



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 20 FEBRUARY 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, T Hogg, D Hollis, S Ross and B Webb
- Non-Committee Members Present** : Alderman T Burns
Councillors - D Arthurs, A Logue, V McWilliam, P Michael and M Rea
- In Attendance** : Mr Stanley Campbell
Mr Michael Foster
Mr David Erskine
Mr Ronan Woods
Mr Raymond McIlrath
Mr David Donaldson
Mr Trevor Clarke
Mr Conor Moran
Mr Sam McKee
Mr Raymond Irvine
Mr J Rainey
Mr Peter Cooke
Mr Lyle Andrew
Mr Ivan McClean
- Officers Present** : Chief Executive - Mrs J Dixon
Director of Community Planning & Regeneration - Ms M McAlister
Head of Planning - Mr J Linden
Senior Planning Officer – Ms J McKendry
Senior Planning Officer – Mr K O'Connell
Planning Officer – Mr S Russell
Systems Support Officer - Mr C Bell
Senior Admin Officer – Mrs S McAree

CHAIRMAN'S REMARKS

The Chairman welcomed Committee Members to the monthly Planning Committee meeting under the new format and sought a resolution to consider the In Confidence items

APOLOGIES

None

DECLARATIONS OF INTEREST

Item 3.4 – Alderman Agnew

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Beatty
Seconded by Councillor Bingham and agreed

that the following Committee business be taken in confidence

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

ITEMS IN-CONFIDENCE

DECISIONS ON ENFORCEMENT CASES

ITEM 3.1 ENFORCMENT CASE: LA03/2016/0261/CA

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

Proposed by Alderman Campbell
Seconded by Councillor Beatty and unanimously agreed

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

ACTION BY: John Linden

ITEM 3.2 ENFORCMENT CASE: LA03/2015/0058/CA

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

Proposed by Alderman Campbell
Seconded by Councillor Beatty and unanimously agreed

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

ACTION BY: John Linden

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Bingham
Seconded by Alderman Smyth and agreed

that any remaining Committee business be conducted in Open Session

At this point the Chairman advised there would be a short interval, with the remainder of Committee Business resuming at 6.30pm when the meeting would be open to the public and audio-recording would resume.

The Chairman welcomed visiting students from the University of Ulster.

PART ONE – DECISIONS ON PLANNING APPLICATIONS

ITEM 3.3 APPLICATION NO: LA03/2016/0552/F

PROPOSAL: Proposed new-build residential development consisting of 12no 3P2B and 6no 5P3B semi-detached dwellings

SITE/LOCATION: 56 Old Irish Highway, Newtownabbey

APPLICANT: Sean Madden

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 -

- Stanley Campbell
- Michael Foster

- David Erskine

Proposed by Alderman Campbell
Seconded by Councillor Beatty and

on the proposal being put to the meeting 7 members voted in favour and 5 against, 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

Alderman Agnew declared an interest in the following item and left the meeting during consideration of this item

COUNCILLOR WEBB IN THE CHAIR

ITEM 3.4 APPLICATION NO: LA03/2015/0366/F

PROPOSAL: Demolition of existing detached houses and construction of 13no apartments, formation of courtyard and vehicular entrances onto Jordanstown Road and Mount Pleasant Avenue, Newtownabbey (Renewal of Planning Permission Approved under U/2009/0154/F)

SITE/LOCATION: 133-135 Jordanstown Road, Newtownabbey

APPLICANT: Nuway Developments Limited

Johanne McKendry, Senior 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-

- Ronan Woods
- Raymond McIlrath

Proposed by Alderman Campbell
Seconded by Councillor Ross and

on the proposal being put to the meeting 10 members voted in favour and one against, 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 (SPPS) and Policies QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of the addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' in that, it has not**

been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality and that incorporates a design and layout which draws upon the positive aspects of the surrounding area;

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy QD1 of Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, result in overdevelopment of the site which would adversely affect the character and appearance of the locality and harm the amenities enjoyed by the occupiers of adjacent dwellings.

