



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 21 MARCH 2022 AT 6.00 PM**

- In the Chair** : Councillor S Flanagan
- Committee Members Present** : Aldermen - F Agnew, T Campbell and J Smyth  
Councillors - J Archibald-Brown, H Cushinan, M Magill, N Ramsay, R Swann and The Mayor, B Webb
- Non-Committee Members Present** : Alderman J McGrath  
Councillors M Brady, A McAuley V McWilliam
- Public Speakers** :
- |                            |                                  |
|----------------------------|----------------------------------|
| Councillor McAuley         | In Objection (Item 3.1)          |
| Craig Goodall              | In Objection (Item 3.1)          |
| Colin Buick                | In Objection (Item 3.1)          |
| Gareth McCallion           | In Objection (Agent, Item 3.1)   |
| Sam McKee                  | In Support (Agent, Item 3.2)     |
| Michael Graham             | In Support (Agent, Item 3.3)     |
| Tom Stokes                 | In Support (Agent, Item 3.4)     |
| Alastair Coulson           | In Support (Applicant, Item 3.4) |
| Trevor Clarke MLA          | In Support (Item 3.5)            |
| Conor Cochrane             | In Support (Agent, Item 3.6)     |
| Alderman McGrath           | In Objection (Item 3.7)          |
| Jackie Milliken            | In Support (Agent, Item 3.8)     |
| Tim Hughes                 | In Support (Applicant, Item 3.8) |
| Ann-Marie Murray           | In Objection (Item 3.9 )         |
| Councillor Archibald-Brown | In Objection (Item 3.14)         |
| Christina McDowell         | In Objection (Item 3.14)         |
- Officers Present** : Deputy Chief Executive of Economic Growth & Planning  
- M McAlister  
Deputy Director of Planning - S Mossman  
Borough Lawyer & Head of Legal Services - P Casey  
Head of Planning Development Management (Interim)  
- B Diamond  
Senior Planning Officer – K O'Connell  
Senior Planning Officer – A Leathem  
Senior Planning Officer - J McKendry  
ICT System Support Officer – C Bell  
ICT Helpdesk Officer - D Mason  
Member Services Manager – V Lisk

## **CHAIRPERSON'S REMARKS**

The Chairperson welcomed Committee Members to the March Planning Committee Meeting. The Chairperson reminded all present of the protocol for speaking, timeframes accorded and of the audio recording procedures.

Although COVID restrictions had been relaxed, to manage numbers and minimise risk, members of the public and press could continue to access those parts of the Council meetings which they are entitled to attend through the livestream on the Council's website.

The Chairperson advised that Items 3.10, 3.11 and 3.12 had been withdrawn by Officers and 3.13 had been withdrawn by the Agent.

The Chairperson further advised Members that Addendum reports relating to Site Visits and Items 3.1, 3.2 and 3.8 along with an updated speakers list had been circulated to Members in advance of the meeting with hard copies being made available in the Chamber.

### **1 APOLOGIES**

Alderman P Brett  
Councillor R Lynch  
Chief Executive J Dixon

The Borough Lawyer & Head of Legal Services reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

### **2 DECLARATIONS OF INTEREST**

Item 3.1 – Councillor Magill  
Item 3.2 – The Mayor, Councillor Webb  
Item 3.5 and 3.14 – Alderman Smyth and Councillor Archibald-Brown

## **PART ONE PLANNING APPLICATIONS**

*Having declared an interest in the following item Councillor Magill left the Chamber.*

### **ITEM 3.1 APPLICATION NO: LA03/2021/0367/F**

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<b>PROPOSAL:</b>	The progression of quarry faces, within the approved planning boundary of the existing quarry site, in a westerly direction
<b>SITE/LOCATION:</b>	Lands at 140 Mallusk Road, Mallusk, Newtownabbey, lands directly east of 24 Bernice Road, Mallusk, Newtownabbey.
<b>APPLICANT:</b>	James Boyd & Sons (Carnmoney) Ltd

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

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

Councillor A McAuley	In Objection
Craig Goodall	In Objection
Colin Buick	In Objection
Gareth McCallion	In Support/Agent

Proposed by Alderman Campbell

Seconded by Alderman Agnew that planning permission be granted.

