



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON WEDNESDAY 19 APRIL 2017 AT 6.30 PM**

- In the Chair** : Alderman F Agnew
- Committee Members Present** : Aldermen - T Campbell, J Smyth and R Swann
Councillors - T Beatty, J Bingham, H Cushinan, B Duffin, L Clarke, D Hollis, S Ross and B Webb
- Non-Committee Members Present** : Alderman – T Burns
Councillors – J Blair, N McClelland, M Magill
- In Attendance** : Ms Bridget Scott - Public Speaker
Ms Valerie Corr - Public Speaker
Mr Conor Hughes - Public Speaker
Ms Naomi Cluney - Public Speaker
Ms Rosemary Hope – Public Speaker
Mr Brian Hope – Public Speaker
Mr Tony McCoey – Public Speaker
Mr Gus Close – Public Speaker
Mr Tom Quinn – Public Speaker
Ms Rosaleen Rafferty – Public Speaker
Mr Trevor Clarke – Public Speaker
Mr Paul Girvan, MLA – Public Speaker
Ms Jennifer Shaw – Public Speaker
Mr Damien Kearney – Public Speaker
Mr Ivan McClean – Public Speaker
Mr Andrew Waring – Public Speaker
- 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
Senior Planning Officer – Ms J McKendry
Planning Officer – Mr M O'Reilly
Planning Officer – Mr S Russell
Legal Advisor - Mr P Casey
Media & Marketing Officer – Ms V Walsh

CHAIRMAN'S REMARKS

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

The Chief Executive reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

1 APOLOGIES

None.

2 DECLARATIONS OF INTEREST

Item 3.6 – Councillor Cushinan
Item 3.10 – Councillor Hollis
Item 3.13 – Councillor Duffin

PART ONE DECISIONS ON PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2016/0747/F

PROPOSAL:	Proposed erection of 26 apartments and 22 dwellings with open space, landscaping, associated site works, car parking and access arrangements from Carnmoney Road (48 residential units in total)
SITE/LOCATION:	42-70 Carnmoney Road, Glengormley
APPLICANT:	Clanmil Developments Limited

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission subject to the correction of two minor typographical errors in proposed conditions 8 and 9.

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

- Valerie Corr
- Bridget Scott

- Conor Hughes

Proposed by Alderman Campbell
Seconded by Councillor Ross and

on the proposal being put to the meeting 9 Members voted in favour, 0 against and 3 abstentions, it was agreed

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

ACTION BY: John Linden

ITEM 3.2 APPLICATION NO: LA03/2017/0156/F

PROPOSAL: Alterations to existing loft apartment to include 2 no. dormers to rear elevation and 1 dormer and 2 no. windows to front elevation.

SITE/LOCATION: Apartment 5 Hillview Mews, 17a Hillview Park, Newtownabbey, BT36 5HW

APPLICANT: Mr J Briers

Johanne McKendry, Senior Planning Officer, introduced the Planning 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 Magill
- Naomi Cluney
- Rosemary Hope
- Brian Hope
- Tony McCoey

Proposed by Alderman Smyth
Seconded by Councillor Beatty and

On the proposal being put to the meeting 8 Members voted in favour, 4 against and 0 abstentions as follows:-

In Favour: Aldermen Campbell and Smyth,
Councillors Bingham, Beatty, Clarke, Hollis, Ross and Swann
Against: None
Abstentions: Alderman Agnew
Councillors Cushinan, Duffin and Webb

It was agreed

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

- (a) the design of the proposed development would not read as an integral element of or be sympathetic to the original design of the apartment building with the proposed alterations failing to respect the character and appearance of the locality; and
- (b) the proposal would result in overlooking and a loss of privacy.

ACTION BY: John Linden

ITEM 3.3 APPLICATION NO: LA03/2017/00032/F

PROPOSAL: New Detached Dwelling
SITE/LOCATION: Land Adjacent to 25 Glenview Park, Newtownabbey
APPLICANT: Halftown Ltd

The Chairman advised Members that this application had been withdrawn by the applicant.

Councillor Clarke withdrew from the meeting.

**ITEM 3.4 APPLICATION NO: LA03/2016/0776/F and
ITEM 3.5 APPLICATION NO: LA03/2016/0777/DCA**

PROPOSAL: Demolition of existing derelict detached dwelling and construction of new single storey Credit Union office and formation of access to land at rear.
SITE/LOCATION: 39 New Street, Randalstown
APPLICANT: Antrim Credit Union

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

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

- Councillor Magill
- Gus Close
- Tom Quinn

Proposed by Alderman Campbell
 Seconded by Alderman Smyth and

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

that the applications be deferred to provide the applicant with an opportunity to meet with Officers to discuss the potential of a revised scheme – one that should not involve demolition of the existing building structure.

