



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 20 JANUARY 2020 AT 6.00 PM**

- In the Chair** : Alderman P Brett
- Committee Members Present** : Alderman F Agnew  
Councillors – J Archibald, T Campbell, H Cushinan, S Flanagan,  
R Kinnear, R Lynch, M Magill, S Ross, R Swann and B Webb
- Non-Committee Members Present** : Alderman – D Kinahan  
Councillors – A Bennington, V McWilliam
- Public Speakers** : Mr Tom Stokes - In Support (Agent Item 3.11)  
Alderman Danny Kinahan - In Support (Item 3.13)  
Mr Robin Park - In Support (Agent Item 3.13)  
Mr Mervyn Cotton - In Support (Applicant Item 3.15)  
Ms Debbie McBride In Support (Applicant Item 3.16)  
Mr Robert Logan In Support (Agent Item 3.16)
- Officers Present** : Deputy Chief Executive - M McAlister  
Head of Legal Services & Borough Lawyer – P Casey  
Head of Planning – J Linden  
Principal Planning Officer - B Diamond  
Senior Planning Officer – J McKendry  
Senior Planning Officer – J Winters  
Planning Assistant – Dani Sterling  
Planning Assistant – Sophie Burch  
ICT Change Officer – A Cole  
ICT Helpdesk Officer – J Wilson  
Member Services Officer - S Boyd  
Media and Marketing Officer – J Walmsley

**CHAIRPERSON'S REMARKS**

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

The Chairperson reminded Members that, in line with current operational procedures for the Committee, the meeting would commence at 6.00 pm to consider Part One Agenda Items, any matters which need to be considered in confidence as well as

any other pre-notified business arising, and that consideration of Planning Applications would commence at 6.30 pm.

The Head of Legal Services & Borough Lawyer 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**

Chief Executive - J Dixon

## **2 DECLARATIONS OF INTEREST**

Item 3.11 – Councillor M Magill  
Item 3.12 - Councillor J Archibald

# **PART ONE GENERAL PLANNING MATTERS**

## **ITEM 3.1**

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

A list of planning decisions issued by Officers during December 2019 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Councillor Webb  
Seconded by Councillor Archibald and unanimously agreed that

**the report be noted.**

*NO ACTION*

## **ITEM 3.2**

### **P/PLAN/1 NORTHERN IRELAND PLANNING STATISTICS 2019/20 – SECOND QUARTERLY BULLETIN FOR THE PERIOD JULY – SEPTEMBER 2019**

The second quarterly provisional planning statistics for 2019/20 produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), (circulated), were released on 19 December 2019.

The figures showed that during the period from July to September 2019, the total number of planning applications received in Northern Ireland was 2,944, marking a decrease of over 13% (some 450 applications) on the previous quarter (April – June), but similar to the number received during the same quarter in 2018/19. The total number of decisions issued during that period was 3,161, an increase on the previous period.

During the second quarter a total of 170 new applications were received by Antrim and Newtownabbey Borough Council. This represents a reduction of 57 applications

(25%) from the first quarter which is above the NI trend. During the same period 227 decisions were issued.

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures show that the Council took on average 26.2 weeks to process and decide **Major** planning applications up to and including the second quarter against the target of 30 weeks. This performance maintains last year's Major performance and ranks amongst the top three of the 11 Councils and also reflects well against the average processing time of 57.4 weeks across all Councils. However, Members should note that these figures continue to relate to a very small number of Major applications (only three applications by the end of the second quarter) and should therefore be interpreted with care. A more realistic performance figure will only become apparent towards the year end and Members should be aware there are still a number of Major applications over 12 months old that are likely to come forward to Committee over the coming months for determination. This could clearly impact on the Council's Major performance target by year end.

The DfI figures show that the Council took on average 9.8 weeks to process and decide **Local** planning applications up to and including the second quarter against the target of 15 weeks. This performance continues to mark an improvement over performance during 2018-19 and again ranks among the top three of the 11 Councils and reflects well against the average processing time of 13.8 weeks across all Councils. The figures also show that the Council is currently ranked first in the overall proportion of Local applications (82.3%) processed within 15 weeks for the year to date.