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

**planning permission be granted for the application subject to the conditions set out in the Addendum Report.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

*Councillor Magill returned to the Chamber, and having declared an interest in the following item, The Mayor, Councillor Webb left the Chamber.*

### **ITEM 3.2 APPLICATION NO: LA03/2021/0628/F**

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**PROPOSAL:** Proposed residential development comprising a mix of 76 no. dwellings and 35no. apartments with public open space, children play park, landscaping, car parking, associated site works and infrastructure and access arrangements from Rathcoole Drive (111 units in total).

**SITE/LOCATION:** Former Newtownabbey High School, Rathcoole Drive, Newtownabbey.

**APPLICANT:** Apex Housing Association Limited

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Kieran O'Connell, Senior Planning Officer, introduced the Planning Report and associated Addendum 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 –

Sam McKee	In Support/Agent
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Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown that planning permission be granted.

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

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

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

*The Mayor, Councillor Webb returned to the Chamber.*

**ITEM 3.3 APPLICATION NO: LA03/2020/0843/F**

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**PROPOSAL:** Proposed social housing development comprising 37no units (14no semi-detached, 11no townhouses, 3no detached wheelchair accessible bungalows, 1no detached and 8no apartments), associated open space, landscaping, access from Doagh Road including reconfigured access to Aspen View, public footpath to Monkstown Road, car parking, foul pumping station and all ancillary site works.

**SITE/LOCATION:** Lands 30 metres north of No. 1, No. 5 - 8 and No. 10 Aspen View, Doagh Road, and 20 metres southwest of No. 26 and No. 28 Monkstown Road, Newtownabbey.

**APPLICANT:** Mr Paul Frazer

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

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

Michael Graham	In Support/Agent
Paul McCreanor	In Support/Architect (for questions)
Paul Frazer	In Support/Applicant (for questions)

Proposed by The Mayor, Councillor Webb

Seconded by Alderman Agnew that planning permission be refused.

On the proposal being put to the meeting 2 Members voted in favour, 8 against and 0 abstentions, the proposal was declared not carried.

In favour: Alderman Agnew  
The Mayor, Councillor Webb

Against: Aldermen Campbell and Smyth  
Councillors Archibald-Brown, Cushinan, Flanagan, Magill, Ramsay and Swann

A further proposal was then put to the meeting.

Proposed by Alderman Smyth

Seconded by Councillor Magill that planning permission be granted.

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

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

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

**ITEM 3.4 APPLICATION NO: LA03/2021/1110/F**

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**PROPOSAL:** Proposed alterations to Factory Outlet Centre to accommodate new Dobbies Garden Centre with associated restaurant/cafe, food hall, soft play area, and in-store concessions areas (including core gardening, cook shop, pet and bird care, gifting and seasonal products). Development to also include demolition of units 9-16 and 38-41 to facilitate new polytunnels and external garden furniture/plant sales area, covering over of the existing external concourse area to provide new Atrium Mall and all other associated site works

**SITE/LOCATION:** Units 9 to 41, The Junction Retail and Leisure Park, 11 Ballymena Road, Antrim.

**APPLICANT:** EPISO 4 Antrim s.a.r.l

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Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

Tom Stokes	In Support/Agent
Alastair Coulson	In Support/Applicant

Proposed by Alderman Campbell

Seconded by Councillor Magill that planning permission be granted

On the proposal being put to the meeting 9 Members voted in favour, 0 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: Sharon Mossman, Deputy Director of Planning*

*Having declared an interest in the following item, Alderman Smyth and Councillor Archibald-Brown left the Chamber.*

**ITEM 3.5 APPLICATION NO: LA03/2020/0385/O**

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**PROPOSAL:** Tourist Accommodation

**SITE/LOCATION:** 40m West of 3b Lisglass Road Ballyclare BT39 9NH

**APPLICANT:** Mr I McFall

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

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

Trevor Clarke MLA                      In Support

Proposed by Alderman Campbell  
Seconded by The Mayor, Councillor Webb that outline planning permission be refused.

