



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 20 AUGUST AT 6.30 PM**

- In the Chair** : Councillor H Cushinan
- Committee Members Present** : Aldermen – F Agnew, T Campbell and J Smyth
Councillors - J Bingham, P Brett, D Hollis, R Lynch, M Magill, S Ross and W Webb
- Non-Committee Members Present** : Councillors – R Foster, T Hogg, J McGrath, V McWilliam
- In Attendance** : Mr Ian Turkington - Public Speaker
Ms Paula Lavery – Public Speaker
Mr Maurice Douglas – Public Speaker
Mr Michael Robinson - Public Speaker
Mr Gordon Lyons MLA - Public Speaker
Mr Alistair Burgess - Public Speaker
Mr John Hutcheson - Public Speaker
Mr Robert Gilmour - Public Speaker
Mr Stephen Laughlin - Public Speaker
Ms Ciara Seymour - Public Speaker
Mr Andy Stephens - Public Speaker
Mr Stuart Barnett - Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon
Deputy Chief Executive - Ms M McAlister
Head of Planning - Mr J Linden
Principal Planning Officer - Mr B Diamond
Acting Senior Planning Officer – Mr M O’Reilly
Planning Assistant – Ms Leah Nelson
Projects Development Manager - Ms Claire Minnis
Borough Lawyer - Mr P Casey
Media & Marketing Officer –Ms A Doherty
ICT Officer – Mr A Cole
Head of Governance – Mrs L Johnston
Member Services Manager - Mrs V Lisk

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the monthly Planning Committee Meeting and reminded all present of the protocol for speaking and timeframes accorded.

The Chief Executive 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The Chairperson advised Members that Item 3.1 had been withdrawn by Officers and that additional information had been provided for Item 3.3.

1 APOLOGIES

Alderman Swann.

2 DECLARATIONS OF INTEREST

Item 3.2 – Councillor Ross
Item 3.3 – Councillor Webb

PART ONE DECISIONS ON PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2018/0227/O

PROPOSAL: Site of dwelling and garage
SITE/LOCATION: Approx 120m SW of 142 Seven Mile Straight, Muckamore.
APPLICANT: Mr & Mrs Andy Walker

The Chairperson advised Members that this item had been withdrawn by Officers.

Councillor Ross withdrew from the meeting having declared an interest in the next item.

ITEM 3.2 APPLICATION NO: LA03/2018/0091/RM

PROPOSAL: Proposed crematorium facility and ancillary development
SITE/LOCATION: Lands immediately opposite Ballyearl Arts and Leisure Centre
585 Doagh Road, Newtownabbey, BT36 5RZ
APPLICANT: Antrim and Newtownabbey Borough Council

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to approve reserved matters.

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

- Mr Ian Turkington
- Ms Paula Lavery
- Mr Maurice Douglas

Proposed by Councillor Webb

Seconded by Councillor Brett and unanimously agreed

that reserved matters be approved for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden

Councillor Ross returned to the meeting.

Councillor Webb withdrew from the meeting having declared an interest in the next item.

ITEM 3.3 APPLICATION NO: LA03/2018/0236/O

PROPOSAL: Site of housing development

SITE/LOCATION: Site opposite no's 2-48 (evens) and rear of no's 70-80 (evens) Fernagh Parade, Newtownabbey

APPLICANT: Ulster Garden Villages

Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

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

- Councillor Thomas Hogg
- Councillor Robert Foster
- Mr Michael Robinson
- Mr Gordon Lyons MLA
- Mr Alistair Burgess
- Mr John Hutcheson