ACTION BY: John Linden

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

Councillor Ross withdrew from the meeting.

Councillor Cushman withdrew from the meeting having declared an interest in the next item. 3.6.

ITEM 3.6 APPLICATION NO: LA03/2017/0068/F

PROPOSAL: Retrospective change of use from existing garage to vehicle repairs and workshop associated with home working.

SITE/LOCATION: 175 Moneynick Road, Toomebridge, Co Antrim

APPLICANT: Liam Hegarty

Simon Russell, 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 –

- Trevor Clarke
- Rosaleen Rafferty

Proposed by Councillor Duffin
 Seconded by Alderman Smyth and

on the proposal being put to the meeting 9 Members voted in favour, 1 against and 0 abstentions, it was agreed

that the application be deferred pending determination by the Council of the current application for a Certificate of Lawful Use or Development (CLUD) at this location and returned for consideration following this.

ACTION BY: John Linden

Councillor Ross had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on this item.

Councillor Cushinan returned to the meeting.

ITEM 3.7 APPLICATION NO: LA03/2016/1113/F

PROPOSAL: Proposed retention of log cabin (mobile home), garage and associated site works

SITE/LOCATION: 108c Cidercourt Road, Crumlin, Antrim, BT29 4RX

APPLICANT: Mr & Mrs B Farr

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

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

- Alderman Burns
- Councillor Magill
- Jennifer Shaw
- Damien Kearney

Proposed by Alderman Campbell
Seconded by Councillor Beatty 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 reasons:

- 1. The proposal is contrary to to the policy provisions of 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.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 6 and CTY 9 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the applicant has not provided compelling and site specific evidence that a residential mobile home is a**

necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused.

ACTION BY: John Linden

Councillor Hollis left the chamber at this point.

ITEM 3.8 APPLICATION NO: LA03/2017/0123/O

PROPOSAL: Site of dwelling and garage

SITE/LOCATION: 80 m approx. west of 7 Creavery Road, Antrim

APPLICANT: Mrs Eunice McDonald

Michael O'Reilly, 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 –

- Ivan McClean

Proposed by Councillor Webb
Seconded by Alderman Campbell and

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

that outline planning permission be refused for the following reason:

- 1. The proposal is contrary to the policy provisions of 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 the provisions for a dwelling within a cluster in accordance with Policy CTY2a of PPS21.**

ACTION BY: John Linden

ITEM 3.9 APPLICATION NO: LA03/2017/0036/O

PROPOSAL: Construction of single dwelling with detached garage

SITE/LOCATION: Land immediately to east and sharing a boundary with 2 Lisnalinchy Road West, Ballyclare, BT39 9NY

APPLICANT: Mr Paul Morrow

The Chairman advised Members that this application had been withdrawn by the applicant.

ITEM 3.10 APPLICATION NO: LA03/2016/1033/F

PROPOSAL: Wooden cabin structure to provide beauty treatments (nails etc) for 4-6 customers a day (Retrospective)

SITE/LOCATION: 52 Doagh Road, Newtownabbey, BT37 9NY

APPLICANT: Andrew Waring

Barry Diamond, Principal 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 –

- Andrew Waring

Proposed by Alderman Campbell
Seconded by Councillor Bingham and

on the proposal being put to the meeting 11 Members voted in favour, 0 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: John Linden

Councillor Hollis returned to the meeting.

ITEM 3.11 APPLICATION NO: LA03/2017/0112/A

PROPOSAL: 1 No.96 sheet free standing advertising panel.
SITE/LOCATION: 77 Fountain Street, Town Parks, Antrim, BT41 4BG
APPLICANT: JCDecaux

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

There were no public speakers to address this item.

Proposed by Alderman Campbell
Seconded by Councillor Beatty and

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

that advertisement consent be refused for the following reason:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that the proposal, would result in an unacceptably detrimental impact on visual amenity of the area.**

ACTION BY: John Linden

ITEM 3.12 APPLICATION NO: LA03/2016/1005/F

PROPOSAL: Dwelling and Garage (Change of house type of previous approval T/2011/0111/F)
SITE/LOCATION: Adjacent (25m South) 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 grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Duffin
Seconded by Councillor Clarke and unanimously agreed

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

ACTION BY: John Linden

Councillor Duffin withdrew from the meeting having declared an interest in the next item. 3.13

ITEM 3.13 APPLICATION NO: LA03/2017/0173/F

PROPOSAL: Erection of disabled access toilet block

SITE/LOCATION: Land 20 metres south of St. Oliver Plunkett's Church, Main Street, Toome.