In relation to enforcement the DfI figures highlight that the Council's planning enforcement team is once again recording the shortest time taken, 6.8 weeks, to process 70% of enforcement cases to target conclusion which compares favourably with the average processing time of 21.8 weeks across all Councils. In addition the team's performance again is currently ranked first in relation to the proportion of cases brought to target conclusion within the performance target of 39 weeks.

Proposed by Councillor Flanagan

Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **ITEM 3.3**

#### **P/FP/LDP/19 PUBLICATION OF THE ANNUAL HOUSING MONITOR 2019**

Members recalled that the Annual Housing Monitor for the Borough is undertaken by the Forward Planning Team annually. It assists the Planning Section in understanding the amount of housing land supply that remains available within the 30 settlements of the Borough and is an important resource that helps to inform the Local Development Plan process.

The Housing Monitor takes account of all sites within settlements, where the principle of housing has been established. As a result, it includes details of the number of dwellings approved on unzoned sites (whether through extant or expired permissions), as well as information on the number of dwellings approved or that could be provided on zoned housing land. Information from Building Control commencements and completions is inputted into the survey and used to inform the results of the Monitor.

The results of the 2019 Monitor (circulated) which covered the period 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019, indicated that there was potential for some 11,842 dwelling units and 503 hectares of housing land, remaining within the settlements of the Borough. Some 529 dwellings were completed during this period, which is illustrative of an annual housing build rate which continues to rise at a steady rate. Details for the individual sites are set out in a series of maps and associated tables. It is intended that the findings of the 2019 survey will now be made available to the public on the Council's website.

Proposed by Councillor Magill

Seconded by Councillor Webb and unanimously agreed that

**the Annual Housing Monitor 2019 be approved and published on the Council website.**

*ACTION BY: John Linden, Head of Planning*

#### **ITEM 3.4**

#### **P/FP/LDP/94 DEPARTMENT FOR INFRASTRUCTURE'S DEVELOPMENT PLAN PRACTICE NOTE 10: SUBMITTING DEVELOPMENT PLAN DOCUMENTS FOR INDEPENDENT EXAMINATION**

The Department for Infrastructure (DfI) has written to the Council (circulated) advising that it has now published a new Development Plan Practice Note, DPPN 10 titled "Submitting Development Plan Documents for Independent Examination (IE)" (circulated) This follows circulation of a draft of the DPPN forwarded to all Councils in July 2019 for comment.

As Members recalled there is currently no legislative procedure to deal with any changes that a Council may wish to make to a draft Local Development Plan (LDP) document following public consultation before it is submitted to DfI requesting that the document go forward to IE to be tested for soundness. The guidance now set out in the new DPPN proposes to introduce a non-statutory option known as "focussed changes" which is explained below.

DPPN 10 advises that following receipt of representations to the LDP, Councils should consider the issues raised together with any new information/evidence and the implications these matters may have for the soundness of the LDP document. DPPN 10 advises that Councils may decide to revisit the evidence base and engage with relevant parties to determine how to address specific issues raised. Ultimately Councils should consider each issue raised and determine whether there should be:-

- (a) NO CHANGE – Note the issue but consider the LDP document as prepared is sound and does not need to be changed. The DPPN also advises that Councils may wish to submit supporting information to substantiate the position.
- (b) MINOR CHANGES – Note the issue in question and whilst considering that the LDP document as prepared is sound, propose a minor change(s) that would be acceptable, but that would not impact upon the overall soundness of the plan. The DPPN also advises that as part of a Council's submission to the Department, a list of proposed minor changes may be submitted that have not been subject to consultation. The guidance advises that whilst such minor changes will not be treated as part of the proposed LDP document to be examined at the IE, the examiner appointed may nevertheless consider it appropriate for these to be discussed at IE.
- (c) FOCUSED CHANGES – In response to an unforeseen issue that has arisen the Council may consider that more substantive changes are required to the LDP document to ensure that any impact upon the soundness of the plan is addressed. Focused changes are only likely to be made in exceptional circumstances and may introduce implications for documents such as the Plan Timetable and Statement of Community Involvement which may as a consequence require amendment. Examples of focussed changes include where there has been a sudden change in local circumstances; where new regional planning policy and/or guidance has been issued or following consideration of representations, the Council has identified an unforeseen issue.