ACTION BY: John Linden

Alderman Agnew returned to the meeting

ALDERMAN AGNEW IN THE CHAIR

ITEM 3.5 APPLICATION NO: LA03/2015/0371/F

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|-----------------------|--|
| PROPOSAL: | Residential development of 20 dwellings (3 detached, 14 semi-detached, 3 terraced) |
| SITE/LOCATION: | 32 Avondale Drive Ballyclare |
| APPLICANT: | Simpson Developments LTD |

Johanne McKendry, Senior 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-

- David Donaldson

Proposed by Alderman Campbell
Seconded by Councillor Duffin and

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

that planning permission be refused for the following reasons:

1. The proposal is contrary to Policy ENV1 of the Belfast Metropolitan Area Plan 2015 and Policy QD1 of Planning Policy Statement 7: Quality Residential Environments in that the development would, if permitted, have a significantly adverse impact on trees in the application site which make an important contribution to the character and environmental quality of the area.
2. The proposal is contrary to the provisions of the Strategic Planning Policy

Statement for Northern Ireland and Policy QD1 of Planning Policy Statement 7: Quality Residential Environments in that the development would, if permitted, cause unacceptable damage to the local character and environmental quality of this area as it; i) fails to respect the site and surrounding context; ii) would result in the overdevelopment of a cramped site by introducing an intensive form of development due to the inappropriate layout, scale and massing of buildings and hardstanding areas which would dominate the site.

3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement for Northern Ireland and Policy QD1 of Planning Policy Statement 7: Quality Residential Environments in that the development would, if permitted, fail to provide an acceptable level of residential amenity to plot numbers 7 & 14 –18 due to overlooking and a lack of privacy protection.

ACTION BY: John Linden

ITEM 3.6 APPLICATION NO: LA03/2016/0670/F

PROPOSAL: Residential development comprising 348 dwellings (Variation of conditions 6 & 7 of U/2008/0155/RM and variation of conditions 10, 11, 12, 13 and 14 of U/2003/0753/O, to permit occupation of no more than 55 houses and 12 apartments prior to the approved road improvements at Hightown Road / Upper Hightown Road and Hightown Road/Antrim Road junctions.

SITE/LOCATION: Lands between 112 & 120 Hightown Road, Newtownabbey.

APPLICANT: Merit Homes Ltd

The Chairman advised Members that this item had been withdrawn from the Agenda by Officers.

ITEM 3.7 APPLICATION NO: LA03/2016/0963/F

PROPOSAL: Retrospective change of use of Unit 11 from storage and distribution (Class B4) to workshop for the repair of motor vehicles (Class B3) and use of hard standing for car sales.

SITE/LOCATION: Unit 11, 13 Dundrod Road, Nutts Corner, BT29 4SR

APPLICANT: Errigal Motor Company Ltd

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

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

- Councillor Mervyn Rea
- Alderman Thomas Burns
- Trevor Clarke
- Conor Moran
- Sam McKee

Proposed by Alderman Campbell
Seconded by Councillor Duffin and

on the proposal being put to the meeting 5 members voted in favour, 4 against and 2 abstentions, it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the Antrim Area Plan 1984-2001, the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy CTY 1 of Planning Policy Statement 21 "Sustainable Development in the Countryside" in that there are no overriding reasons why this retailing 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 (SPPS) and Policy CTY 14 of Planning Policy Statement 21 "Sustainable Development in the Countryside" in that the use of the site for car sales will have a detrimental impact on the rural character of the area.**

ACTION BY: John Linden

ITEM 3.8 APPLICATION NO: LA03/2016/0617/RM

PROPOSAL: Demolition of existing 6 bedroom dwelling and garage and construction of 2 No. apartments

SITE/LOCATION: No. 743 Shore Road, Newtownabbey

APPLICANT: Mr & Mrs John Rainey

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to approve reserved matters.

Proposed by Councillor Beatty
Seconded by Councillor Bingham and unanimously agreed

that reserved matters be approved for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden

ITEM 3.9 APPLICATION NO: LA03/2015/0092/F

PROPOSAL: Proposed installation of a wind turbine on a tubular tower of up to 40m (to hub height) with blades up to 55.5m (to tip height)

SITE/LOCATION: Lands.259m North West of 10 Douglasland Road, Douglasland, Doagh

APPLICANT: Mr Tom McClelland

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

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

- Councillor P Michael
- Peter Cooke
- Lyle Andrew

Proposed by Alderman Swann
Seconded by Councillor Hogg

on the proposal being put to the meeting 9 Members voted in favour, 1 against and 2 abstentions as follows:-

In Favour: Aldermen - Agnew and Swann
Councillors - Beatty, Bingham, Cushinan, Duffin, Hogg, Hollis and Webb

Against: Alderman Smyth

Abstentions: Alderman Campbell and Councillor Ross

it was agreed

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

the development would have an adverse impact on the safety of horse riders utilising adjoining laneways and a consequent adverse impact on local equine businesses operating in the vicinity of the site.

ACTION BY: John Linden

Councillor Hollis left the meeting at this point.

ITEM 3.10 APPLICATION NO: LA03/2016/1024/O

PROPOSAL: Proposed dwelling.

