



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 23 JUNE 2025 AT 6.00 PM**

In the Chair : Councillor R Kinnear

Committee Members Present (In Person) : Aldermen – L Boyle, T Campbell and M Magill
Councillors – J Archibald-Brown, S Cosgrove,
H Cushinan, S Flanagan, AM Logue and
R Foster

Non-Committee Members Present (Remotely) : Councillor B Webb

Public Speakers	:	William Orbinson	In Objection (Item 3.1)
		Richard Agus	In Objection (Item 3.1)
		Dermot Monaghan	In Support (Agent, Item 3.1)
		Brian Pope	In Support (Consultant, Item 3.1)

Officers Present : Director of Economic Development and Planning - M McAlister
Deputy Director of Planning & Building Control – S Mossman
Borough Lawyer and Head of Legal Services – P Casey
Local Development and Enforcement Manager – S Thompson
Head of Planning Development Management – B Diamond
ICT Helpdesk Officer – D Mason
Member Services Officer – L Irwin

CHAIRPERSON'S REMARKS

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

The Chairperson advised that an Addendum report relating to Item 3.1 had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

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 A Bennington
Councillor B Mallon

2 DECLARATIONS OF INTEREST

Item 3.13 – Alderman L Boyle

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2022/0768/F

PROPOSAL: Change of use of buildings and land for salvage, reclamation, upcycling, storage and distribution (mainly architectural and construction materials) with ancillary trade counter, provision of parking spaces and associated site works (Part Retrospective)

SITE/LOCATION: Lands at and surrounding No. 201e and No. 201g Hillhead Road, Ballyclare, BT39 9LP.

APPLICANT: Mr John Williamson

Barry Diamond, Head of Planning Development Management, introduced the Planning Report and associated addendum 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 –

Richard Agus	In Objection
William Orbinson	In Objection
Dermot Monaghan	In Support/Agent
Brian Pope	In Support/Consultant

Alderman Campbell indicated that he wished the Committee to move to 'in confidence' to seek clarification on legal matters.

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Alderman Campbell
Seconded by Councillor Archibald-Brown and agreed that the meeting move to 'In Confidence.'

the Chairperson advised that the livestream and audio recording would now cease.

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Alderman Campbell
Seconded by Alderman Magill and agreed that having obtained legal advice,

the meeting move out of 'in confidence' and the remaining consideration of the application be conducted in Open Session.

The Chairperson apologised to the members of the public for the delay and advised that the audio recording would recommence.

Proposed by Councillor Foster
Seconded by Councillor Cosgrove that planning permission be granted.

On the proposal being put to the meeting 6 Members voted in favour, 3 against and 1 abstention, it was agreed

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

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

Councillor Flanagan left the meeting at this point.

ITEM 3.2 APPLICATION NO: LA03/2025/0194/F

PROPOSAL: Extension and alteration to dwelling

SITE/LOCATION: 70 Firfields, Antrim, BT41 4DL

APPLICANT: Neil Kelly

Barry Diamond, Head of Planning Development Management, 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 Logue
Seconded by Alderman Magill that planning permission be granted.

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

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

ACTION BY: Sharon Mossman, Deputy Director of Planning & Building Control

PART TWO OTHER PLANNING MATTERS

ITEM 3.3

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS MAY 2025

1. Purpose

The purpose of this report was to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) in May 2025.

2. Delegated Decisions of Council

A list of planning decisions issued by Officers during May 2025 under delegated powers together with information relating to planning appeals was circulated for Members' information.

3. Planning Appeal Commission Decisions

Two (2) appeals were allowed during April 2025 by the PAC.

Planning application:	LA03/2024/0371/CLOPUD
PAC reference:	2024/L0012
Proposed Development:	Car park (not for more than 28 days in a calendar year)
Location:	Lands approx. 70m SW of 121 Ballyrobin Road, Muckamore, Antrim, BT41 4TF
Date of Appeal Submission:	29/01/2024
Date of Appeal Decision:	29/05/2025
Decision:	Appeal is allowed and a Certificate of Lawfulness of Proposed Use of Development is granted. Council position not upheld.

Planning application:	LA03/2024/0371/CLOPUD
PAC reference:	2024/L0012
Proposed Development:	Car park (not for more than 28 days in a calendar year)
Location:	Lands approx. 80m east of 106 Ballyrobin Road, Muckamore, Antrim, BT41 4TF
Date of Appeal Submission:	29/01/2024
Date of Appeal Decision:	29/05/2025
Decision:	Appeal is allowed and a Certificate of Lawfulness of Proposed Use of Development is granted. Council position not upheld.

A copy of the decision was circulated.