The focussed changes should be set out and published as an addendum to the LDP document for a further 8 week public consultation along with a Sustainability Appraisal and other statutory assessments as required specific to the changes in question. Comments will only be invited to the matters set out in the focussed changes and not to the entirety of the original plan document. As with representations draft LDP document all responses made following consultation on the focussed changes should be made publicly available.

- (d) FUNDAMENTAL CHANGES – Where a fundamental issue has arisen that is considered to go to the heart of the plan, the DPPN advises that the Council should consider withdrawal of the LDP document.

In addition to the above guidance, the DPPN also sets out the requirements to be met by Councils before submitting the plan to DfI for IE, the availability of submission documents, publicity for the IE and DfI's role at IE, intervention and default powers. It also provides information regarding the withdrawal of a LDP document (either by the Council or by direction of DfI).

Proposed by Councillor Archibald  
Seconded by Councillor Flanagan and unanimously agreed that

**the report be noted.**

*NO ACTION*

## **ITEM 3.5**

### **P/FP/LDP/1 LOCAL DEVELOPMENT PLAN: QUARTERLY UPDATE OCTOBER 2019 TO DECEMBER 2019**

The Council's Local Development Plan LDP Timetable advises that progress reports will be submitted on a quarterly basis to the Planning Committee. This report covered the third quarter of the 2019 and 2020 business year (October 2019 to December 2019).

#### **Summary of Public Consultation**

Members were reminded that a total of 122 written representations were made in response to the formal public consultation (undertaken from 26 July to 30 September 2019) on the Council's Local Development Plan draft Plan Strategy. This included representations submitted by Government Departments, other statutory partners and developers as well as comments by residents and local groups.

The 122 written responses ranged from short, succinct letters to detailed technical documents and comprised of 13 responses from individual members of the public, 46 responses from organisations, including statutory consultees, and 63 responses from planning agents. They incorporated a large number of issues relating to the draft Plan Strategy and its associate documents. Most of the responses raised multiple issues.

Members noted that the draft Plan Strategy 8-week formal counter representation period ran from 11 October 2019 to 6 December 2019. A counter representation provides an opportunity for the public to respond to 'site specific policy representations' received to the draft Plan Strategy. A total of 26 responses were received. All counter representations received will shortly be made available for inspection at the Council's main offices as well as on the Council's website.

In preparation for an Independent Examination of the draft Plan Strategy before the Planning Appeals Commission (PAC), the Council is required to prepare a full summary of the main issues identified as a result of the public consultation (including all counter representations received) and to provide a summary report to DfI/PAC.

#### **Housing Growth Indicators Refresh**

The Department recently published refreshed Housing Growth Indicators (HGI) for all Councils (as provided for in the Regional Development Strategy) to cover the period 2016 to 2030. The refreshed figure for Antrim and Newtownabbey Borough has been calculated as 4,200 units for the period 2016-2030, a significant reduction from the 7,200 units for the previous 2012-based figures previously published.

Due to the significant drop in the Council's HGI, Officers met with Departmental Officials on 5 November 2019. Following this meeting, Officers are currently working to update the Plan's evidence base in support of the Plan's published Housing Growth Figure and Allocation.

#### **Other Matters**

During this period, the Forward Planning Team also attended the following meetings where plan related matters and cross boundary issues were discussed:

- (a) Lisburn and Castlereagh City Council's LDP draft Plan Strategy public launch event took place on 11 October 2019 at Lagan Valley Island. The 8-week formal consultation period on the Plan ran from 8 November 2019 to 10 January 2020 and the Council has issued a formal response;
- (b) The Joint Department of Agriculture, Environment and Rural Affairs and Department for Infrastructure (DAERA/DfI) Coastal Planning Workshop Group met on 17 October 2019 at the National Trust property, Belmont Tower, Belfast. At this meeting, it was agreed to reconsider draft guidance prepared for coastal planning with a view to republishing in late 2019/early 2020 for further consideration;
- (c) The Council's LDP Steering Group met on 21 October 2019 in Mossley Mill;
- (d) The Joint DAERA/DfI Coastal Forum Working Group met on 23 October 2019 at Clarence Court, Belfast;
- (e) Legal training on Local Development Plans was facilitated by Mid Ulster District Council on 12 November 2019 in Magherafelt. Officers from the Council's Planning and Legal Sections attended this to gain a better understanding of the local plan making process in Great Britain, and how good practice could be applied to forthcoming Independent Examinations in Northern Ireland;
- (f) The Joint DAERA/DfI Coastal Forum met on 19 November 2019 at the National Trust property at Mount Stewart. Draft terms of reference and work programmes were tabled for both the Coastal Forum and the Coastal Working Group;
- (g) Officers attended the annual AgendaNI Planning Conference on 20 November 2019 at Titanic, Belfast. The conference was attended by a number of key-note speakers currently engaged in plan preparation including Phil Williams of the Office for the Future Generations Commissioner for Wales;
- (h) Further to the circulation of studies by the Belfast Metropolitan Transport Plan Project Board, Officers have responded to the drafts with a number of queries; and
- (i) The Belfast Metropolitan Area Spatial Working Group met on 10 December 2019, hosted by Mid and East Antrim Borough Council. A number of issues were discussed including an update from Mid and East Antrim Council.