SITE/LOCATION: 40M South West of 147 Roguery Road, Toome

APPLICANT: Colin Catherwood

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

ITEM 3.11 APPLICATION NO: LA03/2016/0790/RM

PROPOSAL: New dwelling and garage

SITE/LOCATION: 100m approx. north east of 61 Loughview Road, Crumlin

APPLICANT: Mr Christopher Connon

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse reserved matters.

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

- Ivan McClean

Proposed by Alderman Campbell

Seconded by Councillor Cushman and unanimously agreed

that the application be deferred for one month to provide the applicant with an opportunity to submit an alternative acceptable design for the proposed dwelling.

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

John Linden, Head of Planning, 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

Proposed by Alderman Campbell

Seconded by Councillor Duffin and unanimously agreed

that the application be deferred for one month to provide the applicant with an opportunity to submit an alternative acceptable design for the proposed dwelling.

ACTION BY: John Linden

ITEM 3.13 APPLICATION NO: LA03/2016/1062/F

PROPOSAL: Erection of 3no temporary units for storage, training and office purposes, with low pitched roof and perimeter security fencing.
SITE/LOCATION: Lifeboat Station, Lough Shore Park, Antrim.
APPLICANT: Lough Neagh Rescue

John Linden, Head of Planning, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

Proposed by Councillor Duffin

Seconded by Councillor Beatty and unanimously agreed

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

ACTION BY: John Linden

ITEM 3.14 APPLICATION NO: LA03/2016/1080/LBC

PROPOSAL: Massereene Bridge Environmental Improvement Scheme
SITE/LOCATION: Massereene Bridge, Bridge Street, Antrim
APPLICANT: Antrim and Newtownabbey Borough Council

John Linden, Head of Planning, introduced the Planning Report to the Committee and made a recommendation to grant listed building consent.

Proposed by Alderman Smyth

Seconded by Councillor Duffin and unanimously agreed

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

ACTION BY: John Linden

ITEM 3.15 APPLICATION NO: LA03/2016/1123/F

PROPOSAL: Massereene Bridge Environmental Improvement Scheme

SITE/LOCATION: Massereene Bridge, Bridge Street, Antrim

APPLICANT: Antrim and Newtownabbey Borough Council

John Linden, Head of Planning, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

Proposed by Councillor Beatty
Seconded by Alderman Smyth 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

ITEM 3.16

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during January 2017 under delegated powers was enclosed for Members' attention together with information received this month on planning appeals. No appeal decisions were received this month.

Proposed by Councillor Bingham
Seconded by Councillor Beatty and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.17

FP/LDP1 LOCAL DEVELOPMENT PLAN 2016-2017 QUARTERLY PROGRESS REPORT

It was reported that the Council's Local Development Plan Timetable advised that progress reports would be submitted on a quarterly basis to the Planning Committee. This report covered the third quarter of Business Year 2016-17 (Oct – Dec 2016).

Following the completion of the Member workshops in September 2016, a draft version of the Preferred Options Paper (POP) was presented to Members at a Special Council meeting on 19 October 2016. The draft POP was approved to be progressed to the sustainability assessment stage subject to two amendments: in regard to the Hierarchy of Settlements the terminology for Antrim be changed from Main Hub to Major Town/Main Hub and in regard to the Hierarchy of Centres the boundaries of Towns/District Centres be reviewed.

The first meeting of the Local Development Plan Working Group was held on 14 November 2016 to discuss the draft Preferred Options Paper and associated draft Scoping Report and draft Sustainability Interim Report. The working group was made up of Council officers, the Shared Environmental Service, party representatives and nominated representatives from Government Departments. The Northern Ireland Housing Executive also attended. The draft POP and associated Sustainability documents were circulated to all those in attendance for comments.

Following the end of this consultation period, comments were considered. No major changes to the options were identified at this stage.

A meeting was held on 24 November 2016 to appraise the draft options in terms of sustainability. In attendance were party representatives, Council officers and Shared Environmental Service. No major issues were identified in relation to the Preferred Options.

On 14 December 2016 the final Preferred Options Paper was presented to Committee for approval and was subsequently agreed for publication. The associated documents including evidence papers, final sustainability documents and equality screening were also circulated to Members.

The POP and associated documents were launched for public consultation and published in tandem with the Council's draft Community Plan on 18 January 2017 for a 12 week period of consultation.

It was reported that the findings of the consultation would be presented to Members in a report and would be used to inform the next stage of the Local Development Plan i.e. the Plan Strategy.

Proposed by Councillor Duffin
Seconded by Councillor Beatty and unanimously agreed

that the report be noted.

There being no further business the meeting ended at 8.50pm.

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