Proposed by Councillor Brett

Seconded by Alderman Campbell and

on the proposal being put to the meeting 9 Members voted in favour, 0 against and 1 abstention, it was 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 Policies OS 1 and OS 2 of PPS 8: Open Space, Sport and Recreation, as:
(a) development of the site would result in the loss of an area of open space with consequent detrimental impact on the character, amenity and biodiversity of the locality and no exceptional circumstances have been demonstrated to justify the loss of the open space; and
(b) it has not been demonstrated that an acceptable level of public open space can be achieved within the development.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and criteria (a), (c) and (h) of Policy QD1 of PPS 7: Quality Residential Environments in that it fails to respect the surrounding context and character of the area in terms of layout, and would, if permitted, result in overdevelopment of the site resulting in inadequate provision of public and private open space, and it has not been demonstrated that there will be no unacceptable adverse effects on the proposed properties in terms of noise and vibration nuisance from the adjacent railway line.**
- 3. The proposal is contrary Policy LC 1 of Addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' in that, it does not respect the surrounding context, and it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality.**
- 4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies FLD 3 and FLD 5 of PPS 15: Flood Risk, as it has not been demonstrated, that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from development elsewhere.**
- 5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 1 of PPS 3: Access, Movement and Parking, in that, the proposal fails to demonstrate that facilities to provide pedestrian movement within and between adjoining land uses can be achieved.**

ACTION BY: John Linden

Councillor Webb returned to the meeting.

Councillor Hollis left during the next item.

ITEM 3.4 APPLICATION NO: LA03/2018/0318/F

PROPOSAL: 8 semi-detached dwellings

SITE/LOCATION: 740 Antrim Road, Templepatrick, BT39 0AP

APPLICANT: The Reid Family

Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

- Mr Stephen Laughlin
- Ms Ciara Seymour
- Mr Robert Gilmour

Proposed by Alderman Campbell
Seconded by Councillor Brett and

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

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to Policy HAM 2 of the Newtownabbey Area Plan and Policy SETT 2 of the draft Belfast Metropolitan Area Plan in that it will result in large scale development that is not sensitive to the existing scale, form and character of development exhibited in the small settlement of Millbank.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development represents an overdevelopment of the site as:**
 - it does not respect the surrounding context and is considered to be inappropriate to the character of the site and the settlement of Millbank in terms of layout and density;**
 - the proposed development would result in a pattern of development that is not in keeping with the overall character and environmental quality of this established residential area in the small settlement of Millbank; and**
 - it will have an unacceptable adverse effect on the amenity of proposed occupants.**
- 3. The proposal is contrary to Policy AMP 2 of PPS 3, 'Access, Movement and Parking, , in that it would, if permitted, prejudice the safety and convenience of road users since adequate drainage cannot be provided onto the public road, at the proposed access in accordance with the standards contained in Development Control Advice Note 15.**

ACTION BY: John Linden

ITEM 3.5 APPLICATION NO: LA03/2018/0154/F

- PROPOSAL:** Change of use of ground floor vacant unit to funeral directors, viewing rooms and chapel of rest, including alterations to shop front, extension to rear, provision of car parking, new boundary fence and all other associated site works.
- SITE/LOCATION:** 12 Portland Avenue and vacant hardstanding opposite (formerly 7 Portland Avenue) Glengormley. BT36 4EY
- APPLICANT:** Hugh O'Kane & Co. Ltd
-

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

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

- Councillor Julian McGrath
- Mr Andy Stephens

Proposed by Councillor Brett
Seconded by Councillor Ross

that planning permission be refused on the basis of the adverse impact of the proposal on: neighbouring amenity; the character of the area; and traffic safety

on the proposal being put to the meeting 3 Members voted in favour, 5 against and 2 abstentions, the proposal was declared lost.

In favour: Alderman Smyth
Councillors Brett and Ross

Against: Aldermen Agnew and Campbell
Councillors Cushinan, Lynch and Webb

Abstentions: Councillors Bingham and Magill

A further proposal was then put to the meeting.

Proposed by Alderman Campbell
Seconded by Councillor Webb and

on the proposal being put to the meeting 5 Members voted in favour, 3 against and 2 abstentions, 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

Councillor Brett and Councillor Lynch left the meeting at this point.

ITEM 3.6 APPLICATION NO: LA03/2018/0539/A

PROPOSAL: Retrospective permission for temporary mesh advertising banner.