Proposed by Councillor Webb

Seconded by Councillor Magill and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **ITEM 3.6**

#### **P/FP/LDP/1 DRAFT PLAN STRATEGY- COUNTER REPRESENTATIONS UPDATE**

Members were reminded that the Council's Local Development Plan, draft Plan Strategy and its supporting documents were published on 28 June 2019 and the period for public consultation ended on 30 September 2019.

This first stage of the public consultation was followed by a further 8 week period of consultation, which ran from 11 October 2019 to 6 December 2019, to allow for counter representations.

In accordance with Regulation 18 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, anyone may make representations about a site specific policy representation received to the Council's draft Plan Strategy. A "site specific policy representation" means any representation which seeks to change a plan by adding a site specific policy to it or altering or deleting any site specific policy contained in the development plan document.

In response to the counter representation consultation, the Council received 26 responses from a range of sources. A list of all counter representations received with a brief summary was circulated. Of the submissions made, a number contained counter representations to multiple draft Plan Strategy representations. A small number of responses did not specifically identify the draft Plan Strategy representations they were referring to by reference number.

In line with legislative requirements all the responses made to the counter representation consultation will shortly be made available for inspection at the Council's main offices as well as on the Council's website.

Proposed by Councillor Webb

Seconded by Councillor Flanagan and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **ITEM 3.7**

#### **P/FP/LDP/113,114 & 115 COASTAL FORUM WORKING GROUPS**

##### Coastal Forum Working Group

A key action point from the DAERA/DfI Coastal Forum was the setting up of a Coastal Forum Working Group involving representatives from Central Government, Local Government and the National Trust to take forward actions from the Coastal Forum and to develop a draft work programme for consideration by the Coastal Forum to maintain momentum.

The second meeting of the Coastal Forum Working Group took place on 23 October 2019 hosted by DfI in Clarence Court, Belfast. Items for discussion included an update on the draft work programme and terms of reference.

A copy of the Minutes were circulated for information.

##### Local Development Plan Coastal Focus Group

Members were also reminded that the first meeting of the LDP Coastal Focus Group took place on 14 August 2019, hosted by Newry, Mourne and Down District Council.

At this meeting DAERA/DfI tabled an early working draft document entitled 'Coastal Form – draft Best Practice Guidance to Facilitate Coastal Planning Decisions' and comments were sought by 27 September 2019. The document is intended to provide guidance in relation to the determination of planning applications and the preparation of Local Development Plans. As agreed at the September 2019



Planning Committee, Officers considered this document and furnished DAERA/DfI with a formal response outlining a number of clarification points (circulated).

The second meeting of the LDP Focus Group took place on 17 October 2019 hosted by the National Trust at Belmont Clock Tower, Belfast. Items for discussion included collective responses to the working draft 'Coastal Forum – draft Best Practice Guidance to Facilitate Coastal Planning Decisions' and how to take forward the preparation of shared baseline data on coastal vulnerability. At the meeting, it was agreed DAERA/DfI would consider responses to the draft document and issue a revised version in late 2019/early 2020 for further review and comment.

A copy of the Minutes were circulated for information.

