



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE HELD
IN MOSSLEY MILL ON MONDAY 19 OCTOBER 2015 AT 6.30 PM**

- In the Chair** : Alderman R Swann
- Committee Members Present** : Aldermen - F Agnew, T Campbell, J Smyth
Councillors - D Arthurs, T Beatty, J Bingham, H Cushinan,
B Duffin, S Ross and B Webb
- Non-Committee Members Present** : Alderman T Burns
Councillors A Logue, R Lynch, N McClelland,
V McWilliam, D Ritchie
- In Attendance** : Mr A Cochrane-Watson MLA - Public Speaker
Mr D Donaldson - Public Speaker
Mr J Brown - Public Speaker
Mr T Bell - Public Speaker
Mr S Devlin - Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon
Director of Community Planning & Regeneration -
Ms M McAlister
Head of Planning - Mr J Linden
Head of Governance - Mrs L Johnston
Principal Planning Officer - Mr B Diamond
Planning Officer - Mr M O'Reilly
Planning Officer - Mr S Russell
Senior Enforcement Officer - Ms J Winters
Legal Adviser (A&L Goodbody) - Ms C Fearon
Legal Advisor - Mr Paul Casey
Systems Support Officer - Mr P Allan
Public Relations Officer - Mrs M Moore
Senior Mayor and Member Services Officer - Mrs K Smyth
Member Services Officer - Mrs D Hynes

CHAIRMAN'S REMARKS

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

1 APOLOGIES

Councillor T Hogg.

2 DECLARATIONS OF INTEREST

Item 3.1 - Councillor Bingham.
Item 3.5 - Councillor Duffin.

PART ONE - PLANNING APPLICATIONS AND RELATED DEVELOPMENT MANAGEMENT AND ENFORCEMENT ISSUES

DECISIONS ON PLANNING APPLICATIONS

Councillor Bingham withdrew from the Chamber for consideration of the next item having declared an interest.

ITEM 3.1 APPLICATION NO: LA03/2015/0025/F

PROPOSAL: Proposed ground mounted solar PV farm with associated infrastructure to include panels, inverters, transformers, communications, security cameras and fencing for the life of the solar farm.

SITE/LOCATION: Lands west of 551 and 553 and north of 555a and 555b Doagh Road, Newtownabbey, BT37.

APPLICANT: Doagh Road PV.

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 Adrian Cochrane-Watson MLA
- Mr Justin Brown
- Mr David Donaldson

Proposed by Councillor Ross
Seconded by Alderman Smyth and

on the proposal being put to the meeting 9 Members voted in favour, 1 against and no abstentions, it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to policy COU6 of the Belfast Metropolitan Area Plan in that the development would, if permitted would have a significant adverse impact on the setting of Metropolitan Newtownabbey and would adversely impact on the character and visual appearance of the designated Area of High Scenic Value (COU5/02).**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and policy RE1 of PPS18 in that the development would, if permitted have a significant adverse impact on visual amenity and landscape character.**

ACTION BY: Barry Diamond.

Councillor Bingham returned to the Meeting.

ITEM 3.2 APPLICATION NO: LA03/2015/0180/O

PROPOSAL: Site for proposed residential development consisting of 4no dwellings (2 pairs of semi-detached units) existing dwelling to be demolished. Renewal of U/2010/0395/O

SITE/LOCATION: 5, Ballyeaston Village, Ballyclare, BT39 9SH

APPLICANT: Mr Frank Shivers

Michael O'Reilly, 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 -

- Mr Adrian Cochrane-Watson MLA

Proposed by Councillor Bingham
Seconded by Councillor Beatty and unanimously agreed

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

ACTION BY: Michael O'Reilly.

ITEM 3.3 APPLICATION NO: T/2015/0102/F

- PROPOSAL:** Construction of 10 two storey dwelling houses and 4 apartments, landscaping, public open space and associated site works (14 units in total).
- SITE/LOCATION:** Land at Chainé Court immediately south of No's 59 – 65 Muckamore Garden Village and No's 2 and 4 Moylinney Park, Antrim.
- APPLICANT:** Fold Group
-

Michael O'Reilly, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission. The Planning Officer highlighted a typographical error with proposed Condition No. 2.

There were no public speakers present to address this item.