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

**outline planning permission be refused for the following reasons:**

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies CTY 1 and CTY 11 of Planning Policy Statement 21, 'Sustainable Development in the Countryside', in that it has not been demonstrated that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement, that an active and established farm business operates from this location nor that this proposal for farm diversification is to be run in conjunction with the agricultural operations on the asserted farm business.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy TSM 6 and Policy TSM 7 of PPS 16 'Tourism' and Policy CTY 1, Policy CTY 13 and Policy CTY 14 of Planning Policy Statement 21 'Sustainable Development in the Countryside' in that the proposed development:**
  - Would be a prominent feature in the landscape;**
  - The application site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the development to integrate into the landscape;**
  - The proposed development relies primarily on the use of new landscaping;**
  - The proposed development will fail to blend with the landform;**
  - The application site does not have the capacity to absorb the proposed development; and**
  - The development proposal will result in a detrimental impact to and will erode the character of the rural area.**

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 1 and FLD 3 of Planning Policy Statement 15 'Planning and Flood Risk' and Policy TSM 7 of Planning Policy Statement 16 'Tourism' as it has not been demonstrated that all sources of flood risk to and from the proposed development have been identified or that adequate measures to manage and mitigate any increase in flood risk arising from the proposed development have been provided or can be managed in a sustainable way.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies NH1 and NH 2 of Planning Policy Statement 2 'Natural Heritage', Policy CTY 11 of PPS 21 'Sustainable Development in the Countryside', Policies TSM 6 and TSM 7 of PPS 16 'Tourism' as it has not been demonstrated that the proposal will not have a significant environmental impact to European and Ramsar sites or species protected by law.

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

*Alderman Smyth and Councillor Archibald-Brown returned to the Chamber.*

**ITEM 3.6 APPLICATION NO: LA03/2020/0828/F**

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<b>PROPOSAL:</b>	Erection of 1 no detached dwelling (& retention of existing dwelling)
<b>SITE/LOCATION:</b>	34 Glebecoole Park, Newtownabbey, BT36 6HX
<b>APPLICANT:</b>	Stephen Heatley

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Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

Conor Cochrane    In Support/Agent

Proposed by Alderman Smyth

Seconded by Alderman Agnew that planning permission be granted.

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

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

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

### ITEM 3.7 APPLICATION NO: LA03/2021/0662/F

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<b>PROPOSAL:</b>	Installation of a static concrete mixer and an additional cement silo in existing builders merchant yard
<b>SITE/LOCATION:</b>	Rear of 397 Antrim Road, Glengormley, Newtownabbey
<b>APPLICANT:</b>	Samuel Kirk (Builders Merchant) Ltd

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

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

Alderman McGrath                      In Objection

Proposed by The Mayor, Councillor Webb

Seconded by Councillor Ramsay that planning permission be refused.

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

#### **planning permission be refused for the following reason:**

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 4 'Planning and Economic Development', in that it has not been demonstrated that there will be no unacceptable adverse effects on the existing neighbouring residential properties in terms of noise disturbance and dust impact.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

*Alderman Campbell left the meeting during the following item and was therefore unable to vote on Item 3.8.*

### ITEM 3.8 APPLICATION NO: LA03/2021/0972/F

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<b>PROPOSAL:</b>	Change of use of dwelling to religious meeting room with associated parking
<b>SITE/LOCATION:</b>	36 Ballyrobin Road, Templepatrick, BT39 0JH
<b>APPLICANT:</b>	Neil Cooper (Trustee)

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Barry Diamond, Head of Planning and Development Management (Interim), introduced the Planning Report and associated Addendum Report to the Committee and made a recommendation to refuse planning permission.



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

Jackie Milliken	In Support/Agent
Tim Hughes	In Support/Applicant

Proposed by Alderman Smyth  
Seconded by The Mayor, Councillor Webb that the application be deferred pending a site visit.

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

**the application be deferred pending a site visit.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

*Alderman Campbell returned to the meeting during Item 3.9 and was therefore unable to vote.*

**ITEM 3.9 APPLICATION NO: LA03/2021/0739/F**

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<b>PROPOSAL:</b>	Demolition of existing shed on the site. Proposed residential development comprising of 10 x 2 storey semi-detached dwellings and 2 x 2 storey town houses, associated infrastructure, carparking and landscaping.
<b>SITE/LOCATION:</b>	Site 10m East of 10 and 19 Glenabbey Drive 10m East of 20 and 23 Glenabbey Avenue 10m East of 26 and 53 Glenabbey Crescent Newtownabbey BT37 0YT
<b>APPLICANT:</b>	T A Downey Limited

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

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

Ann-Marie Murray	In Objection
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Proposed by Alderman Smyth  
Seconded by Councillor Archibald-Brown that planning permission be refused.