Proposed by Councillor Flanagan  
Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*NO ACTION*

**PROPOSAL TO PROCEED 'IN CONFIDENCE'**

Proposed by Councillor Flanagan  
Seconded by Councillor Magill and agreed that

**the following Committee business be taken In Confidence.**

**The Chairperson advised that audio recording would now cease.**

**ITEM 3.8 - IN CONFIDENCE**

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

The tenth meeting of the Metropolitan Area Spatial Working Group took place 9 September 2019 at Londonderry Park Pavilion Newtownards, hosted by Ards and North Down Borough Council.

Items discussed included an update on progress from consultees and Councils, in particular Local Development Plan timescales and forthcoming draft Plan Strategy launch dates (Lisburn and Castlereagh City Council and Mid and East Antrim Borough Council). It was noted that Belfast City Council has now submitted its draft Plan Strategy to the Department for consideration. Other items included the Department for Infrastructure's draft Practice Note 10: Submitting Development Plan Documents for Independent Examination and preparation of the Belfast Metropolitan Transport Plan and Local Transport Studies.

The minutes of this meeting (circulated) were agreed at the most recent meeting of the Working Group held on 10 December 2019 and hosted by Mid and East Antrim Borough Council.

Proposed by Councillor Webb  
Seconded by Councillor Archibald and unanimously agreed that

**that the report be noted.**

*NO ACTION*

**ITEM 3.9 - IN CONFIDENCE**

**P/FP/LDP/ 79 LOCAL DEVELOPMENT PLAN (LDP) STEERING GROUP**

The quarterly meeting of the LDP Steering Group took place on 21 October 2019 at Mossley Mill.

A number of items were discussed, including: a summary of the draft Plan Strategy public consultation; the counter representation process; the Department's refresh of Housing Growth Indicators; Transport Plans; and draft guidance prepared by the Department relating to Local Development Plans and Council's preparedness for Independent Examination.

A copy of the minutes were circulated for information.

Proposed by Councillor Webb  
Seconded by Councillor Archibald and unanimously agreed that

**the report be noted.**

*NO ACTION*

**ITEM 3.10 - IN CONFIDENCE**

**P/PLAN/34 PLANNING ENFORCEMENT REPORT 2019-2020 – QUARTER 2**

The Northern Ireland Planning Statistics Q2 Statistical Bulletin was released on 19 December 2019 by the Department for Infrastructure's Analysis, Statistics and Research Branch. It includes information on the Council's performance on enforcement cases measured against the statutory performance targets set by DfI.

The Quarter 2 report was circulated and in view of the sensitive nature of some of this information it is being presented in confidence.

The DfI figures highlight that the Council's planning enforcement team opened 182 cases during the period, compared to 121 during the same period last year. 165 cases were closed, compared to 120 during the same period last year. The Section recorded an average time of 5.4 weeks, to process 70% of enforcement cases to target conclusion during the quarter compared to 14.6 weeks during the same period last year. Prosecutions were initiated in relation to 2 cases, compared with 1 during the same period last year.

Members noted that the Council has maintained its status as the top performing Planning Enforcement Team in Northern Ireland.

Proposed by Councillor Webb  
Seconded by Councillor Archibald and unanimously agreed that

**the report be noted.**

*NO ACTION*

### **PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'**

Proposed by Councillor Flanagan  
Seconded by Councillor Magill and agreed

**that any remaining Committee business be conducted in Open Session.**

**The Chairperson advised that audio recording would recommence.**

### **ITEM 4.0**

#### **ANY OTHER BUSINESS**

There being no other business the Chairperson advised that there would be a short interval, with the remainder of Committee business resuming at 6.30 pm.

*Meeting reconvened at 6.30pm.*

#### **CHAIRPERSON'S REMARKS**

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

The Chairperson advised Members that an Addendum Report relating to Item 3.11, the Site Visit Report, and the final Speakers list had been circulated to Members, with hard copies being made available in the Chamber, and, that Members were aware that additional information relating to Item 3.13 was available on the Planning Portal.