Councillor Cushman requested that an additional condition be applied regarding the provision of a suitable boundary treatment to the rear of No. 65 Muckamore Garden Village (the precise wording of the condition being delegated to Officers).

Proposed by Alderman Smyth
Seconded by Councillor Beatty and unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report, with an amendment of Condition No. 2 to refer to the Council as opposed to the Department, and also the inclusion of an additional condition as outlined above.

ACTION BY: Michael O'Reilly.

ITEM 3.4 APPLICATION NO: T/2014/0520/F

- PROPOSAL:** Construction of a wind farm (Removal of condition 8 of previous planning approval T/2006/0832/F which relates to construction during the bird breeding season, 1st March to 31st August)
- SITE/LOCATION:** Corby Knowe (7km North East of Antrim and 4km South East of Kells), opposite 102 Parkgate Road, near Parkgate Road/Lislunna Road Junction.
- APPLICANT:** Gaelectric Developments Ltd
-

Simon Russell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers present to address this item.

Proposed by Councillor Webb
Seconded by Councillor Duffin and

on the proposal being put to the meeting 10 Members voted in favour, 1 against and no abstentions, it was agreed

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

ACTION BY: Simon Russell.

Councillor Duffin withdrew from the Meeting for consideration of the next item having declared an interest.

ITEM 3.5 APPLICATION NO: T/2015/0069/F

PROPOSAL:	Proposed erection of 3 no. GAA pitches, including floodlighting, pavilion building, parking, new access and ancillary site works
SITE/LOCATION:	Lands north and west of No.14 Loughbeg Road, Moneyglass, Co. Antrim
APPLICANT:	St Ergnats GAC

Simon Russell, 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 -

- Mr Thomas Bell

Proposed by Councillor Cushman
Seconded by Alderman Campbell and

on the proposal being put to the meeting 8 Members voted in favour, 1 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: Simon Russell.

Councillor Duffin returned to the Chamber.

ITEM 3.6 APPLICATION NO: LA03/2015/0146/F

PROPOSAL: Proposed replacement dwelling and garage

SITE/LOCATION: Land approx. 100m South of 110 Moneynick Road,
Randalstown

APPLICANT: Peadar McKeever

Simon Russell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

- Councillor Anne Marie Logue
- Mr Shane Devlin

Proposed by Alderman Campbell
Seconded by Alderman Smyth and

on the proposal being put to the meeting 8 Members voted in favour, 3 against and no abstentions, it was agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1, CTY3 and CTY 13 of Planning Policy Statement 21, "Sustainable Development in the Countryside", in that not all of the external structural walls of the building are substantially intact and the proposed replacement dwelling fails to integrate sympathetically with its surroundings and has a visual impact significantly greater than the existing building.**

ACTION BY: Simon Russell.

ITEM 3.7 APPLICATION NO: LA03/2015/0275/O

PROPOSAL: Proposed dwelling and garage (infill site)

SITE/LOCATION: Approx. 40m south east of 35a Ballylurgan Road,

Randalstown

APPLICANT: Mr C Gilbert

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

There were no public speakers present to address this item.

Proposed by Councillor Arthurs
Seconded by Councillor Webb and

on the proposal being put to the meeting 10 Members voted in favour, none against and no abstentions, it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement and it fails to meet with the provisions for an infill dwelling in accordance with Policy CTY8 of PPS21.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, fail to integrate into the countryside.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, add to a ribbon of development and would therefore result in a detrimental change to, and further erode, the rural character of the countryside.**

ACTION BY: Michael O'Reilly.

ITEM 3.8 APPLICATION NO: LA03/2015/0236/F

PROPOSAL: Agricultural storage building

SITE/LOCATION: 90m north of 41 Tobergill Road, Templepatrick

APPLICANT: Louis Lynn, Joy Park and Leslie Wilson

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 to address this item.

Proposed by Alderman Campbell
Seconded by Councillor Beatty and unanimously agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the development is necessary for the efficient use of an active and established agricultural holding and the building is not clustered with existing farm buildings on the holding.**

ACTION BY: Barry Diamond.

ITEM 3.9 APPLICATION NO: LA03/2015/0424/F

PROPOSAL: Change of finishes from red brick finish to rendered finish
SITE/LOCATION: 56 Jordanstown Road, Newtownabbey, BT37 0QG
APPLICANT: Mr & Mrs Ian Thompson

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 to address this item.