On the proposal being put to the meeting 8 Members voted in favour, 0 against and 1 abstention, it was agreed that

**planning permission be refused for the following reasons:**

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development; i) does not respect the**

surrounding context and is considered to be inappropriate to the character and appearance of the development in terms of the use of excessive amounts of boundary walls along the estate road; the layout will have an adverse impact on the amenity of proposed residents in terms of overlooking and there is inadequate provision of private amenity areas.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed properties in terms of noise and vibration.

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

**ITEM 3.10 APPLICATION NO: LA03/2022/0034/O**

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<b>PROPOSAL:</b>	Site for 1 no detached dwelling
<b>SITE/LOCATION:</b>	70m East of 49 Ballycraigy Road, Newtownabbey
<b>APPLICANT:</b>	Jason Reid

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*The Chairperson advised that the application had been withdrawn by Officers.*

**ITEM 3.11 APPLICATION NO: LA03/2021/0435/F**

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<b>PROPOSAL:</b>	Below ground agricultural effluent storage tank
<b>SITE/LOCATION:</b>	130m North West of 8 Ballydonnelly Road, Toomebridge, Antrim
<b>APPLICANT:</b>	Hugh O'Donnell

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*The Chairperson advised that the application had been withdrawn by Officers.*

**ITEM 3.12 APPLICATION NO: LA03/2021/0743/F**

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<b>PROPOSAL:</b>	Retrospective application for raised single storey sunroom extension to rear of existing dwelling.
<b>SITE/LOCATION:</b>	21 Shore Road, Greenisland, Carrickfergus, BT38 8UA
<b>APPLICANT:</b>	da architects ltd

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*The Chairperson advised that the application had been withdrawn by Officers.*

**ITEM 3.13 APPLICATION NO: LA03/2021/1141/O**

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**PROPOSAL:** Site for dwelling and garage on a farm  
**SITE/LOCATION:** 60m South West of 77 Irish Hill Road, Ballyclare  
**APPLICANT:** Mr J Jenkins

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*The Chairperson advised that the application had been withdrawn by the Agent.*

*Having declared an interest in the following item, Alderman Smyth and Councillor Archibald-Brown left the Chamber.*

**ITEM 3.14 APPLICATION NO: LA03/2021/0885/F**

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**PROPOSAL:** Proposed Installation of a 20m High Telecoms street pole c/w wraparound cabinet, with Integrated Antenna, and 3 no. additional equipment cabinets and ancillary equipment.  
**SITE/LOCATION:** Close to 16 Mill Road, on a section of footpath approximately 10m north of the entrance to Jubilee Hall, Doagh  
**APPLICANT:** CK Hutchison Networks (UK) Ltd

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

*Councillor Archibald-Brown returned to the Chamber for the duration of her public speaking and then left the Chamber.*

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

Councillor Archibald-Brown	In Objection
Christina McDowell	In Objection

Proposed by The Mayor, Councillor Webb  
Seconded by Councillor Ramsay that planning permission be refused.

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

**planning permission be refused for the following reasons:**

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy TEL 1 of Planning Policy Statement 10; Telecommunications, in that insufficient evidence has been provided to show existing masts and other locations within the area have been investigated and are not feasible.**

2. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, in that, if approved, the proposal fails to promote road safety, for pedestrians, cyclists and other road users as the proposed pole and ancillary equipment will create a visual impediment within the visibility splays of the Jubilee Hall development.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

*Alderman Smyth and Councillor Archibald-Brown returned to the Chamber.*

*Councillor Magill and Councillor Swann left the meeting.*

**ITEM 3.15 APPLICATION NO: LA03/2021/1189/F**

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<b>PROPOSAL:</b>	Proposed internal alterations to include removal of stage including reducing the floor level in that area to match main FFL, removal of some internal walls to increase the footprint of the main space. Proposed external alterations including removal of existing fire escape steps, reconfiguration of existing opening and the provision of a new window
<b>SITE/LOCATION:</b>	Muckamore Community Centre, Ballycraig Road, Antrim
<b>APPLICANT:</b>	Antrim and Newtownabbey Borough Council

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Barry Diamond, Head of Planning and Development Management (Interim), introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Alderman Smyth

Seconded by Councillor Ramsay that planning permission be granted.