SITE/LOCATION: 21 Main Street, Ballyclare

APPLICANT: Hagan Homes

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

Proposed by Alderman Smyth
Seconded by Councillor Bingham and unanimously agreed

that advertisement consent be refused for the following reasons:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17: Control of Outdoor Advertisements, in that the signage has an unacceptable detrimental impact on visual amenity of the area.**
- 2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy ATC 3 of the Addendum to PPS 6: Areas of Townscape Character, in that the signage has an unacceptable detrimental impact on the visual amenity of the area and the overall character and appearance of this Area of Townscape Character.**

ACTION BY: John Linden

ITEM 3.7 APPLICATION NO: LA03/2018/0531/A

PROPOSAL: Banner Advertisement – wall mounted

SITE/LOCATION: 46 Old Carrick Road, Newtownabbey, BT37 0UE

APPLICANT: Abbey Kitchens and Bathrooms Ltd

Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse advertisement consent.

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

- Mr Stuart Barnett

Proposed by Alderman Campbell
Seconded by Councillor Cushinan and

on the proposal being put to the meeting 4 Members voted in favour, 2 against and 1 abstention, it was agreed

that advertisement consent be refused for the following reason:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that retention of the proposed signage would result in an unacceptable detrimental impact on the visual amenity on the area and add to a clutter of advertisements at this location.**

ACTION BY: John Linden

Councillor Brett had returned to the Chamber during the Planning Officer's report and was therefore unable to vote on item 3.7.

Alderman Campbell left the meeting at this point.

ITEM 3.8 APPLICATION NO: LA03/2017/0760/F

PROPOSAL: Erection of dwelling and detached garage (Change of house type from previously approved T/2010/0541/RM)

SITE/LOCATION: Site 40m north of 18 Hollybank Road, Parkgate

APPLICANT: Mr Billy Dougan

Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

Proposed by Councillor Bingham
Seconded by Councillor Brett and unanimously agreed

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

ACTION BY: John Linden

PART TWO OTHER PLANNING MATTERS

ITEM 3.9

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during July 2018 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Councillor Brett
Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.10

P/FP/LDP/1 - LOCAL DEVELOPMENT PLAN QUARTERLY UPDATE APRIL – JUNE 2018

The Council's Local Development plan (LDP) Timetable advised that progress reports would be submitted on a quarterly basis to the Planning Committee. This report covers the first quarter of the 2018-2019 Business year (April to June 2018).

Member Workshops on Planning Policy

The Forward Planning Team held a number of workshops on emerging planning policy to be contained within the new Local Development Plan.

On 24th May 2018, a workshop was held on regarding the overarching policy theme "Society" and included the following topics for discussion: Leisure, Health and Wellbeing (including Public Buildings), Movement, and Serving and Connecting the Community.

On 28th June 2018, a workshop was held regarding the overarching policy theme of "Economy" and included tourism, renewables, minerals and advertisements.

Local Development Plan Coastal Stakeholder Meeting

A Local Development Plan Coastal Stakeholder meeting was held at the Gobbins Visitor Centre on 31st May and was attended by those Councils with a coastal boundary as well as interested public body stakeholders. Councils discussed their proposed coastal policy approaches as they move towards Plan Strategy.

Local Development Plan Lough Neagh Lough Beg Forum

The Forward Plan Team continued working in partnership through this cross-boundary working group, with the most recent meeting being held on 6th June 2018. The Councils in attendance discussed consultee responses to a paper prepared by Mid-Ulster District Council on Strategic Issues on Lough Neagh in September 2017.

Regional Minerals Working Group

The first Minerals Working Group was hosted by Causeway Coast and Glens Borough Council on Thursday 14th June. All councils were represented, and both the Department for Infrastructure and the Department for the Economy were in attendance. Mark Patton from the Geological Survey of NI gave an insightful overview of regional geology, and Dr Joseph Mankelov (British Geological Survey) explained the context of Minerals planning in England and Wales. The draft Terms of Reference for

the Working Group were also discussed. It is anticipated that the Group will next meet in September 2018.