A claim for costs relating to two (2) appeals (2024/L0012 and 2024/L0013) had been denied and copies of these decisions were also circulated

One (1) appeal was dismissed during May 2025 by the PAC.

Planning application:	LA03/2024/0481/O
PAC reference:	2024/A0109
Proposed Development:	Dwelling and garage

Location: 50m south of 15 Cloghogue Road, Toombridge, Antrim
Date of Appeal Submission: 21/01/2025
Date of Appeal Decision: 29/05/2025
Decision: Appeal Dismissed – Council Decision Upheld

A copy of the decisions was circulated.

Proposed by Alderman Magill
Seconded by Councillor Archibald-Brown and agreed that

the report be noted.

NO ACTION

ITEM 3.4

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT MAY 2025

1. Purpose

The purpose of this report was to ask Members to note the Proposal of Application Notices received during May 2025.

2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fell into the Major development category were required to;

- give at least 12 weeks' notice to the Council that an application for planning permission was to be submitted.
- 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 the consultation that had been undertaken regarding the application and detailing how this had influenced the proposal submitted.

3. Proposal of Application Notices

PAN Reference:	LA03/2025/0306/PAN
Proposal:	Extensions to existing school (including classrooms, social areas, resource areas, and other ancillary facilities including school offices, storerooms and toilet facilities), associated interior and exterior alterations, refurbishment works including major refurbishment of existing sports hall, associated site works to include the provision

Location:	of landscaping works, and ancillary development. Thornfield House School, 8-12 Jordanstown Road, Newtownabbey, BT37 0QF
Applicant:	Education Authority
Date Received:	2 May 2025
12 week expiry:	25 July 2025

PAN Reference:	LA03/2025/0311/PAN
Proposal:	The provision of 2no bridges crossing the Ballymartin river along with provision of a stoned yard, access road and all other associated site works
Location:	Lands at 24 Roughfort Road, Mallusk, Newtownabbey
Applicant:	Brett Martin Limited
Date Received:	20 May 2025
12 week expiry:	12 August 2025
PAN Reference:	LA03/2025/0321/PAN
Proposal:	Residential development comprising of 69no. dwellings and all associated site works
Location:	Lands immediately West of Ballyearl Close, Milewater Drive, Milewater Close and North of Ballyearl Drive, Newtownabbey
Applicant:	Glencorr Homes Ltd and Arbour Housing
Date Received:	12 May 2025
12 week expiry:	4 August 2025

Proposed by Alderman Magill

Seconded by Councillor Archibald-Brown and agreed that

the report be noted.

NO ACTION

ITEM 3.5

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (RTPI) NI PLANNING CONFERENCE 2025

1. Purpose

The purpose of this report was to inform Members of the arrangements for this year's annual Royal Town Planning Institute Conference which would take place on Wednesday 10 September, at the Europa Hotel in Belfast from 9:30am to 4:30pm. The conference would focus on the ten-year anniversary of the transfer of planning powers.

2. Background

The Royal Town Planning Institute was an international professional body for Town Planners. They were responsible for maintaining professional standards and accrediting planning courses nationally and internationally.

The conference provided an opportunity for all those with a role in planning to come together to network, explore and discuss the issues, impact causes and potential solutions.

3. 2025 Conference Theme

The theme of this year's Conference was *Planning for the Future - From a Decade of Change*, focusing on the ten years since planning powers were transferred. The events programme includes topics such as:

Taking Stock and Looking Forward

Futureproofing

What is coming up for the sector in the next 10 years

In addition, the Suzy Lamplugh Trust would be providing delegates with a session on personal safety and lone working whilst at work specifically tailored to planners in Northern Ireland and would look at a variety of issues including conflict de-escalation management and diffusion-techniques.

Further details and the programme of events can be found on the below link:

<https://www.rtpi.org.uk/events/2025/september/ni-annual-conference-2025/>

Elected Member cost to attend is £60.00 inc VAT, RTPI Member £108.00 inc VAT and Non-Member £138.00 inc VAT.

Planning Committee Members would be contacted in due course to confirm their attendance by Planning Admin upon agreement.

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown and agreed that

the Chairperson, Vice Chairperson and other Planning Committee Members attend this conference along with appropriate Officers.

ACTION BY: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

ITEM 3.6

P/PLAN/1 ROYAL TOWN PLANNING INSTITUTE (RTPI) NORTHERN IRELAND AWARDS FOR PLANNING EXCELLENCE 2025

1. Purpose of Report

The purpose of this report was for Members to note that Antrim and Newtownabbey Borough Council has been awarded Planning Authority of the Year at the Royal Town Planning Institute (RTPI) Northern Ireland Awards for Planning Excellence 2025.