Proposed by Alderman Campbell
Seconded by Councillor Arthurs and

on the proposal being put to the meeting 8 Members voted in favour, none against and 3 abstentions, it was agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy EXT1 of the Addendum to Planning Policy Statement 7 in that the development would, if permitted, detract from the appearance and character of the surrounding area.**

ACTION BY: Barry Diamond.

ITEM 3.10 APPLICATION NO: LA03/2015/0140/F

PROPOSAL: Rear extension to dwelling.

SITE/LOCATION: 15 Abbeyfield Park, Antrim

APPLICANT: Elizabeth O'Connor

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee. He advised Members that following receipt of amended drawings an Addendum to the Report had been circulated, in light of which he made a recommendation to grant planning permission.

The undernoted Elected Member addressed the Committee and responded to enquiries from Members as requested -

- Councillor Drew Ritchie

Proposed by Councillor Beatty

Seconded by Councillor Bingham and unanimously agreed

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

ACTION BY: Barry Diamond.

ITEM 3.11 APPLICATION NO: LA03/2015/0326/A

PROPOSAL: Entrance sign for woodland (1 x single sided sign)

SITE/LOCATION: 40m west of Tulleevin Drive, Newtownabbey

APPLICANT: The Woodland Trust

Barry Diamond, Principal Planning Officer, advised Members that this application had been deferred for one month by Officers to clarify a slight inaccuracy in the submission.

NOTED.

ACTION BY: Barry Diamond.

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Alderman Smyth
Seconded by Councillor Arthurs and agreed

that the following Committee business be taken In Confidence.

The Chairman advised that audio-recording would cease at this point.

IN-CONFIDENCE

DECISIONS ON ENFORCEMENT CASES

ITEM 3.12 - ENFORCEMENT CASE: T/2014/0093/CA

Judith Winters, Senior Enforcement Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress enforcement action.

Proposed by Councillor Beatty
Seconded by Councillor Arthurs and unanimously agreed

that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers.

ACTION BY: Judith Winters.

ITEM 3.13 - ENFORCEMENT CASE: T/2014/0101/CA

Judith Winters, Senior Enforcement Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress enforcement action.

Proposed by Alderman Campbell
Seconded by Councillor Arthurs and unanimously agreed

that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers.

ACTION BY: Judith Winters.

ITEM 3.14 - ENFORCEMENT CASE: U/2013/0062/CA

Judith Winters advised that this case had been withdrawn from the Report pending submission of a planning application.

NOTED.

ITEM 3.15 - ENFORCMENT CASE: LA03/2015/0047/CA

Judith Winters advised that this case had been withdrawn from the Report pending submission of an application for advertisement consent.

NOTED.

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Alderman Smyth
Seconded by Councillor Beatty and agreed

that any remaining Committee business be conducted in Open Session.

The Chairman advised that audio-recording to recommence at this point.

OPEN SESSION

OTHER PLANNING MATTERS

ITEM 3.16 P/PLAN/9 DOE STRATEGIC PLANNING POLICY STATEMENT

The Department of the Environment (DOE) had written to the Council, a copy of which was circulated, to advise that the Strategic Planning Policy Statement for Northern Ireland (SPPS) was published by on 28 September 2015. It indicated that the overall objective of the planning system is to secure the orderly and consistent development of land whilst furthering sustainable development and improving well-being. This means the planning system should positively and proactively facilitate development that contributes to a more socially, economically and environmentally sustainable Northern Ireland. The SPPS highlights that planning is fundamentally about creating places where communities flourish and enjoy a shared sense of belonging, both now and into the future.

The SPPS is a statement of the Department's policy on important planning matters and its provisions apply to the whole of Northern Ireland. It provides strategic policies on key issues such as town centres and retail development, building in the countryside, creating and enhancing shared space, tourism, telecommunications and housing. It replaces the strategic component of the DOE's suite of Planning Policy Statements (PPSs).

The SPPS had also introduced a revised strategic direction for Town Centre and Retailing Policy and advocates a 'town centres first' approach to the location of future retailing and town centre uses which will support and sustain vibrant town centres. In addition it contains policy opposed to the development of

unconventional hydrocarbon extraction (fracking) unless there is sufficient and robust evidence of its safety on all environmental impacts.

