



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON TUESDAY 8 DECEMBER 2020 AT 6.00 PM**

- In the Chair** : Alderman T Campbell
- Committee Members Present** : Aldermen - F Agnew, P Brett and J Smyth
Councillors – J Archibald, H Cushinan, S Flanagan,
R Lynch, M Magill, R Swann and B Webb
- Non-Committee Members Present** : Councillors – A Bennington and N Ramsay
- Officers Present** : Deputy Chief Executive - M McAlister
Borough Lawyer & Head of Legal Services – P Casey
Principal Planning Officer – B Diamond
ICT Change Officer – A Cole
Member Services Officer – S Boyd

CHAIRPERSON'S REMARKS

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

In order to protect public health during the current COVID-19 emergency it was not possible to allow the public or the press to physically attend the Planning Committee meeting. The public and the press can access those parts of the meeting which they are entitled to attend via livestream (a link to which is on the Council website). The meeting minutes and audio recording will be published on the Council's website.

The Chairperson reminded Members that as was agreed by Members at September's Planning Committee meeting that the meeting would commence at 6.00 pm to consider Part One Planning Applications directly followed by Part 2 General Planning Matters and any In Confidence items.

The Chairperson further advised Members that an Addendum report relating to Site Visits had been circulated to Members with a hard copy being made available in the Chamber, and, that Item 3.2 had been withdrawn by the applicant.

The Borough Lawyer and 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.

1 APOLOGIES

Councillor R Kinnear
Chief Executive J Dixon
Head of Planning J Linden

2 DECLARATIONS OF INTEREST

None

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2020/0573/O

PROPOSAL:	Site for a new residential dwelling with stables & garage
SITE/LOCATION:	Lands approx. 150m NE of 55 Millbank Road, Templepatrick
APPLICANT:	Patrick Doherty

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

There were no public speakers to address this item.

Proposed by Alderman Brett
Seconded by Alderman Agnew and unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 1, CTY 6, CTY 7 and CTY 8 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 a new dwelling in accordance with Policies CTY6, CTY 7 and CTY 8 of PPS 21.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, in that:**
 - the site lacks long established natural boundaries and relies on the use of new landscaping for integration;**
 - the ancillary works proposed do not integrate with their surroundings and;**
 - the proposed design of the dwelling is unacceptable.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 and of Planning Policy Statement 21, in that the proposal represents a suburban style layout with an extensive curtilage which would have a detrimental impact on the rural character of the area.**

ACTION BY: John Linden, Head of Planning

ITEM 3.2 APPLICATION NO: LA03/2020/0599/O

PROPOSAL: Site for infill dwelling
SITE/LOCATION: 30m South of 21 Ballykennedy Road, Nutts Corner, Crumlin
APPLICANT: Finlay McBride

The Chairperson advised Members that this application had been withdrawn by the Applicant.

ACTION BY: John Linden, Head of Planning

ITEM 3.3 APPLICATION NO: LA03/2020/0597/O

PROPOSAL: Site for 1 no detached dwelling with associated site works
SITE/LOCATION: Lands approx. 60m South of 92 Seven Mile Straight, Antrim
APPLICANT: Brian Higgins

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

There were no public speakers to address this item.

Proposed by Alderman Brett

Seconded by Councillor Flanagan and unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 1 and CTY2a 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 a new dwelling in an existing cluster in accordance with CTY2a of PPS 21.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 and of Planning Policy Statement 21, in that the proposal would result in a suburban style of build-up of development when viewed with existing buildings.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the required visibility splays can be achieved and that the proposal will not prejudice road safety.**

ACTION BY: John Linden, Head of Planning

PART TWO GENERAL PLANNING MATTERS

ITEM 3.4

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during November 2020 under delegated powers together with information relating to planning appeals was circulated for Members information.

Members noted that the following application deferred at the September Planning Committee meeting was issued by Officers during November.

APPLICATION NO	LA03/2019/0361/F
DEA	AIRPORT
PROPOSAL	Residential development comprising 11 no 3 bedroom townhouses with associated car parking and landscaping (change of house types to that approved under application ref LA03/2015/0601/F)
SITE/LOCATION	The Old Mill, 53 Mill Road, Crumlin
APPLICANT	Firestone Construction Ltd

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

the report be noted.

NO ACTION

ITEM 3.5

P/PLAN/1 - SUSTAINABLE WATER – A LONG-TERM WATER STRATEGY FOR NORTHERN IRELAND (2015-2040) – FOURTH ANNUAL STRATEGY PROGRESS REPORT 2019-20

The Department for Infrastructure's Water and Drainage Policy Division has written to the Council (copy circulated) to advise that the fourth Annual Strategy Progress Report on "Sustainable Water – a Long Term Strategy for Northern Ireland" has been published.

The Report (copy circulated) highlighted the programmes and plans that have been put in place to date to tackle and improve the areas of drinking water, flood risk, environmental requirements and water and sewerage services.

Proposed by Alderman Agnew
Seconded by Councillor Flanagan and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.6

P/PLAN/23 REVIEW OF PLANNING SCHEME OF DELEGATION

Members were advised at the September Committee meeting that the Council is required, under Planning Legislation, to review its Planning Scheme of Delegation (SOD) every three years. A meeting with Members subsequently took place on 19 October prior to that month's Committee meeting to inform this review.

As a consequence, the Planning Section, in conjunction with the Legal Services team, has now compiled the proposed changes to the current Scheme of Delegation which for ease of reference were highlighted in the circulated document.

Whilst most of the changes proposed are relatively minor in nature Members attention was drawn to the following amendments, the majority of which were discussed at the meeting with Members:

- amending the requirement for planning applications made by employees of the Council to come before Committee which will now be limited to Senior Officers, Planning Section staff and their immediate families;
- clarifying that planning applications made by the immediate family of an elected Member will need to come before the Committee;
- confirming that any planning application that requires a legal agreement under Section 76 of Planning Act (Northern Ireland) 2011 needs to come before the Committee;
- delegating the service of various enforcement notices on an existing offender in relation to any further breach(es) of control in relation to the same site, or adjoining lands within the same ownership, in cases where formal action has already been taken by the Council;
- clarifying that the instigation of court action against the non-compliance with any formal Notices or action taken by the Council is a delegated matter;
- clarifying that the following matters are delegated to nominated Officers
 - The discharge of planning conditions;
 - The power to formulate the precise wording of decision notices following decisions made by the Planning Committee;
 - The power to provide draft conditions or reasons of refusal (as appropriate) to the Planning Appeals Commission on Non-Determination Appeals subject to the agreement of the Chair and Vice-Chair of the Planning Committee;

It was noted that any revisions to the SOD agreed by the Council must, under Planning Legislation, be sent to the Department for Infrastructure for its agreement before the amended Scheme can take effect.

Proposed by Councillor Magill

Seconded by Alderman Brett and unanimously agreed that

the amendments to the Council's Planning Scheme of Delegation are approved and sent to the Department for Infrastructure for its agreement.

ACTION BY: *John Linden, Head of Planning*

There being no further Committee business the Chairperson took the opportunity to wish all Members and Officers a Happy Christmas and New Year, and thanked Members, Officers and IT staff for their attendance and continued support.

The meeting concluded at 6.15 pm.

MAYOR