



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE HELD IN
MOSSLEY MILL ON MONDAY 16 MAY 2016 AT 6.30 PM**

- In the Chair** : Alderman R Swann
- Committee Members Present** : Aldermen - F Agnew, T Campbell, J Smyth
Councillors - T Beatty, J Bingham, H Cushinan, B Duffin,
T Hogg, D Hollis, S Ross and B Webb
- Non-Committee Members Present** : Aldermen – T Burns,
Councillors – D Arthurs, J Blair, R Lynch, N McClelland, V
McWilliam, P Michael, J Montgomery
- In Attendance** : Mr Sean Nelson- Public Speaker
Mr Jay Dean - Public Speaker
Mr Joe Mulholland - Public Speaker
Mr Aidan Collins - Public Speaker
Mr Robin Magee - Public Speaker
Mr Ryan Townsend - Public Speaker
Ms Sheila McLaughlin – Public Speaker
Mr Geoff Smyth – Public Speaker
Mr David Donaldson – Public Speaker
Mr Shaun McElhone – Public Speaker
Mr Sam Hawthorne – Public Speaker
Mr Paul Girvan - MLA
- Officers Present** : Chief Executive - Mrs J Dixon
Director of Community Planning & Regeneration -
Ms M McAlister
Head of Planning - Mr J Linden
Principal Planning Officer - Mr B Diamond
Planning Officer - Mr M O'Reilly
Planning Officer - Mr J Davison
Planning Officer - Mr S Russell
Senior Enforcement Officer - Ms J Winters

Media & Marketing Officer – Miss A Doherty
Legal Advisor - Mr P Casey
Systems Support Officer - Mr A Cole
Senior Mayor and Member Services Officer - Mrs K Smyth
Member Services Officer - Mrs D Hynes

CHAIRMAN'S REMARKS

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

1 APOLOGIES

None.

2 DECLARATIONS OF INTEREST

Item 3.8 – Councillor Duffin
Item 3.11 – Alderman Smyth, Alderman Agnew
Item 3.12 – Alderman Swann

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

DECISIONS ON PLANNING APPLICATIONS

ITEM 3.1

APPLICATION NO: LA03/2015/0021/F

PROPOSAL: Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, pole mounted CCTV and fencing

SITE/LOCATION: Land north of 20 Knockcairn Road, Crumlin, BT29 4JL

APPLICANT: Lightsource SPV 183 LTD

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

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

- Alderman T Burns
- Councillor P Michael
- Mr Sean Nelson
- Mr Jay Dean
- Mr Joe Mulholland
- Mr Aidan Collins

Proposed by Councillor Webb
Seconded by Councillor Ross and

on the proposal being put to the meeting 6 Members voted in favour, 5 against and 1 abstention, it was agreed

In Favour: Aldermen - J Smyth, R Swann
Councillors - S Ross, B Webb, B Duffin, H Cushinan
Against: Alderman – F Agnew, T Campbell,
Councillors – T Beatty, D Hollis, T Hogg
Abstentions: Councillors – J Bingham

that planning permission be refused for the following reasons, the precise detail of which being delegated to Officers:

The proposed solar farm will have an unacceptable impact on human health, residential amenity, visual amenity and the landscape character of the area.

ACTION BY: Barry Diamond.

ITEM 3.2 - APPLICATION DEFERRED FROM APRIL PLANNING COMMITTEE TO FACILITATE SITE VISIT

APPLICATION NO: LA03/2015/0085/F

PROPOSAL: Dwelling and Garage (Change of house type of previous approval T/2011/0111/F)

SITE/LOCATION: Adjacent to 21 Clady Road, Dunadry

APPLICANT: Alex Robinson

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission. She advised that this item had been considered at the April Committee meeting when Members agreed that the application be deferred to allow for a site visit.

There were no public speakers present to address this item.

Proposed by Councillor Duffin

Seconded by Alderman Campbell and

on the proposal being put to the meeting 11 Members voted in favour, 0 against and 1 abstention, it was agreed

that planning permission be refused for the following reason:

The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and the Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the building is inappropriate for this site in the rural area.

ACTION BY: Barry Diamond.