Publication of Annual Housing Monitor 2018

The Annual Housing Monitor Report for the Borough was presented to the June Planning Committee and was subsequently posted on the Council's website on the 25th June 2018. Results of the report indicated that there are 12,340 remaining potential dwelling units and 533 hectares of housing land remaining within the settlements of the Borough.

Formulating Policies

Work continued on the formulation of new draft Planning Policy for the Plan Strategy document to be brought forward at further workshops with Members.

Evidence base

The Forward plan Team have continued to update the evidence base to inform the Local Development Plan.

Proposed by Councillor Brett

Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.11

P/FP/LDP/112 LOCAL DEVELOPMENT PLAN - METROPOLITAN AREA SPATIAL WORKING GROUP

Member representation on the Metropolitan Area Local Development Plan Working Group would now pass to the current Chair and Vice Chair of the Planning Committee. The next meeting would be held on 17th September 2018 and would be hosted by Ballymena Borough Council.

The Forward Plan Team would like to thank the outgoing attendees, Councillor Brett and Councillor Webb for their participation and valuable contribution to the Group.

Proposed by Councillor Brett

Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.12

RTPI (NI) ANNUAL CONFERENCE 2018 ON 11 SEPTEMBER 2018 AT THE EUROPA HOTEL, BELFAST

Officers wished to bring the above forthcoming planning conference to the Members attention.

The Royal Town Planning Institute (NI) is holding a conference titled "Our Excellence in the Ordinary" on 11th September 2018 in the Europa Hotel, Belfast (circulated). The speaker panel would include Katarina Godfrey (incoming Permanent Secretary, Department for Infrastructure), Wendy Maden (Design Commission for Wales), Victoria Hills (Chief Executive of the RTPI), James Harris (RTPI), Anna Rose (Director of Space Syntax) and the Council's Judith Winters (current Chair RTPI NI).

The conference would explore the creation of strong quality communities and the interrelationship between mobility, green infrastructure, social infrastructure, placemaking and the important role of a clear vision through plan making in creating places to live.

Officers consider this conference would provide an important opportunity for Members and Officers to see how plan making helps create great places to live.

Proposed by Councillor Brett

Seconded by Alderman Smyth and unanimously agreed that

the Chairperson and Vice Chairperson (or their nominees) and relevant Officers attend this conference.

ACTION BY: John Linden

ITEM 3.13

CORRESPONDENCE FROM THE DEPARTMENT FOR INFRASTRUCTURE

Members recalled that a report was presented to the July meeting of the Planning Committee regarding Direction Orders that had been served by the Department for Infrastructure (DfI) on the following two major planning applications.

APPLICATION NO: LA03/2016/1141/F
PROPOSAL: Caravan park (110 No. static caravan pitches, 52 No. touring caravan or motorhome pitches and 10 No. camping cabins) with amenity building, shower and toilet pods, associated access (including road improvements) and landscaping.
SITE/LOCATION: Lands southeast of 12 Castle Road, Antrim, BT41 4NA
APPLICANT: Blair's Caravans Ltd

APPLICATION NO: LA03/2015/0173/F
PROPOSAL: Housing Development comprising 44 No. dwellings and associated site works, landscaping with access from Trench Lane, Mallusk
SITE/LOCATION: Lands at Trench Lane to the east of Ballymartin Water adjacent and west of housing developments at Parkmount Road, Tudor Park and Hyde Park Manor, Mallusk, Newtownabbey, BT36 4PA
APPLICANT: Galanta No 2 Ltd

Dfl had written to the Council on the Caravan Park application (reference: LA03/2016/1141/F) confirming that it had decided not to call in this application (copy circulated). In reverting this application back to the Council, and as indicated in the July report, the Council was however statutorily obliged under Section 30 of the Planning Act (NI) 2011 to undertake a Pre-determination Hearing prior to the application being returned to the Committee for final determination.

To ensure that this application was processed expeditiously Officers intended to hold the Pre-Determination Hearing on the afternoon of **17th September 2018** prior to the September Planning Committee meeting and provisionally scheduled at 4pm. This would then allow the application to be presented for final determination at the Committee meeting that evening.