The Minister acknowledged that following public consultation it was not possible to resolve certain areas of debate prior to the publication of the final SPPS. In this regard he has stated that a full review will be undertaken of strategic policy for renewable energy and strategic policy for development in the countryside. This review work will incorporate extensive engagement with key stakeholders.

The SPPS forms a key part of the regional planning policy context, but contains a degree of flexibility which will enable the Council to bring forward operational planning policies tailored to local circumstances through the new Local Development Plan.

Transitional arrangements will operate until a new Plan Strategy is adopted as part of the Council's Local Development Plan. During the transitional period the Council is required to apply existing policy contained within the suite of existing DOE documents together with the SPPS. Any conflict between the SPPS and any policy retained under the transitional arrangements must be resolved in the favour of the provisions of the SPPS.

Copies of the SPSS were tabled for Members.

Proposed by Councillor Duffin

Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

ACTION BY: John Linden.

ITEM 3.17 P/PLAN/1 THE PLANNING (HAZARDOUS SUBSTANCES) (NO 2) REGULATIONS (NORTHERN IRELAND) 2015

The Department of the Environment (DOE) had written to the Council, a copy of which was circulated, to notify that it had made the Planning (Hazardous Substances) (No.2) Regulations (Northern Ireland) 2015. These Regulations which can be accessed at www.legislation.gov.uk/nisr/2015/344/contents/made will come into operation on 16 October 2015 and implement European Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances ("the Seveso III Directive") in respect of the land-use planning in Northern Ireland.

The Seveso III Directive aims to prevent major-accidents involving dangerous substances and to limit the consequences of such accidents for human health and the environment. The main changes made by the Directive in relation to land-use planning are the result of changes in the European chemical classification system. The Seveso III Directive therefore includes an updated list of controlled substances based on the new European classification system. The Directive also changes and supplements existing procedural requirements in relation to planning for sites where hazardous substances are held and land near those sites.

The Regulations made by DOE therefore set out requirements for consent for hazardous substances, enforcement procedures in relation to the same and the requirement for the Local Development Plan to take into account the prevention of major accidents and limiting the consequences of such accidents for human health and the environment in any proposals.

The Regulations revoke and replace the Planning (Hazardous Substances) Regulations (Northern Ireland) 2015.

Proposed by Councillor Arthurs
Seconded by Councillor Duffin and unanimously agreed that

the report be noted.

ACTION BY: John Linden.

ITEM 3.18 P/PLAN/1 PROPOSAL OF APPLICATION NOTIFICATIONS FOR MAJOR DEVELOPMENT PROPOSALS

From 1 July 2015 the prospective applicant for all development proposals which fall into the major development category under Section 25 of the Planning (NI) Act 2011 are required to give at least 12 weeks notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN).

Under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to consult the community in advance of submitting their major development application and the PAN provided to the Council is required to provide information on the persons who it is intended to consult regarding the proposed application. Within 21 days of receipt of the PAN Officers may notify the prospective applicant that the PAN should be served on additional persons to those specified and/or that additional consultation is required having regard to the nature, extent and location of the proposed development.

Following the 12 week period when the actual planning application is submitted this must be accompanied by a Pre-Application Community consultation report outlining what consultation has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

The Planning Section had prepared a schedule of all recent PANs submitted to the Council, which was circulated for Members information. All future notifications will be reported monthly to the Planning Committee.

Notifications of forthcoming major planning applications were tabled for Members' information.

Proposed by Councillor Duffin
Seconded by Councillor Bingham and unanimously agreed

that the report be noted.

ACTION BY: John Linden.

ITEM 3.19 P/PLAN/1 PLANNING FEES EXEMPTIONS

The Minister of the Environment, Mark H Durkan, had written to the Council, a copy of which was circulated, to advise that he had asked his officials to take forward work on those organisations and specific categories of development to which a fee exemption should be applicable under the Planning Fees Regulations. This had arisen following approaches made to him by a number of church groups which he advised do not currently benefit from an exemption under the Regulations.

At present there were very limited circumstances where a fee exemption would be applied under the Planning (Fees) Regulations (NI) 2015. These relate generally to proposals involving adaptations or extensions to dwellings to provide facilities for people with disabilities or cases where access to other buildings is proposed for people with disabilities. In addition there was an exemption for non-profit making organisations making an application for playing fields and ancillary community facilities.

The Minister had indicated that he wished his officials to work in close liaison with Councils on this matter as part of a developing and ongoing strategic engagement between the Department and Councils.

