM 3.5 APPLICATION NO: LA03/2024/0049/F

PROPOSAL: Residential development and renovation of existing dwelling (no. 1 Circular Road) to provide 25no. dwellings, consisting of 6no. detached, 1no. chalet bungalow and 18no. apartments. Proposal includes garages, bike stores, car parking, landscaping and all associated site works.

SITE/LOCATION: 1 Circular Road, Jordanstown, BT37 0RA

APPLICANT: Sean O'Kane

Johanne McKendry, 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 –

Carole Bodels	In Objection
Damien McLaughlin	In Support/Agent
Sean O'Kane	In Support/Applicant

Proposed by Alderman Campbell

Seconded by Councillor Foster that planning permission be refused on the grounds of scale and density.

On the proposal being put to the meeting 2 Members voted in favour, 10 against and 0 absentions. The proposal was declared not carried.

In favour: Alderman Campbell
Councillor Foster

Against: Alderman Magill
Councillors – Archibald Brown, Bennington, Cosgrove, Cushinan, Flanagan, Kinnear, Logue, Lynch and Webb

A further proposal was then put to the meeting.

Proposed by Councillor Kinnear
Seconded by Councillor Cosgrove 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 10 Members voted in favour, 2 against and 0 abstentions.

In favour: Alderman Magill
Councillors – Archibald Brown, Bennington, Cosgrove, Cushinan, Flanagan, Kinnear, Logue, Lynch and Webb

Against: Alderman Campbell
Councillor Foster

It was therefore 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 & Building Control

Having declared an interest in Items 3.6 and 3.7, Councillor Archibald-Brown left the Chamber and Councillor Cosgrove assumed the role of Chairperson at this point.

Councillor Lynch left the meeting at this point.

ITEM 3.6 APPLICATION NO: LA03/2024/0435/F

PROPOSAL:	Proposed erection of a 79 MW Battery Energy Storage System (BESS) Facility including MV skids (transformer and inverter), outdoor switchgear compound, DNO substation control room, welfare unit, spare parts container, switch room, new site boundary fencing, new access, and ancillary development works
SITE/LOCATION:	Lands approximately 342m southeast of Kells Substation and approximately 105m east of 43 Doagh Road, Kells, Ballymena BT42 3PP
APPLICANT:	Green Frog Power (Kells) Limited

Ashleigh Wilson, 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 –

Lisa Shannon
Richard Bowman
David Sheppard

In Support/Agent
In Support/Agent (for questions)
In Support/Consultant (for questions)

Councillor Webb indicated that he wished the Committee to move to 'in confidence' to seek advice.

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Webb

Seconded by Councillor Foster and agreed that the meeting move to In Confidence.

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

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Foster

Seconded by Alderman Magill and agreed that having obtained advice,

the meeting move out of 'in confidence' and any remaining Committee business be conducted in Open Session.

The Chairperson apologised for the delay and advised that the audio recording would recommence.

Proposed by Councillor Foster

Seconded by Councillor Webb that planning permission be deferred for a period of two months to enable the applicant to submit further information in relation to the assessment of alternative sites, an additional landscaping proposal and also to facilitate a meeting between the applicant and Planning Officers.

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

that the application be deferred for a period of two months to enable the applicant to submit further information in relation to the assessment of alternative sites, an additional landscaping proposal and also to facilitate a meeting between the applicant and Planning Officers.

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

ITEM 3.7 APPLICATION NO: LA03/2024/0182/F

PROPOSAL:	Battery Energy Storage System (BESS) Facility 100MW including, transformers, switch and control Room, lighting and CCTV, new site boundary fencing, new access, and ancillary development works.
SITE/LOCATION:	Lands approx. 80m west of 92 Parkgate Road, Kells, Ballymena, BT42 3PG
APPLICANT:	Heron Storage Ltd

Ashleigh Wilson, 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 –

Adam Larkin

In Support/Agent

Proposed by Councillor Foster

Seconded by Alderman Campbell that planning permission be deferred for a period of two months to enable the applicant to submit an alternative sites submission, to facilitate a meeting with Planning Officers and to submit a proposal for inclusion of a fire suppression system.