APPLICANT: TIDAL 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 to address this item.

Proposed by Councillor Beatty
Seconded by Councillor Clarke and unanimously agreed

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

ACTION BY: John Linden

Councillor Duffin returned to the meeting.

PART TWO OTHER PLANNING MATTERS

ITEM 3.14

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during March 2017 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

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

the report be noted.

NO ACTION

ITEM 3.15

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

Members were made aware that prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act was required to give at least 12 weeks notice to the Council that an application for planning permission was to be submitted. This was referred to as a Proposal of Application Notice (PAN). Two PANs had been registered during March and the details were set out below.

PAN Reference: LA03/2017/0282/PAN
Proposal: Residential housing development of 190 no. homes comprising a mix of detached, semi-detached and town houses and ancillary development of open space, access (including right turn lane) and all works associated with the development
Location: Land to the north of 93-103 Ballycorr Road, north east of 13-27 Elizabeth Gardens and south east of 92 Ballyeaston Road, Ballyclare
Applicant: QTH Limited
Date Received: 21 March 2017
12 week expiry: 13 June 2017

PAN Reference: LA03/2017/0316/PAN
Proposal: Development of a cinema, hotel and office units
Location: Lands to the north of Valley Leisure Centre, Church Road Newtownabbey
Applicant: Comtec

Date Received: 27 March 2017
12 week expiry: 19 June 2017

Members recalled that under Section 27 of the 2011 Planning Act obligations were 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 was submitted this must be accompanied by a Pre-Application Community consultation report outlining what consultation had been undertaken regarding the application and detailing how this had influenced the proposal submitted.

Proposed by Alderman Campbell
Seconded by Councillor Duffin and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.16

P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS 2016/17 – THIRD QUARTERLY BULLETIN FOR THE PERIOD OCTOBER – DECEMBER 2016

The third quarterly provisional planning statistics for 2016/17 produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), a copy of which was circulated, were released on 16 March 2017.

The figures showed that during the third quarter period from October to December 2016, the total number of planning applications received in Northern Ireland was 3,209, an increase of some 5% over both the previous quarter and the same period in 2015/16. The total number of decisions issued during this period was 2,874.

During this third quarter period a total of 185 new applications were received by Antrim and Newtownabbey Borough Council (which equates to an increase of some 13% over the same period last year and therefore ahead of the NI trend) and 196 decisions were issued.

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures showed that the Council took on average 42.8 weeks to process and decided **Major** planning applications during the third quarter against the target of 30 weeks. While this performance continued to reflect a decline from last year's performance it ranked third out of the 11 Councils during the quarter and still reflected well against the average processing time of 71.2 weeks across all Councils. Members were once again reminded that these statistics related to quite small numbers of applications (some 3 applications this quarter) which can cause considerable quarterly variation in performance. In addition, and as previously reported, the Planning Section had been endeavouring this year to reduce the number of backlog applications greater than 12 months old and this was also impacting on average processing times for Major applications this year.

The Dfl figures showed that the Council took on average 12.2 weeks to process and decide **Local** planning applications during the third quarter against the target of 15 weeks. This performance ranked second out of the 11 Councils and again reflected well against the average processing time of some 16.4 weeks across all Councils.

In relation to enforcement the Dfl figures highlighted that the Council's planning enforcement team during the third quarter again recorded the shortest time taken, 16.8 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 28.2 weeks across all Councils.

Proposed by Alderman Campbell

Seconded by Councillor Duffin and unanimously agreed that

the report be noted

NO ACTION

ITEM 3.17

P/PLAN/1 – SCHEME OF DELEGATION AND PLANNING COMMITTEE REFERRAL REQUEST FORM

Members recalled that a number of minor amendments were agreed to the Council's Scheme of Delegation for Planning Matters at Committee meetings late last year and these were subsequently ratified by full Council. As required the amended scheme had now been agreed by the Department for Infrastructure and would take effect from 1 May 2017. The final version of the amended Scheme of Delegation was circulated and would shortly be made available on the Council's website.

Members were aware that the Scheme of Delegation makes provision for the majority of planning applications in the Local category of development to be determined by the Head of Planning and other nominated senior officers.

Exceptions to this delegated power were set out within the Scheme and this included a provision for any Local application to be referred to the Committee by a Member of the Council for determination. As indicated in the Scheme of Delegation any such referral must be made in writing within 21 calendar days of validation of the application and accompanied by a sound planning reason.