Proposed by Alderman Smyth
Seconded by Councillor Duffin and unanimously agreed

that the report be noted.

ACTION BY: John Linden.

ITEM 3.20 P/PLAN/8 PLANNING APPLICATIONS IN ANTRIM AND NEWTOWNABBEY BOROUGH BEING PROCESSED BY THE DEPARTMENT OF THE ENVIRONMENT

As Members were aware the bulk of planning responsibilities in the Borough transferred to the Council on 1 April 2015. However, amongst other matters, the Department of the Environment (DOE) retains responsibility for the processing of applications of regional significance. At the time of transfer DOE also retained responsibility for certain planning applications which were deemed to have been called in and these were included on a list published on the Department's website.

The Planning Section prepared a schedule of all current planning applications being processed by DOE, which was circulated for Members information.

Proposed by Councillor Duffin
Seconded by Councillor Arthurs and unanimously agreed

that the report be noted.

ACTION BY: John Linden.

ITEM 3.21 T/2014/0012/CA & I/2014/0332/PREAPP SAND EXTRACTION AT LOUGH NEAGH

Members recalled that a report was presented to the Planning Committee in May following the consultation issued by DOE to the Council regarding its intention to use its reserve powers under the Planning (NI) Act 2011 to take enforcement action against unauthorised extraction of sand from Lough Neagh.

The Department had written to the Council, a copy of which was circulated, to advise that it issued Enforcement Notices on 27 May 2015 seeking the cessation of the working of minerals from Lough Neagh to take effect on 30 June 2015. The sand traders subsequently lodged an appeal to the Planning Appeals Commission (PAC) against these Notices and as a consequence they cease to take effect pending the PAC's determination of the appeal.

In addition the Department had forwarded copy correspondence relating to a proposal by the sand traders to undertake a geological site investigation of parts of Lough Neagh, to inform the Environmental Statement required to accompany their appeal. The general thrust of this correspondence was that the works proposed, some 31 boreholes, to undertake the site investigation were likely to require the submission of a planning application and Members may wish to note that part of the area involved (for 5 of the proposed 31 boreholes) lies within the Antrim and Newtownabbey Borough Council area. At this stage it was not clear whether any such application would be made to DOE given it has previously indicated that it would deal with any application for mineral working, or whether it would be submitted to the Council for determination. At this time it was understood the applicants intend to write to DOE indicating their view that any such application should be dealt with by DOE.

Proposed by Alderman Smyth
Seconded by Councillor Beatty and unanimously agreed

that the report be noted.

ACTION BY: John Linden.

ITEM 3.22 P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during September 2015 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Councillor Bingham
Seconded by Councillor Beatty and unanimously agreed

that the report be noted.

ACTION BY: John Linden.

PART 2 FORWARD PLANNING MATTERS - LOCAL DEVELOPMENT PLAN, PLANNING POLICY AND CONSERVATION

ITEM 3.23 REFERENCE LA03/2015/0234/F CONSULTATION BY THE DEPARTMENT OF THE ENVIRONMENT UNDER ARTICLE 13 OF THE PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (NORTHERN IRELAND) 2015 - AN APPLICATION OF REGIONAL SIGNIFICANCE

The Department of the Environment (DOE) had issued a consultation to the Council under Article 13 of the Planning (General Development Procedure) Order 2015 for the following regionally significant planning application.

Application Reference: LA03/2015/0234/F
Proposal: 50MW Solar Farm
Location: Lands located East and West of Whappstown Road and to the North of Doagh Road, Northwest of Kells, Co Antrim.
Applicant: Elgin Energy

Full details of the application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

The proposed development site straddles the Council's boundary with Mid and East Antrim Borough Council with the larger portion of the site lying within the Antrim and Newtownabbey Borough Council area as shown on the circulated map.

Members were aware that both the applicant for this scheme, Elgin Energy, and local objectors, Kells Vocal, have both recently made presentations to the Council on this scheme.

Officers would stress that the Council was not the decision maker in respect of this application; rather the Council was one of a number of bodies which had been consulted on the application. Any comments made by the Council would be considered by DOE as part of the processing of the application together with all other consultation replies and other representations received. In addition while the Council was a statutory consultee, there was no obligation on the Council to provide a corporate view on the development. Indeed Members may wish to note in this case that Mid and East Antrim Council recently agreed not to offer a corporate Council view, but advised DOE that it would support a Local Public Inquiry being held.