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

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

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

**ITEM 3.16 APPLICATION NO: LA03/2021/0577/DCA**

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<b>PROPOSAL:</b>	Existing toilet block to be completely demolished. Removal of surrounding car parking or new layout
<b>SITE/LOCATION:</b>	Carpark to Castle Mall Shopping Centre 26 Market Square Antrim
<b>APPLICANT:</b>	Clear Partnership

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Barry Diamond, Head of Planning and Development Management (Interim), introduced the Planning Report to the Committee and made a recommendation to grant demolition consent.

There were no public speakers to address this item.

Proposed by Alderman Smyth

Seconded by Councillor Archibald-Brown that demolition consent be granted.

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

**demolition consent be granted subject to the conditions set out in the Planning Report.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

### **ITEM 3.17**

#### **P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS**

A list of planning decisions issued by Officers during February 2022 under delegated powers together with information relating to planning appeals was circulated for Members information.

Members noted that there were no planning appeal decisions for the Borough issued during February by the Planning Appeals Commission.

Proposed by The Mayor, Councillor Webb

Seconded by Alderman Campbell and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **ITEM 3.18**

#### **P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT**

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). Two PANs were registered recently the details of which are set out below.

<b>PAN Reference:</b>	LA03/2022/0099/PAN
<b>Proposal:</b>	Erection of coated roadstone plant and associated ancillary development to include Bitumen Storage tanks, aggregate storage bays, staff facilities, weighbridge and recycled asphalt pavement (RAP) processing and storage area

<b>Location:</b>	Lands at 20 Ballypalady Road, Doagh, Ballyclare BT39 0QY
<b>Applicant:</b>	Northstone (NI) Ltd
<b>Date Received:</b>	7 February 2022
<b>12 week expiry:</b>	2 May 2022

<b>PAN Reference:</b>	LA03/2022/0137/PAN
<b>Proposal:</b>	Proposed residential development comprising of 187 No. dwellings in 2 phases (Phase 1 to deliver 48 no. dwellings and Phase 2 to deliver 139 no. dwellings) and associated garages, including provision of public open space, landscaping and all associated works
<b>Location:</b>	Land between Station Road and The Burn Road Doagh, BT39 0QT
<b>Applicant:</b>	Antrim Construction Company Ltd
<b>Date Received:</b>	22 February 2022
<b>12 week expiry:</b>	17 May 2022

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 the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

As part of its response to Coronavirus, the Department for Infrastructure (DfI) introduced an amendment to subordinate legislation to temporarily remove the requirement for a public event as part of the pre application community consultation (PACC). The initial Departmental Regulations were subsequently extended and given the ongoing pandemic The Planning (Development Management) (Temporary Modifications) (Coronavirus) (Amendment No.2) Regulations (Northern Ireland) 2021 which came into effect on 1 October 2021, have temporarily amended The Planning (Development Management) Regulations (Northern Ireland) 2015 and therefore the temporary relaxation of pre-application community consultation requirements during Coronavirus emergency period now apply until 31 March 2022. As with the previous Regulations applicants will still need to comply with other requirements to ensure communities are aware of and can input to major development proposals for their areas. However, this temporary change will allow major planning applications to continue to be submitted during the COVID-19 outbreak.

Guidance issued by the Department indicated that specific detail should be included in the PAN application indicating what consultation methods the prospective applicant is proposing to ensure that the local community is able to access, and comment on, information about a proposed development, despite the absence of a PACC public event.

Proposed by The Mayor, Councillor Webb  
Seconded by Alderman Campbell and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **ITEM 3.19**

#### **P/FP/LDP/62: LOCAL DEVELOPMENT PLAN: PLANNING APPEALS COMMISSION – DATES FOR INDEPENDENT EXAMINATION**

Members were aware of the Local Development Plan update provided in June 2021 (Item 3.20 refers) regarding the Planning Appeals Commission (PAC) notification on 3 June 2021 to confirm that the Department for Infrastructure (DfI) caused an Independent Examination of the Council's Draft Plan Strategy.

The PAC had written (circulated) to advise that following the Commissioner's initial checks, the Independent Examination is moving to the pre-hearing stage. The Commission would now organise the opening of the hearing sessions which would begin on Tuesday 3 May 2022 via remote hearing.