The Council further understood that a decision by Dfl on whether or not to call in the Trench Lane housing application (reference: LA03/2015/0173/F) was imminent. If this application was reverted back to Council by Dfl for determination before the end of August then Officers also anticipated holding the Pre-Determination on this case on the same date **17th September 2018** and once again bringing the application to the Committee meeting that evening for final determination.

Proposed by Councillor Bingham
Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.14

PLANNING COMMITTEE ANNUAL REVIEW

Officers advised Members that the annual review of Planning Committee performance for 2017/18 would take place on the morning of **Friday 14th September 2018** prior to the September site visits. 118 of the 720 planning decisions taken by the Council during 2017/18 were made by the Planning Committee itself which equates to some 16% of all decisions which remains on a par with previous years. It was anticipated the review should take no more than 1 hour and the Planning Section would contact Members shortly to confirm arrangements.

As part of the review and in conjunction with the normal site visit schedule due to take place in advance of the September Committee meeting, Officers intended taking Members to visit a number of sites across the Borough where development schemes approved by Committee had been completed or were well advanced to see these at first hand.

The annual review and planned site visits form an important part of the Council's commitment to the ongoing training and development of Members of the Planning Committee.

Proposed by Councillor Brett
Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

ACTION BY: John Linden

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Alderman Smyth
Seconded by Councillor Brett and agreed that

the following Committee business be taken In Confidence.

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

ITEM 3.15 – IN CONFIDENCE

P/FP/LDP/94 - MEETING WITH DEPARTMENT OF INFRASTRUCTURE

A meeting took place on 6th June 2018 with officials from the Department of Infrastructure (DFI) to discuss planning and other strategic matters. A copy of the minutes of the meeting were circulated which Members noted were marked policy in confidence.

A number of issues were raised including the delivery of the proposed Belfast Metropolitan Transport Study to coincide with the proposed timetable for delivery of the Council's Local Development Plan.

[REDACTED]

[REDACTED]

Other matters discussed included with DfI included the transport priorities of the Council, regional planning policy, the Belfast Agenda, DfI transport priorities and the Sustainable Water Strategy.

It was anticipated that the next strategic meeting with DfI would take place at the start of December.

Proposed by Councillor Brett
Seconded by Councillor Magill and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.16 – IN CONFIDENCE

P/FP/LDP/4 - LDP PLANNING POLICY WORKSHOP

The most recent Local Development Plan workshop on planning policy took place on 2nd August 2018. A series of overarching policies were presented for consideration, whilst discussion also took place on the key topic of housing. The latter focussed on policy for housing within settlements and the countryside and included a preliminary discussion on the issue of affordable housing policy.

A copy of the minutes were circulated which Members noted were marked policy in confidence.

Proposed by Councillor Brett
Seconded by Councillor Magill and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.17 – IN CONFIDENCE

P/FP/LDP/4 MEMBER WORKSHOP ON EMPLOYMENT LAND EVALUATION REPORT

A workshop for Members took place on the 18th July 2018 to discuss the outcome of the Employment Land Evaluation Report being prepared by consultants on behalf of the Council and which would inform the Local Development Plan in terms of the future allocation and distribution of employment land in the Borough.

A copy of the minutes were circulated which Members noted were marked policy in confidence.

Proposed by Councillor Brett
Seconded by Councillor Magill and unanimously agreed that

the report be noted.

ACTION BY: John Linden

Other Matters:-

Councillor Brett raised a query regarding an application dealt with under Part 1 of the agenda.

PROPOSAL TO PROCEED OUT OF 'IN CONFIDENCE'

Proposed by Alderman Smyth
Seconded by Councillor Magill and agreed that

the remainder of Committee business be taken in Open Session.

The Chairperson advised that audio-recording would recommence at this point.

There being no further Committee business under Part 2 of the agenda the Chairperson thanked everyone for their attendance and the meeting concluded at 8.40 pm.

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.