The Head of Legal Services & Borough Lawyer 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**

Chief Executive - J Dixon

#### **2 DECLARATIONS OF INTEREST**

Item 3.11 - Councillor M Magill  
Item 3.12 - Councillor J Archibald

## **PART TWO PLANNING APPLICATIONS**

*Councillor Magill left the Chamber having declared an interest in Item 3.11.*

### **ITEM 3.11 APPLICATION NO: LA03/2019/0667/F**

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<b>PROPOSAL:</b>	Proposed residential development comprising construction of 162 no. dwellings, associated garages and car parking, open space and landscaping and all other associated site works (including 2 no. temporary waste water treatment works, new bridge crossing Ballymartin River and new curtilage to retained dwelling at 9 Park Road) and new access/road improvement works to include:-2 no accesses onto Park Road with right hand turn provision at main site access (serving 129 no. dwellings); new right turn lane into The Poplars housing development; new footway provision with 2 no. associated pedestrian crossings along Park Road; and new signalised pedestrian crossing on Mallusk Road
<b>SITE/LOCATION:</b>	Lands adjacent and west of Park Road (including existing dwelling at 9 Park Road) opposite and west of The Poplars residential development; adjacent and north of 1 & 2 Park Manor; north of 117-121 Mallusk Road and adjacent and west of 11 Park Road, Mallusk
<b>APPLICANT:</b>	Park Road Developments (NI) Ltd

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Johanne McKendry, Senior Planning Officer, introduced the Planning Report and associated Addendum 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)
John Stewart	In Support (Applicant) for questions
Gareth Briggs	In Support (Agent) for questions
Conor O'Hara	In Support (Agent) for questions

Proposed by Alderman Campbell  
Seconded by Alderman Agnew and unanimously agreed

**that planning permission be granted for the application subject to the conditions set out in the Planning and Addendum Reports.**

*ACTION BY: John Linden, Head of Planning*

Councillor Magill returned to the Chamber.  
Councillor Archibald left the Chamber having declared an interest in Item 3.12.

**ITEM 3.12 APPLICATION NO: LA03/2019/0538/F**

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**PROPOSAL:** Retrospective change of use to gym

**SITE/LOCATION:** Unit 9, Antrim Business Park, Antrim

**APPLICANT:** Evolve Health & Performance

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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 Alderman Campbell  
Seconded by Councillor Flanagan

that planning permission be granted.

On the proposal being put to the meeting 10 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: John Linden, Head of Planning*

*Councillor Archibald returned to the Chamber.*

**ITEM 3.13 APPLICATION NO: LA03/2019/0883/O**

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**PROPOSAL:** Site for dwelling (in a cluster, complying with policy CTY 2A of PPS 21)

**SITE/LOCATION:** 180m South West of 27 Umgall Road, Nutts Corner, Crumlin (Opposite 242 Seven Mile Straight)

**APPLICANT:** Alistair McDonald

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Johanne McKendry, 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 –

Alderman D Kinahan	In Support
Mr Robin Park	In Support (Agent)

Proposed by Councillor Flanagan  
Seconded by Councillor Archibald

that outline planning permission be granted for the application contrary to Officer recommendation on the basis that there was a cluster of development at this crossroads location and the proposed development met with the policy and would not detract from the character of the countryside.

On the proposal being put to the meeting 4 Members voted in favour, 8 against and 0 abstentions, the proposal was declared not carried.

In favour: Councillors Archibald, Cushinan, Flanagan, Kinnear

Against: Aldermen Agnew, Brett, Campbell  
Councillors Lynch, Magill, Ross, Swann, Webb

A further proposal was then put to the meeting that outline planning permission be refused.

Proposed by Alderman Campbell  
Seconded by Councillor Webb and

On the proposal being put to the meeting 7 Members voted in favour, 4 against and 1 abstention, it was 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 Policy CTY1 of PPS 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.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 and of Planning Policy Statement 21, in that the site lacks long established natural boundaries and relies on the use of new landscaping for integration.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of PPS 21, Sustainable Development in the Countryside, in that the proposed dwelling would result in a detrimental change to the rural character of the countryside.**

*ACTION BY: John Linden, Head of Planning*

**ITEM 3.14 APPLICATION NO: LA03/2019/0449/F**

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**PROPOSAL:** Dwelling on a farm  
**SITE/LOCATION:** Approximately 75 metres North West of No. 10 Ballypalady Road  
**APPLICANT:** Niall McConkey

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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 to address this item.