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

that the application be deferred for a period of two months to enable the applicant to submit an alternative sites submission, to facilitate a meeting with Planning Officers and to submit a proposal for inclusion of a fire suppression system.

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

Councillor Archibald-Brown returned to the Chamber at this point and resumed as Chairperson.

Councillor Flanagan experienced technical difficulties during Item 3.8 and was therefore unable to vote on this item.

ITEM 3.8 APPLICATION NO: LA03/2024/0772/F

PROPOSAL:	Retention of extension of servicing yard area (to accommodate external storage areas, storage container, new concrete aggregate bays and raised concrete hardstanding) Proposed replacement portal frame building and 2.5m high security boundary fencing.
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SITE/LOCATION:	37 Mallusk Road, Newtownabbey, BT36 4PP
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APPLICANT:	CFM Ltd
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Ashleigh Wilson, 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 –

Gemma Jobling

In Support/ Agent

Proposed by Councillor Cosgrove

Seconded by Councillor Cushman that planning permission be granted on the grounds that the application would not negatively impact the character and

appearance of the area and a dust management plan be provided.

On the proposal being put to the meeting 3 Members voted in favour, 7 against and 0 abstentions. The proposal was declared not carried.

In favour: Councillors – Archibald-Brown, Cushinan and Cosgrove

Against: Aldermen – Campbell and Magill
Councillors – Bennington, Foster, Kinnear, Logue and Webb

A further proposal was then put to the meeting.

Proposed by Councillor Bennington
Seconded by Alderman Magill that planning permission be refused for the application for the reasons outlined in the Planning Report.

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

In favour: Aldermen – Magill and Campbell
Councillors – Archibald-Brown, Bennington, Cushinan, Foster, Kinnear, Logue and Webb

Against: Councillor Cosgrove

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

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Criterion (K) of Policy PED 9 of Planning Policy Statement 4 in that the inappropriate boundary treatment will negatively impact the character and appearance of the area.**
- 2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Criteria (b) and (f) of Policy PED 9 of PPS 4 in that it has not been demonstrated that the proposal will not harm the amenities of nearby commercial properties by means of dust and it has not been demonstrated that the site is capable of dealing with dust emissions.**

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

ITEM 3.9 APPLICATION NO: LA03/2024/0797/F

PROPOSAL:	Detached garage/store
SITE/LOCATION:	43 Belfast Road, Nutts Corner, Crumlin, BT29 4TH
APPLICANT:	Gary Bates

The Chairperson advised that this Item had been withdrawn by Officers.

Councillor Logue left the meeting at this point.

ITEM 3.10 APPLICATION NO: LA03/2024/0709/O

PROPOSAL:	Site for dwelling on a farm
SITE/LOCATION:	Lands approx. 25m south of 27 Sallybush Road, Newtownabbey, BT36 4TS
APPLICANT:	Arthur Magill

Johanne McKendry, Senior Planning Officer, introduced the Planning Report and associated Addendum 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 –

Arthur Magill

In Support/Applicant

Proposed by Alderman Campbell

Seconded by Councillor Flanagan that outline planning permission be refused.

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

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 and Policy CTY 10 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal does not visually link or cluster with an existing group of buildings on a farm.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal, if permitted, would add to an existing ribbon of development along the Sallybush Road.**
- 3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH5 of Planning Policy Statement 2, Natural Heritage, in that the proposal will result in the loss of a priority habitat.**
- 4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed access fails to blend with the landform and will not integrate into the surrounding landscape and would have a detrimental impact upon rural character.**

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

ITEM 3.11 APPLICATION NO: LA03/2024/0796/O

PROPOSAL:	Site for dwelling on a farm
SITE/LOCATION:	Approx. 20m east of No. 35 Trenchill Road, Ballyclare, BT39 9SJ
APPLICANT:	Ernest Porter

The Chairperson advised that this item had been withdrawn by the applicant.

The Chairperson took Item 3.15 at this point in the meeting.

ITEM 3.15 APPLICATION NO: LA03/2024/0816/S54

PROPOSAL:	Dwelling (Removal of Condition 10 from approval LA03/2024/0350/F regarding windows on eastern elevation)
SITE/LOCATION:	Rear of 34 Glebecoole Park, Newtownabbey, BT36 6HX
APPLICANT:	Framework Construction

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse Section 54 application.