ITEM 3.3

APPLICATION NO: LA03/2015/0214/F

PROPOSAL: Erection of 8 no. dwellings (comprising 2 no. two storey detached and 6 no. two storey semi-detached dwellings) new road access, siteworks and landscaping

SITE/LOCATION: Land at 31 Parkgate Road, Parkgate, Ballyclare

APPLICANT: GMG Property Developments LTD

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 Robin Magee

Proposed by Councillor Beatty
Seconded by Councillor Duffin 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 3.4 - APPLICATION DEFERRED FROM APRIL PLANNING COMMITTEE TO FACILITATE SITE VISIT

APPLICATION NO: LA03/2016/0049/F

PROPOSAL:	New access to serve 2 no. self-catering tourist apartments (retrospective)
SITE/LOCATION:	Approximately 45m south of Staffordstown Road and Moneynick Road Junction, Randalstown
APPLICANT:	Mrs Sheila McLaughlin

John Linden, Head of Planning, introduced the Planning Report to the Committee and made a recommendation to grant planning permission. He advised that this item had been considered at the April Committee meeting when Members agreed that the application be deferred to allow for a site visit.

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

- Mr Ryan Townsend
- Ms Sheila McLaughlin

Proposed by Councillor Duffin
Seconded by Councillor Bingham and

on the proposal being put to the meeting 6 Members voted in favour, 5 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 together with the inclusion of an additional condition, the precise detail of which being delegated to Officers, to prevent the parking of vehicles to the side of the self-catering unit adjacent to 11a Old Staffordstown Road.

Alderman J Smyth requested that a report on the ongoing enforcement investigation at this site be brought to a future Planning Committee Meeting for consideration.

ACTION BY: John Linden

ITEM 3.5

APPLICATION NO: LA03/2016/0114/O

PROPOSAL:	Development of gap site for 2 dwellings with detached garages
SITE/LOCATION:	60m north east of 32a Tannaghmore Road, Tannaghmore, Randalstown
APPLICANT:	Sam Cameron
AGENT:	Concepts

Michael O'Reilly, 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 J Montgomery
- Councillor R Lynch
- Mr Geoff Smyth

Proposed by Alderman Campbell
Seconded by Councillor Ross and

on the proposal being put to the meeting 8 Members voted in favour, 1 against and 3 abstentions, it was agreed

that outline 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 CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, create 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

Councillor Bingham left at this point of the meeting.

ITEM 3.6

APPLICATION NO: LA03/2015/0008/F

PROPOSAL:	A single 250 KW Wind Turbine with a base height of 40 metres and a blade length of 22 metres
SITE/LOCATION:	Approximately 677 metres S E of no. 64 Green Road Ballyclare BT39 9PH
APPLICANT:	B9 Energy

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

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

- Mr David Donaldson
- Paul Girvan, MLA

Proposed by Councillor Beatty

Seconded by Alderman Smyth that planning permission be refused

on the proposal being put to the meeting 5 Members voted in favour, 5 against and 1 abstention

In Favour: Aldermen - F Agnew, J Smyth

Councillors – T Beatty, T Hogg, S Ross

Against: Alderman –T Campbell, R Swann

Councillors –D Hollis, B Webb, H Cushinan

Abstentions: Councillor – B Duffin

The Chairman used his casting vote against and declared the proposal defeated.

Proposed by Councillor Cushinan

Seconded by Alderman Campbell that the report recommendation be accepted to approve Planning Permission.

on the proposal being put to the meeting 6 Members voted in favour, 4 against and 1 abstention, it was agreed

It was agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report with the issuing of the decision notice by Officers being postponed until the matter raised by the objector regarding the accuracy of the Section 42 Planning Application Certificate is satisfactorily resolved.

ACTION BY: John Davison

ITEM 3.7

APPLICATION NO: LA03/2015/0537/F

PROPOSAL: 2 Storey Dwelling House and Detached Garage

SITE/LOCATION: 20m West of 2 Whinney Hill Road, Randalstown. BT41 2NU

APPLICANT: Vegas Urbutis

This item was withdrawn by Officers to be presented for consideration at a future Committee meeting.

Having declared an interest Councillor Duffin left the meeting during the consideration of the next item.

ITEM 3.8 - APPLICATION DEFERRED FROM FEBRUARY PLANNING COMMITTEE

APPLICATION NO: LA03/2015/0519/O

PROPOSAL: Building to be used for proposed children's nursery

SITE/LOCATION: 20m south west of 48 Gallagher Road, Toomebridge, Co. Antrim

APPLICANT: Mr Shaun McElhone

Simon Russell, Planning Officer, advised that this item had been considered at the February Committee meeting when Officers made a recommendation to refuse planning permission. Members agreed that the application be deferred at that time to allow for the submission of information and evidence seeking to establish the need for the development at this location.

Additional information had now been received and as a consequence an Addendum to the Planning Report had been prepared. This Addendum was introduced to the Committee and a recommendation made to refuse outline planning permission.