Proposed by Alderman Campbell  
Seconded by Councillor Flanagan and 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 Policy FLD 1 of PPS 15, Planning & Flood Risk, in that it has not been demonstrated the development, if permitted, would not be at risk from flooding or result in increased levels of flooding elsewhere**

*ACTION BY: John Linden, Head of Planning*

**ITEM 3.15 APPLICATION NO: LA03/2019/0923/O**

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**PROPOSAL:** Infill dwellings & garages  
**SITE/LOCATION:** Approx. 70m North West of 35 Clonkeen Road, Randalstown  
**APPLICANT:** Mr and Mrs M Cotton

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Barry Diamond, Principal 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 –

Mr Mervyn Cotton                      In Support (Applicant)

Proposed by Alderman Campbell  
Seconded by Councillor Magill

that outline planning permission be refused.

On the proposal being put to the meeting 9 Members voted in favour, 3 against and 0 abstentions, it was 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 Policy CTY 1 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 policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it;
  - (a) fails to meet the provisions for an infill opportunity as the site is to located within a substantial and continuous built up frontage; and
  - (b) would result in the loss of an important visual break in the developed appearance of the locality and the creation of a ribbon of development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the buildings would, if permitted, create a suburban style of build-up, thereby resulting in a detrimental change to and further eroding the rural character of the area.

*ACTION BY: John Linden, Head of Planning*

**ITEM 3.16 APPLICATION NO: LA03/2019/0822/F**

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<b>PROPOSAL:</b>	Proposed dwelling and integral garage (Change of house type in substitution of approval LA03/2017/1027/RM)
<b>SITE/LOCATION:</b>	50m NE of 101 Oldstone Road, Killealy, Muckamore
<b>APPLICANT:</b>	Miss Robyn McBride

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Barry Diamond, Principal Planning Officer, introduced the Planning Report and associated Addendum 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 –

Debbie McBride	In Support (Applicant)
Robert Logan	In Support (Agent)

Proposed by Councillor Magill  
Seconded by Councillor Webb and unanimously agreed that

**that the application be deferred for a period of two months to provide the opportunity for discussion between the applicant and Officers relating to an amended design.**

*ACTION BY: John Linden, Head of Planning*



Alderman Campbell left the Chamber.

**ITEM 3.17 APPLICATION NO: LA03/2019/0823/F**

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**PROPOSAL:** Proposed conversion and reuse of existing stone barn to domestic dwelling with extension

**SITE/LOCATION:** 40m southeast of 27A Pipe Road, Randalstown

**APPLICANT:** Robert and Olga O'Neill

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Dani Sterling, Planning Assistant, 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 Flanagan

Seconded by Councillor Ross 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, Head of Planning*

**ITEM 3.18 APPLICATION NO: LA03/2019/0904/F**

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**PROPOSAL:** Dwelling and garage (change of house type to that previously approved under LA03/2016/0388/F)

**SITE/LOCATION:** Walled Garden at Castle Upton, Templepatrick

**APPLICANT:** Mr & Mrs D Kinahan

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Dani Sterling, Planning Assistant, 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 Flanagan

Seconded by Councillor Webb 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, Head of Planning*

**ITEM 3.19 APPLICATION NO: LA03/2019/0958/F**

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**PROPOSAL:** Conversion of integral garage to Living Room (retrospective)  
**SITE/LOCATION:** 15 Hamlet Walk, Ballyclare  
**APPLICANT:** Jennifer Close

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Sophie Burch, Planning Assistant, 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 Webb  
Seconded by Councillor Archibald 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, Head of Planning*

**ITEM 3.20 APPLICATION NO: LA03/2019/0961/A**

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**PROPOSAL:** Community/Council notice board erected on 2no steel tubular pipes.  
**SITE/LOCATION:** Approximately 12m NW of 8-10 Grove View, Killead Road, Killead (Between and existing Royal Mail post box and Ulsterbus Translink bus stop sign)  
**APPLICANT:** Antrim and Newtownabbey Borough Council

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Sophie Burch, Planning Assistant, introduced the Planning Report to the Committee and made a recommendation to grant advertisement consent.

There were no public speakers to address this item.

Proposed by Councillor Magill  
Seconded by Councillor Ross and unanimously agreed

**that advertisement consent be granted for the application subject to the conditions set out in the Planning Report.**

*ACTION BY: John Linden, Head of Planning*

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 7.56 pm.

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**MAYOR**