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

Colleen McMahon

In Objection

Proposed by Councillor Archibald-Brown

Seconded by Councillor Kinnear that Section 54 application be refused.

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

that Section 54 planning permission be refused for the following reason:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7, Quality Residential Environments, in that it would result in a detrimental impact on neighbour amenity by way of overlooking and loss of privacy.**

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

Having declared an interest in item 3.12, Councillor Archibald-Brown left the Chamber and Councillor Cosgrove assumed the role of Chairperson at this point.

ITEM 3.12 APPLICATION NO: LA03/2024/0931/S54

PROPOSAL:	Dwelling (Removal of Condition 6 from LA03/2023/0304/O regarding ridge height of dwelling)
SITE/LOCATION:	Lands 45m SW of 24 Kilcross Road, Crumlin
APPLICANT:	Samuel Uprichard

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

There were no public speakers to address this item.

Proposed by Councillor Foster

Seconded by Councillor Bennington that Section 54 planning permission be refused.

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

that 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 Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if the removal of Condition 6 of LA03/2023/0304/O was permitted, a dwelling at this location would appear unduly prominent within the surrounding landscape and cause a detrimental change to the rural character of the area.**

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

Councillor Archibald-Brown returned to the Chamber at this point and resumed as Chairperson.

Alderman Magill left and returned to the Chamber during Item 3.13 and was therefore unable to vote.

ITEM 3.13 APPLICATION NO: LA03/2024/0886/F

PROPOSAL:	Dwelling and Garage
SITE/LOCATION:	Lands approx. 40m East of No. 66 and approximately 30m SW of No. 66a Shore Road, Toomebridge, Antrim, BT41 3NW
APPLICANT:	Barry Murray

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

Chris Cassidy

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Webb that planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 2 against and 0 abstentions, and it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy 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.**
- 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not represent a gap site within an otherwise substantial and continuously built up frontage.**
- 3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site is not located within a cluster which appears as a visual entity in the landscape; and is not located within a cluster which is associated with a focal point or located a crossroads.**
- 4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, in that it has not been demonstrated that access to the site would not prejudice road safety.**

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

ITEM 3.14 APPLICATION NO: LA03/2025/0016/RM

PROPOSAL: Two dwellings

SITE/LOCATION: Approximately 50m southeast of No. 135 Castle Road, Antrim, BT41 4NG

APPLICANT: Joseph Hughes

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the

Committee and made a recommendation to grant Reserved Matters approval.

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

Sonia McLaughlin
Clare Hamilton

In Objection
In Objection

Proposed by Alderman Campbell

Seconded by Councillor Cushinan that Reserved Matters approval be granted.

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

that Reserved Matters planning permission be granted for the application subject to the Conditions set out in the Planning Report with an additional condition requiring a two-metre-high fence along the objectors' boundary, with a landscaping scheme to be implemented and the fence removed once the landscaping has reached a height of 2 metres.

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

PART TWO - OTHER PLANNING MATTERS

ITEM 3.16

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS JANUARY 2025

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) in January 2025.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during January 2025 under delegated powers together with information relating to planning appeals were circulated for Members' information.

3. Planning Appeal Commission Decisions

One (1) appeal was allowed subject to conditions during January 2025 by the PAC.

Planning application:	LA03/2023/0179/F
PAC reference:	2023/A0101
Proposed Development:	The erection of 1 No. detached two storey dwelling and associated site works.
Location:	20 metres south of 21 Abbeyville Place,
Newtownabbey.	

Date of Appeal Submission: 22/01/2024
Date of Appeal Decision: 16/01/2025

A copy of the decision was circulated.

Four (4) appeals were dismissed during January 2025 by the PAC.