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

- Mr Shaun McElhone

Proposed by Councillor Cushinan

Seconded by Councillor Hollis that planning permission be granted

on the proposal being put to the meeting 4 Members voted in favour, 5 against and 1 abstention

In Favour: Aldermen - R Swann,
Councillors – D Hollis, T Hogg, Cushinan

Against: Alderman – F Agnew, J Smyth, T Campbell

Councillors –T Beatty, B Webb,
Abstentions: Aldermen – S Ross

The Chairman declared the proposal defeated.

Proposed by Alderman Smyth
Seconded by Alderman Campbell and

on the proposal being put to the meeting 5 Members voted in favour, 5 against and 1 abstention and agreed that

that outline planning permission be refused for the following reason:

- 1. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21 “Sustainable Development in the Countryside” in that the proposed development is not a necessary facility to serve the local rural population and there is no convincing evidence that it could not be readily located within a nearby settlement.**

ACTION BY: Simon Russell

Councillor Duffin returned to the meeting.

ITEM 3.9

APPLICATION NO: LA03/2015/0338/O

PROPOSAL: Erection of 2 no. dwellings and associated detached garages in compliance to PPS21 Policy CTY8.

SITE/LOCATION: Lands adjacent to and south of 76 Crosskennan Road, Ladyhill, Antrim, BT41 2RG

APPLICANT: Wm Hurst

Simon Russell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission. He alerted Members to a minor typographical error in the third reason for refusal.

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

- Mr Sam Hawthorne

Proposed by Alderman Campbell
Seconded by Councillor Beatty and unanimously agreed

that outline 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 CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is in this rural location and could not be located within a settlement and it fails to meet 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 dwellings 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 dwelling would, if permitted, create a ribbon of development and would therefore result in a detrimental change to, and further erode, the rural character of the countryside.**

ACTION BY: Simon Russell

ITEM 3.10

APPLICATION NO: LA03/2016/0202/F

PROPOSAL: Replacement dwelling and garage

SITE/LOCATION: 212 Lisnevenagh Road, Antrim BT41 2JT

APPLICANT: Mervyn Kelly

Simon Russell, 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 Smyth
 Seconded by Councillor Beatty and unanimously agreed

that planning permission be refused for the following reasons:

1. **The proposal is contrary to the provisions of the Strategic Planning Statement and Policies CTY 1, 3 and 13 of Planning Policy Statement 21 – Sustainable Development in the Countryside, in that the design, scale and massing of the proposed replacement dwelling is unacceptable and would have a visual impact significantly greater than the existing building which is being replaced.**
2. **The proposal is contrary to the provisions of 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 replacement**

dwelling fails to integrate into the landscape and the site lacks a suitable degree of enclosure due the scale and massing of the proposed dwelling and would if permitted, further erode the character of the rural area by reason of being unduly prominent.

- 3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy BH2 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, have a significant adverse impact upon the setting of an historic monument due to its inappropriate scale and massing.**

ACTION BY: Simon Russell

Having declared an interest Alderman Agnew and Alderman Smyth left the meeting during the consideration of the next item.

ITEM 3.11

APPLICATION NO: LA03/2016/0108/F

PROPOSAL: Construction of storage and distribution warehouse, offices, staff welfare facilities, sprinkler tank and associated parking and access arrangements

SITE/LOCATION: 20 Mallusk Road, Newtownabbey, BT36 4PP

APPLICANT: John Henderson (Mallusk) Ltd

Barry Diamond, Principal 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 Hollis

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: Barry Diamond

Alderman Agnew and Alderman Smyth returned to the meeting.

The Chairman, Alderman Swann, withdrew from the Meeting for consideration of the next item having declared an interest with the Vice-Chair, Alderman Campbell, presiding during his absence.

ITEM 3.12

APPLICATION NO: LA03/2015/0712/F

PROPOSAL: Retention of part change of commercial shed from refrigeration sales to coal and logs sales

SITE/LOCATION: 10a Dunsilly Road, Antrim, BT41 2JH

APPLICANT: Fridgeair

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 Councillor Beatty
Seconded by Alderman Agnew and unanimously 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 Policy CTY 1- Development in the Countryside 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 provisions of the Strategic Planning Policy Statement and Policy CTY 4 – The Conversion and Reuse of Existing Buildings of Planning Policy Statement 21: Sustainable Development in the Countryside in that it has not been demonstrated that the retail use proposed would be ancillary to the lawful use of the building.**
- 3. The proposal is contrary to paragraph 6.279 of the Strategic Planning Policy Statement as the development, if permitted, would constitute the development of an inappropriate retail facility in the countryside.**

ACTION BY: Barry Diamond

The Chairman returned to the meeting.