When considering an application of regional significance DOE may cause a Public Local Inquiry to be held by the Planning Appeals Commission or a person appointed by the Department. Where a public inquiry is not held, the Department must, before determining the application, serve notice in writing on the applicant and the

appropriate Council indicating the decision it proposes to make on the application. Within 28 days of such notice the applicant or Council may request an opportunity of appearing before and being heard by the Planning Appeals Commission or a person appointed by the Department for that purpose. Whichever route is followed the decision of the Department on a regionally significant planning application such as this shall be final.

There were a number of options available to the Council in responding to the consultation by DOE:

1. Provide a corporate view in support of the development.
2. Provide a corporate view opposing the development.
3. Provide no corporate view on the development. In this case individual Members or parties may express support for or object to the development.
4. Linked to any of the above options indicate corporately whether the Council would or would not support the holding of a Local Public Inquiry.

Proposed by Alderman Smyth
Seconded by Alderman Agnew and

on the proposal being put to the meeting 10 Members voted in favour, none against and 1 abstention, it was agreed that

Council proceed with Option 3.

ACTION BY: John Linden.

ITEM 3.24 REFERENCE LA03/2015/0262/F CONSULTATION BY THE DEPARTMENT OF THE ENVIRONMENT UNDER ARTICLE 13 OF THE PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (NORTHERN IRELAND) 2015 - AN APPLICATION OF REGIONAL SIGNIFICANCE

The Department of the Environment (DOE) had issued a consultation to the Council under Article 13 of the Planning (General Development Procedure) Order 2015 for the following regionally significant planning application.

Application Reference: LA03/2015/0262/F
Proposal: 50MW Solar Farm
Location: Lands approx. 500m south of 99 Dublin Road, Antrim (Antrim Deerpark)
Applicant: RAD Energy Three Ltd

Full details of the application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

Officers would stress that the Council was not the decision maker in respect of this application; rather the Council was one of a number of bodies which had been consulted on the application. Any comments made by the Council would be considered by DOE as part of the processing of the application together with all

other consultation replies and other representations received. In addition while the Council was a statutory consultee, there was no obligation on the Council to provide a corporate view on the development.

When considering an application of regional significance DOE may cause a Public Local Inquiry to be held by the Planning Appeals Commission or a person appointed by the Department. Where a public inquiry is not held, the Department must, before determining the application, serve notice in writing on the applicant and the appropriate Council indicating the decision it proposes to make on the application. Within 28 days of such notice the applicant or Council may request an opportunity of appearing before and being heard by the Planning Appeals Commission or a person appointed by the Department for that purpose. Whichever route is followed the decision of the Department on a regionally significant planning application such as this shall be final.

There are a number of options available to the Council in responding to the consultation by DOE:

1. Provide a corporate view in support of the development.
2. Provide a corporate view opposing the development.
3. Provide no corporate view on the development. In this case individual Members or parties may express support for or object to the development.
4. Linked to any of the above options indicate corporately whether the Council would or would not support the holding of a Local Public Inquiry.

Proposed by Councillor Beatty

Seconded by Alderman Agnew and unanimously agreed that

Council proceed with Option 3.

ACTION BY: John Linden.

ITEM 3.25 REFERENCE U/2014/0096/F CONSULTATION BY THE DEPARTMENT OF THE ENVIRONMENT UNDER ARTICLE 13 OF THE PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (NORTHERN IRELAND) 2015 – AN APPLICATION OF REGIONAL SIGNIFICANCE

Following the receipt of additional environmental information the Department of the Environment (DOE) has issued a consultation to the Council under Article 13 of the Planning (General Development Procedure) Order 2015 for the following regionally significant planning application

Application Reference: U/2014/0096/F
Proposal: Quarry and Inert Landfill
Location: Hard Rock quarry immediately north east of Hightown Landfill, 59 Upper Hightown Road, Newtownabbey
Applicant: Laura McLaughlin

Full details of the application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

Officers would stress that the Council was not the decision maker in respect of this application; rather the Council was one of a number of bodies which had been consulted on the application. Any comments made by the Council would be considered by DOE as part of the processing of the application together with all other consultation replies and other representations received. In addition while the Council was a statutory consultee, there was no obligation on the Council to provide a corporate view on the development.