Proposed by The Mayor, Councillor Webb  
Seconded by Alderman Campbell and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **ITEM 3.20**

#### **P/FP/LDP/112 LOCAL GOVERNMENT PLAN: METROPOLITAN AREA SPATIAL WORKING GROUP – QUARTERLY UPDATE MEETING**

An online meeting of the quarterly Belfast Metropolitan Area Spatial Working Group took place on 9 March 2022, hosted by Ards and North Down Borough Council.

Items discussed included an update on progress from consultees and council's regarding their Local Development Plan, Draft Plan Strategy, including:

- Belfast City Council (BCC): Whilst BCC's Draft Plan Strategy Independent Examination (IE) completed on 8 March 2022, publication of the PAC Commissioners' report from the Department of Infrastructure IE report is imminent;
- Lisburn & Castlereagh City Council (LCCC): IE public hearing sessions are due to commence on 28 March 2022, lasting to 8 April 2022 inclusive. LCCC's IE hearing programme can be viewed at: <https://www.pacni.gov.uk/lisburn-castlereagh>

Members were advised that the draft minutes of the previous meeting of the working group, previously held on 21 November 2021 were also agreed at this meeting – copy circulated for information.

Proposed by The Mayor, Councillor Webb  
Seconded by Alderman Campbell and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **ITEM 3.21**

#### **P/FP/LDP/23 LOCAL DEVELOPMENT PLAN, DRAFT PLAN STRATEGY, DRAFT STATEMENTS OF COMMON GROUND WITH BELFAST CITY COUNCIL AND LISBURN AND CASTLEREAGH CITY COUNCIL**

##### Cross boundary considerations

Under the Planning (Local Development Plan Regulations) Regulations (Northern Ireland) 2015 neighbouring Councils are required to consult each other in the preparation of their respective Local Development Plans. Section 10 of the 2011 Planning Act states that the purpose of the Independent Examination into the LDP is to assess if it satisfies the legal requirements in the preparation of the plan and whether it is sound.

The tests of soundness are not legally defined. However, Development Plan Practice Note 6 (Version 2/May 2017) sets out guidance on soundness based upon 12 tests relating to procedure, consistency and coherence and effectiveness. Soundness Test CE 1 includes "Has the plan had regard to other relevant plans, policies and strategies relating to the council's district or to any adjoining councils' district". CE1 includes that "where cross boundary issues are relevant it is not in conflict with the DPDs (Development Plan Documents) of neighbouring councils". All LDPs will be tested on these tests during the Independent Examination process.

##### Cross boundary engagement to date

All neighbouring Councils were consulted in the preparation of the Council's Preferred Options Paper and Draft Plan Strategy. Of note, Belfast City Council and Lisburn City Council made comments on strategic matters relating to a number of issues including retail and employment lands (circulated).

##### Continued engagement – best practice

In the spirit of the legislative requirement to engage and work with neighbouring Councils in the preparation of plans, it was proposed that Antrim and Newtownabbey Borough Council consider Statements of Common Ground (SoCG) which are considered as a means of best practice in working together in relation to areas of agreement on particular issues, as is the case at this stage with Belfast City Council and Lisburn and Castlereagh City Council. Letters to respective Councils to establish engagement were circulated for information.

The Department for Infrastructures (DfI) Development Plan Practice Note 10: Submitting Development Plan Documents for Independent Examination, paragraph



6.9 identifies that: "Statements of Common Ground can be used to establish the main areas of agreement between two or more parties on a particular issue. These can be a useful way to evidence commitment and deliverability and can be refined as work on the Development Plan Document (DPD) progresses".

It was considered that a Statement of Common Ground would be beneficial in relation to the forthcoming Independent Examination and also as all plans progress to the Local Policies Plan Stage.

A draft Statement of Common Ground between Antrim and Newtownabbey Borough Council was circulated for Planning Committee Members for consideration before formal engagement with respective Councils seeking agreement. Any amendments would be brought back to Planning Committee.

Proposed by Alderman Campbell

Seconded by Alderman Smyth and unanimously agreed that

**draft Statements of Common Ground with Belfast City Council and Lisburn and Castlereagh City Council are agreed in principle before formal engagement.**

*ACTION BY: Sharon Mossman, Deputy Director of Planning*

There being no further Committee business the Chairperson thanked Members for their attendance and the meeting concluded at 8.21 pm.

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**MAYOR**