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Beatty
Seconded by Councillor Ross and agreed

that the following Committee business be taken In Confidence.

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

Councillor Hollis left at this point of the meeting.

IN CONFIDENCE

DECISIONS ON ENFORCEMENT CASES

ITEM 3.13 - ENFORCEMENT CASE: LA03/2015/0002/CA

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

Proposed by Councillor Duffin
Seconded by Councillor Webb and unanimously agreed

ACTION BY: Judith Winters

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

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Duffin
Seconded by Councillor Beatty and agreed

that any remaining Committee business be conducted in Open Session.

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

OPEN SESSION

ITEM 3.14

P/PLAN/1 PROPOSAL OF APPLICATION NOTIFICATION FOR MAJOR DEVELOPMENT

Members were aware that prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act 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).

Four PANs have been registered up to 3 May 2016 and the details are set out below.

PAN Reference: LA03/2016/0328/PAN
Proposal: Proposed Residential Development
Location: Park Road, Mallusk, Newtownabbey
Applicant: Lagan Homes Limited
Date Received: 13 April 2016
12 week expiry: 6 July 2016

PAN Reference: LA03/2016/0354/PAN
Proposal: Proposed Residential Development
Location: 42-70 Carnmoney Road, Glengormley
Applicant: Clanmil Developments Ltd
Date Received: 20 April 2016
12 week expiry: 13 July 2016

PAN Reference: LA03/2016/0360/PAN
Proposal: Proposed Community sports facility incorporating 3G pitch with seating, 15m floodlights, 2.4m high perimeter fencing 4No seater stands, safe standing area, toilet blocks, turnstiles, dugouts, car parking, community changing building and assoc. groundworks
Location: Lands @ 96-100 Hightown Road, Glengormley BT36 7A
Applicant: Edmund Rice Schools Trust (NI) Limited
Date Received: 21 April 2016
12 week expiry: 14 July 2016

PAN Reference: LA03/2016/0397/PAN
Proposal: Erection of Car Sales Showroom (including vehicle servicing and outdoor display areas), Business Units, Petrol Filling Station and associated shop. New Vehicle access points onto Mayfield Link and Mallusk Drive.
Location: Lands south of 5 Mallusk Drive (between Mayfield Link and Mallusk Drive), Mallusk.
Applicant: J&F Group
Date Received: 3 May 2016
12 week expiry: 26 July 2016

Members recalled that under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12 week period set down in statute, an 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.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.15

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during April 2016 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Councillor Beatty

Seconded by Councillor Duffin and unanimously agreed that

that the report be noted.

ACTION BY: John Linden

ITEM 3.16

P/PLAN/1 NORTHERN IRELAND PLANNING STATISTICS – SECOND AND THIRD COMBINED QUARTERLY BULLETIN FOR JULY – DECEMBER 2015

The combined second and third quarterly bulletin providing provisional planning statistics produced by the Department of Environment's Analytical Services Branch, a copy of which was circulated, was released on 28 April 2016. While the bulletin covered both the second and third quarters the focus of the commentary in the bulletin relates to the third quarter.

The figures showed that during the period from October to December 2015, the total number of planning applications received in Northern Ireland was 3,050, which was a decrease of some 7% compared to the same period in 2014. The figures also highlighted that the total number of decisions issued across Northern Ireland has now stabilised following the transfer of powers to the Councils and is broadly keeping pace with applications received.

The reduction in applications received across Northern Ireland during the second and third quarters was reflected in the local figures for the Antrim and Newtownabbey Borough. Importantly Members wished to note that since the first quarter results there had been a reduction in the total number of live cases due to the large amount of decisions since issued by the Council. This demonstrated the efforts of the Planning Section throughout the year to maintain strong throughput of applications and reduce backlog applications.

In relation to performance against statutory targets the DOE figures showed that the Council had taken on average 28.2 weeks to process and decide **Major** planning applications between April-December 2015 against the target of 30 weeks. This performance ranked first out of the 11 Councils and also reflected well against the average processing time of 41.8 weeks across all Councils. These figures related to the determination of 14 Major applications by the Council over this period.

The DOE figures showed that the Council took on average 14.4 weeks to process and decide **Local** planning applications between April-December 2015 against the target of 15 weeks. This performance ranked second out of the 11 Councils where an average processing time of 19 weeks across all Councils had been recorded.