When considering an application of regional significance DOE may cause a Public Local Inquiry to be held by the Planning Appeals Commission or a person appointed by the Department. Where a public inquiry is not held, the Department must, before determining the application, serve notice in writing on the applicant and the appropriate Council indicating the decision it proposes to make on the application. Within 28 days of such notice the applicant or Council may request an opportunity of appearing before and being heard by the Planning Appeals Commission or a person appointed by the Department for that purpose. Whichever route is followed the decision of the Department on a regionally significant planning application such as this shall be final.

There are a number of options available to the Council in responding to the consultation by DOE:

1. Provide a corporate view in support of the development.
2. Provide a corporate view opposing the development.
3. Provide no corporate view on the development. In this case individual Members or parties may express support for or object to the development.
4. Linked to any of the above options indicate corporately whether the Council would or would not support the holding of a Local Public Inquiry.

Proposed by Alderman Smyth

Seconded by Councillor Arthurs and unanimously agreed that

Council proceed with Option 3.

ACTION BY: John Linden.

ITEM 3.26 P/PLAN/11 DETI CONSULTATION - NI RENEWABLES OBLIGATION

The Department of the Environment (DOE) had written to the Council, a copy of which was circulated, to raise awareness of the current consultation by the Department of Enterprise, Trade and Investment (DETI) in regard to the closure of the Northern Ireland Renewables Obligation to new onshore wind projects in 2016. The consultation period runs from 30 September to 14 October 2015 and refers only to onshore wind proposals – no other renewable technologies are affected at this time.

A copy of the DETI consultation document was circulated.

The Northern Ireland Renewables Obligation (NIRO) is the main support mechanism available to DETI for encouraging renewable electricity generation in Northern Ireland. NIRO places a requirement on all electricity suppliers to provide proof to OFGEM that a portion of their energy supply comes from renewable sources. They account for this by supplying a number of Renewables Obligation Certificates (ROCs) to OFGEM each year. When a business or householder starts generating their own energy, they are issued with ROCs based on the technology they are using and the amount of energy they produce. These ROCs are tradable and are of value to the energy suppliers, meaning they can be sold for additional income.

The consultation document proposed that the NIRO will close to new onshore wind projects on 1 April 2016, with grace periods subject to eligibility requirements.

Proposed early closure grace periods would apply to projects which are able to:

- Demonstrate that they have **relevant planning permission dated no later than the relevant “eligibility date”**;
- Demonstrate that they have a grid connection offer, and acceptance of that offer, both dated no later than the relevant eligibility date, or confirmation that no grid connection is required; and
- Provide a Director's Certificate confirming that, as at the relevant eligibility date, the developer or proposed operator owns the land upon which the facility is to be sited, or has an option or agreement to lease the land or is party to an exclusivity agreement in relation to the land.

In relation to planning permissions the relevant eligibility date for proposals not connecting to clusters was **30 September 2015**, while the relevant eligibility date for proposals connecting to clusters was **30 October 2015**.

Proposed by Councillor Bingham

Seconded by Councillor Duffin and unanimously agreed that

Officers issue a response to the DETI consultation noting the content and proposals within the document, and requesting that the Council is kept informed about the final decision in regard to the NIRO.

ACTION BY: John Linden.

ITEM 3.27 P/PLAN/LDP/2 LOCAL DEVELOPMENT PLAN DEA WORKSHOPS

Following agreement at the Planning Committee meeting in June 2015, a series of DEA workshops were held for Members to engage with Officers on strategic planning issues in their DEA, in order to inform the Local Development Plan process.

A report, a copy of which was circulated, had been prepared to summarise the key issues arising from the meetings which were informative and beneficial for both Officers and Members alike. Members were thanked for their attendance and

asked to note the content of the report. Officers would bring forward further opportunities for Member engagement as the Local Development Plan progresses.

Proposed by Councillor Arthurs

Seconded by Councillor Bingham and unanimously agreed that

the report be noted.

NOTED: officers to provide Councillors Arthurs and Bingham with further details (information and maps) on item 3.4 on the attachment.

ACTION BY: John Linden / Sharon Mossman.

The Chairman thanked Members for their attendance, expressed appreciation to all Officers and there being no further Committee business under Part 2 of the agenda the Meeting concluded at 9.08 pm.

MAYOR