Planning application: LA03/2024/0280/O
PAC reference: 2024/A0060
Proposed Development: Dwelling and garage.
Location: 70m northeast of 4a Laurel Lane, Belfast.
Date of Appeal Submission: 23/08/2024
Date of Appeal Decision: 17/01/2025

Planning application: LA03/2024/0230/F
PAC reference: 2024/A0050
Proposed Development: Replacement bungalow.
Location: Lands 110m NE of 25 Ballykennedy Road, Nutts
Corner, Crumlin.
Date of Appeal Submission: 31/07/2024
Date of Appeal Decision: 22/01/2025

Planning application: LA03/2024/0117/F
PAC reference: 2024/A0040
Proposed Development: Hairdressing Salon (retrospective)
Location: 11 Roxhill, Antrim
Date of Appeal Submission: 02/07/2024
Date of Appeal Decision: 22/01/2025

Planning application: LA03/2024/0319/O
PAC reference: 2024/A0066
Proposed Development: Dwelling and garage
Location: 40m SW of 94 Lylehill Road, Templepatrick, BT39
0HL
Date of Appeal Submission: 17/09/2024
Date of Appeal Decision: 30/01/2025

Copies of the decisions were circulated.

Proposed by Councillor Webb
Seconded by Alderman Magill and agreed that

the report be noted.

NO ACTION

ITEM 3.17

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS FEBRUARY 2025

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) in February 2025.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during February 2025 under delegated powers together with information relating to planning appeals were circulated for Members' information.

3. Planning Appeal Commission Decisions

One (1) appeal was allowed subject to conditions during February 2025 by the PAC.

Planning application:	LA03/2023/0136/F
PAC reference:	2023/A0050
Proposed Development:	Proposed shed for agricultural purposes
Location:	250m SE of 16 Rathbeg Road, Antrim BT41 2QS
Date of Appeal Submission:	30/08/2023
Date of Appeal Decision:	20/02/2025

A copy of the decision was circulated.

Four (4) appeals were dismissed during February 2025 by the PAC.

Planning application:	LA03/2023/0894/O
PAC reference:	2023/A0111
Proposed Development:	Dwelling and garage.
Location:	Approximately 100m North West of 20 Blackrock Road, Randalstown, BT41 3LF
Date of Appeal Submission:	19/03/2024
Date of Appeal Decision:	6/02/2025

Planning application:	LA03/2023/0171/F
PAC reference:	2023/A0047
Proposed Development:	Covered Livestock Pen (Retrospective Application)
Location:	65m to the North East of 5e Ballyquillan Road, Aldergrove, Crumlin
Date of Appeal Submission:	31/07/2024
Date of Appeal Decision:	12/02/2025

Planning application:	LA03/2024/0005/F
PAC reference:	2024/A0033

Proposed Development:	Conversion and re-use of existing outbuildings of permanent construction to form 4 no. residential units
Location:	Approximately 35m east of 8A Logwood Road, Ballyclare, BT39 9LR
Date of Appeal Submission:	24/06/2024
Date of Appeal Decision:	19/02/2025
Planning application:	LA03/2024/0209/F
PAC reference:	2024/A0062
Proposed Development:	2 no. apartments
Location:	Adjacent to No. 34 Glebecoole Park, Newtownabbey
Date of Appeal Submission:	24/09/2024
Date of Appeal Decision:	28/02/2025

Copies of the decisions were circulated.

Proposed by Councillor Webb
 Seconded by Alderman Magill and agreed that

the report be noted.

NO ACTION

ITEM 3.18

P/PLAN/1 NORTHERN IRELAND WATER (NIW) CORRESPONDENCE IN RELATION TO WHITEHOUSE WASTE WATER TREATMENT WORKS (WWTW) UPGRADE

1. Purpose

The purpose of this report was to inform Members of a recent update from Northern Ireland Water (NIW) in relation to the Whitehouse WWTW.

2. Key Issues

In November 2023 the Council received a planning application, reference LA03/2023/0852/F, for the upgrade of Whitehouse Wastewater Treatment Works comprising demolition of the existing storm tanks, storage compound and other abandoned infrastructure, and provision of new tanks, elevated pipework to/from the storm tank, pumping stations, the installation and operation of ground-mounted and roof-mounted Solar PV panels, additional odour control provisions, drainage rehabilitation works, internal access roads, new electricity supply infrastructure and all other associated site works including landscaping, security fencing and lighting.

In December 2024 the applicant submitted additional environmental information to progress the application. The planning section is currently undertaking a consultation process in relation to this information.