In relation to enforcement the DOE figures highlight that the Council's planning enforcement team had continued to record the shortest time taken by any Council, 17.2 weeks, to process 70% of enforcement cases to target conclusion. This compared very favourably against both the performance target of 39 weeks and the average processing time of 29.2 weeks across all Councils.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.17

P/PLAN/1 PLANNING COMMITTEE PERFORMANCE 2015-16

The Council's Planning Committee had been in operation for just over one year and the Planning Section had prepared a short statistical report, a copy of which was circulated, to illustrate performance during this period.

The report indicated that a total of 101 decisions were taken by the Committee during 2015-16 comprising 56 planning approvals and 45 planning refusals. The total number of decisions on applications taken by the Committee equated to approximately 15% of all applications decided by the Council with the remainder being dealt with through the agreed Scheme of Delegation.

In relation to planning enforcement the Committee approved enforcement action, including summons action, on 26 cases. In addition 2 Tree Preservation Orders were confirmed by the Committee during 2015-16.

In addition a number of key documents were presented to and approved by the Committee prior to ratification by the full Council. These included the Council's Statement of Community Involvement on planning matters, the Council's Planning Enforcement Strategy as well as key documents that provided for the commencement of work on the Council's new Local Development Plan.

Proposed by Councillor Duffin
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 3.18

P/FP/LDP/49 REGIONAL DEVELOPMENT STRATEGY 2035 (RDS) – REVISED HOUSING GROWTH INDICATORS

Members recalled that The Department for Regional Development's (DRD) draft Housing Growth Indicators (HGIs) for the period of 2012-2025 were presented to the February Committee meeting and that it was unanimously agreed that an interim response be sent to DRD raising concern about the new HGIs and inviting DRD officials to attend the Committee in due course.

Council subsequently wrote to DRD requesting additional time to carry out an analysis of the statistical basis of the revised figures and to compile a substantive evidence based response; indicating that the Council's initial view was that the HGI allocation to Antrim and Newtownabbey was too low; inviting DRD to attend the April Planning Committee meeting; and asking for details of any assessments undertaken and of any proposed public consultation.

DRD had written to the Council to advise that the final revised HGIs were to be published on the 29 April 2016. A copy of DRD's letter and the published methodology and figures were circulated.

DRD did not provide Council with the opportunity to prepare and submit a more substantive evidence based response and has indicated in its letter that it does not intend to meet individual Councils. They did not respond to any of the Council's other points.

HGI figures provide an estimate of the number of new dwellings that need to be built in Northern Ireland. They are used to inform the designation and zoning of land as part of the local development plan process.

The figure for Antrim and Newtownabbey Borough is 7,200 dwellings. In essence this means that for the period of 2012-2025 it is estimated that this is the number of new dwellings needed to be built within the Borough. DRD advised that the HGIs are for guidance and should not be seen as a cap on housing development in the area or target to be achieved.

The Council would determine where housing growth should go within the Borough through the local development plan process. The plan is required legislatively to take account of the RDS and the amount of new housing growth will eventually be assessed at public inquiry to determine if the new plan for the Borough is sound.

Proposed by Councillor Duffin

Seconded by Councillor Beatty and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.19

P/FP/LDP/1 PROPOSED WORKING GROUP FOR LOCAL DEVELOPMENT PLAN

Members were aware from last month's update paper on the Local Development Plan that in addition to setting up a Steering Group, the Planning Section would be setting up a Project Management Group consisting of Senior Council Officers and representatives from key statutory government departments. The purpose of the Group would be to engage with key consultees in the plan making process. The Team would also be consulted on and act as the screening and scoping group for the Sustainability Appraisal of the plan, including an assessment of the sustainability of the Preferred Options Paper.

A meeting had taken place with the Shared Environmental Service to refine the structure of the Project Management Group. It had been recommended that there should be Member presentation on the working group so that Member views are taken on board throughout appraisal of options in respect of the assessments required by the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 and the Planning Act (Northern Ireland) 2011.

Once the options for growth have been subject to Sustainability Appraisal, all Council Members would be invited to attend workshops (as agreed last month) to select the preferred options.

Proposed by Councillor Duffin

Seconded by Councillor Beatty and unanimously agreed that

the Committee agrees that one Member from each political party expected to serve on the new Planning Committee is nominated to sit on the Local Development Plan Project Management Group.

ACTION BY: John Linden

The Chairman took this opportunity on behalf of himself and the Vice Chair to thank all Members of Committee, Chief Executive, Directors, Heads of Service, Planning Team, and other staff for their commitment throughout the year. Members present conveyed appreciation to the Chair and Vice Chair for the manner in which business had been conducted in the meetings throughout the year.

There being no further Committee business under Part 2 of the agenda the Meeting concluded at 9.45pm.

MAYOR