To help ensure that all such requests are properly recorded and placed on the planning application file in question the Planning Section had prepared a Planning Committee Referral Request Form, a copy of which was circulated.

Any Member wishing to request that a particular Local application be referred to the Committee for determination would need to complete this form and return it to the Planning Section and the Head of Planning outlining the planning ground(s) on which the request is being made. Upon receipt the request would be assessed by the Head of Planning (or their nominated deputy) and the Member would be advised on the outcome of their request within 5 working days.

All referral request forms would be placed on the relevant planning file and where a referral to Committee is accepted, the applicant/agent for the application will be made aware by the Planning Section as soon as possible thereafter. Except in those cases where an application would have been brought to the Committee for determination for another reason the report to the Planning Committee on a referral case will in future identify the Member who made the request.

Proposed by Alderman Campbell
Seconded by Councillor Duffin and unanimously agreed that

the report be noted

NO ACTION

ITEM 3.18

P/FP/LDP/91 – ENGAGEMENT WITH DEPARTMENT FOR ECONOMY – MINERALS DIVISION ON LOCAL DEVELOPMENT PLAN

The Minerals and Petroleum Branch within the Department for the Economy (DfE) had written to the Chief Executive to advise of the publication of an Information Paper with regard to Minerals, Geothermal Energy, Groundwater and Geohazards (copy circulated).

The Information Paper, which can be found at the following link (<https://www.economy-ni.gov.uk/publications/minerals-information-paper>), was intended to assist Planning Authorities in Northern Ireland in their consideration of the planning implications of types of minerals that may be found in their respective areas. The paper also provided information to be considered in the preparation of Local Development Plans.

The Planning Section's Forward Planning Team would engage further with the DfE Minerals and Petroleum Branch and ensure that information specific to the Borough was considered as part of the LDP process.

Proposed by Alderman Campbell
Seconded by Councillor Duffin and unanimously agreed that

the report be noted

NO ACTION

ITEM 3.19

PROPOSED LDP CROSS BOUNDARY FORUM TO DISCUSS PLANNING ISSUES ASSOCIATED WITH LOUGH NEAGH AND LOUGH BEG

Mid Ulster District Council (MUDC) had written to the Chief Executive (copy circulated) inviting representation from the Council to take part in a joint forum to discuss the cross boundary issues of Lough Neagh and Lough Beg in relation to the new Local Development Plans. Representatives of DAERA, NIEA and DfI Strategic Planning Division had also been invited to attend.

A key feature of the new local development plan system is "soundness". This requires development plan documents to be tested at Independent Examination in terms of content, conformity and the process by which they are produced. One of the tests of soundness relates to consistency and whether the Council has had regard to neighbouring district councils and cross boundary issues. It is considered that the establishment of the forum suggested by MUDC will support this process.

Chris Boomer, Head of Planning for MUDC, is suggesting that each Council should be represented by 1-2 Elected Members supported by relevant planning officers. The first meeting of the forum is scheduled for Thursday 27 April 2017, at 10.30am at Mid Ulster District Council offices, 50 Ballyronan Road, Magherafelt.

In terms of other cross boundary issues, Members were updated last month that a Greater Belfast Working Group is in the process of being established. This working group is anticipated to include Lisburn and Castlereagh Council, Mid and East Antrim, North Down and Ards, Belfast City and Antrim and Newtownabbey. At this stage, Belfast City Council which is taking the lead, has not indicated whether elected Members will be invited to attend. The Planning Section was of the opinion that Members should participate in this working group and subject to Council approval intends to write to Belfast City Council on this basis. In the event this was agreed it was recommended that party representatives (or nominated replacements) should attend this meeting.

Proposed by Alderman Smyth

Seconded by Councillor Ross and unanimously agreed that

Councillor Beatty be nominated to serve on the Mid Ulster Lough Neagh Forum

Proposed by Alderman Swann

Seconded by Alderman Campbell and unanimously agreed that

Councillor Duffin be nominated to service on the Mid Ulster Lough Neagh Forum

Proposed by Alderman Campbell

Seconded by Councillor Duffin and unanimously agreed that

Councillor Webb be nominated to serve on the Greater Belfast Working Group

Proposed by Alderman Smyth

Seconded by Councillor Duffin and unanimously agreed that

Councillor Ross be nominated to serve on the Greater Belfast Working Group

ACTION BY: John Linden

There being no further Committee business under Part 2 of the agenda the Chairman thanked everyone for their attendance and the meeting concluded at 9.35pm.

MAYOR

Council Minutes have been redacted in accordance with the Freedom of Information Act 2000, the Data Protection Act 1998 and legal advice.