The Council's Planning Section subsequently received correspondence from NIW, circulated, advising that the project was now delayed indefinitely. NIW had

requested the planning application continued to be processed so that, should funding be provided, the project could be delivered.

Proposed by Councillor Webb
Seconded by Alderman Magill and agreed that

the report be noted.

NO ACTION

ITEM 3.19

ANY OTHER RELEVANT BUSINESS

None.

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Foster

Seconded by Councillor Kinnear and agreed that

the following Committee business be taken In Confidence.

The Chairperson advised that the livestream and audio recording would now cease at this point.

PART TWO OTHER PLANNING MATTERS – IN CONFIDENCE

ITEM 3.20

P/PLAN/1, P/FP/LDP/96 LOCAL DEVELOPMENT PLAN UPDATE IN CONFIDENCE

1. Purpose

The purpose of this report was to provide Planning Committee Members with an update on the Council's Draft Plan Strategy, which was the first part of the Council's new Local Development Plan and specifically preparation for adoption and progress on the Draft Local Policies Plan.

2. Introduction/Background

Officers continued to develop the various topics and work streams relating to the preparation of the Draft Local Policies Plan (DLPP). This included engagement with a number of consultants who had been assisting the Forward Planning Section on either a critical friend or lead consultant basis.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Webb
Seconded by Councillor Foster and agreed that

the report be noted.

NO ACTION

ITEM 3.21

P/PLAN/16 UPDATED NORTHERN IRELAND PLANNING PORTAL SERVICE LEVEL AGREEMENT IN CONFIDENCE

1. Purpose

The purpose of this report was to inform Members of the consultation in relation to the review of the following Service Level Agreements:

- Between the Intelligent Client Function (ICF) and partner Planning Authorities for the NI Planning Portal;
- Between the Regional Property Certificate Unit (RPCU) and Ten NI Councils

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

3. Key Issues

SLA between the Intelligent Client Function (ICF) and partner Planning Authorities for the NI Planning Portal

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

SLA between the Regional Property Certificate Unit (RPCU) and Ten NI Councils

The proposed SLA was circulated, there were no changes to the arrangements within this proposed SLA and the review undertaken was the 3 year review as set out within the original agreement. There were no financial implications arising from this agreement.

Proposed by Councillor Webb
Seconded by Councillor Foster and agreed that

the proposed SLAs be approved.

ACTION BY: Kathryn Bradley, Planning and Economic Development Business Support

PART ONE DECISION ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.22 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Councillor Webb

Seconded by Councillor Foster and unanimously agreed that

enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

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

ITEM 3.23

F/FP/LDP30 TREE PRESERVATION ORDER ON LANDS AT THE JUNCTION OF DOAGH ROAD AND MONKSTOWN AVENUE, NEWTOWNABBAY (TPO/2024/0014/LA03) – IN CONFIDENCE

1. Purpose

The purpose of this report was to provide Members with a recommendation on the confirmation of a Provisional Tree Preservation Order on trees located on lands at the junction of Doagh Road and Monkstown Avenue, Newtownabbey.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Webb
Seconded by Councillor Foster and agreed that

the Provisional TPO be withdrawn and that Planning Enforcement Officers also advise Lidl NI/site owner that should they wish to remove tree(s) at this location in the future, it is recommended that they engage with the public on this matter.

ACTION BY: Simon Thompson, Local Development and Enforcement Manager

ITEM 3.24 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Councillor Webb

Seconded by Councillor Foster and unanimously agreed that

enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

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

ITEM 3.25 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Councillor Webb

Seconded by Councillor Foster and unanimously agreed that

enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

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

ITEM 3.26 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Councillor Webb

Seconded by Councillor Foster and unanimously agreed that

enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

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

ITEM 3.27 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Councillor Webb
Seconded by Councillor Foster and unanimously agreed that

enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

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

ITEM 3.28 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

Sharon Mossman, Deputy Director of Planning and Building Control, introduced the Enforcement Report to the Committee and made a recommendation that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

Proposed by Councillor Webb
Seconded by Councillor Foster and unanimously agreed that

enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

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

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Foster
Seconded by Councillor Bennington 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, Officers and IT staff for their attendance and the meeting concluded at 10.52pm.

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.