2. Introduction/Background

The RTPI Awards for Planning Excellence were recognised as the most prestigious awards in the planning industry across the UK. They celebrated outstanding achievements in planning and highlighted those organisations that demonstrate a strong commitment to professional standards, innovation, and community engagement.

This award followed a rigorous judging process, including submission assessment and evidence-based evaluation.

3. Judges' Feedback

The Council received the following comments from the judging panel:

"Antrim and Newtownabbey Borough Council has showcased a focus on high quality stakeholder and community involvement, and a can-do attitude to improve performance and enhance the socio-economic status of the borough. The local authority performance status is commendable, and it is great to see the team developing new ways of working and solutions to progress development and investment in the council area. It is clear from the customer satisfaction comments that agents and applicants have positive experiences with the planning team in this authority, which demonstrates a high level of customer care."

This feedback reflected the Council's commitment to excellence in planning service delivery, innovation, and a customer-focused approach.

A formal press release had been issued by RTPI and it was anticipated that there would be local media coverage in due course.

4. National Awards – Next Stage

As the Northern Ireland winner of Planning Authority of the Year, the Council was automatically shortlisted as a finalist in the RTPI National Awards for Planning Excellence 2025. These finalists would be formally announced in October 2025, with a national awards ceremony to follow. Further details would be shared with Members upon receipt from RTPI.

5. Conclusion

This recognition was a significant achievement for Antrim and Newtownabbey Borough Council. It reflected the professionalism, dedication, and customer-focused approach of our Planning Service, and it reinforced Council's position as a leader in delivering high-quality planning outcomes.

Members congratulated Council's Planning section on its recent award of Planning Authority of the Year. They wished to put on record their thanks to the Planning Officers for their hard work.

Proposed by Alderman Magill
Seconded by Councillor Archibald-Brown and agreed that

the report be noted.

NO ACTION

ITEM 3.7

P/PLAN/1 CONFIRMATION OF LISTING - BALLYCLARE BLEACH WORKS (KILPATRICK BROTHERS MILL) 51 GREEN ROAD BALLYCLARE BT39 9PH

1. Purpose

The purpose of this report was to advise the Committee that Ballyclare Bleach Works (Kilpatrick Brothers Mill) 51 Green Road, Ballyclare, had now been listed by the Department for Communities.

2. Introduction/Background

Members would recall the report presented to the April 2025 meeting of the Planning Committee, advising that Officers served a Building Preservation Notice on Ballyclare Bleach Works on 13 March 2025. The report also sought Members' views on the proposed formal listing of the building by the Historic Environment Division of the Department for Communities (DfC).

The Council subsequently wrote to the DfC Historic Environment Division indicating that the Committee had agreed that Members could respond to the listing consultation on an individual or party-political basis.

DfC Historic Environment Division wrote to the Council on 29 May 2025 indicating that Ballyclare Bleach Works had been added to the statutory list of buildings of special architectural or historic interest (see copy of schedule and map circulated).

Proposed by Alderman Magill
Seconded by Councillor Archibald-Brown and agreed that

the report be noted.

NO ACTION

Alderman Magill left the Chamber during Item 3.8.

ITEM 3.8

P/PLAN/1 ADDITIONAL INFORMATION FOR APPLICATION NUMBERS: LA03/2024/0182/F and LA03/2024/0435/F

1. Purpose

The purpose of this report was to update Members on the submission of additional information on planning applications LA03/2024/0182/F and LA03/2024/0435/F.

2. Introduction/Background

Planning application Ref: LA03/2024/0182/F (Battery Energy Storage System (BESS) Facility 100MW including, transformers, switch and control Room, lighting and CCTV, new site boundary fencing, new access, and ancillary development works at lands approx. 80m west of 92 Parkgate Road, Kells, Ballymena, BT42 3PG) and Planning application Ref: LA03/2024/0435/F Proposed erection of a 79 MW Battery Energy Storage System (BESS) Facility including MV skids (transformer and inverter), outdoor switchgear compound, DNO substation control room, welfare unit, spare parts container, switch room, new site boundary fencing, new access, and ancillary development works at lands approximately 342m southeast of Kells Substation and approximately 105m east of 43 Doagh Road, Kells, Ballymena BT42 3PP were presented to the March 2025 Planning Committee. At the March meeting both applications were deferred for a period of two months to allow the applicants to meet with Officers and submit additional information, however, a further extension of time request was received from the agent requesting a deadline for submission up until the 23rd May 2025 which was agreed at the April Planning Committee.

While additional information was submitted, further clarification, consultation and neighbour notification had been required, and it had therefore not been possible to return the application to the June Planning Committee. Officers would prepare a report for Committee once the additional information has been assessed and the consultation replies had been received.

Proposed by Councillor Foster

Seconded by Councillor Archibald-Brown and agreed that

a further extension be provided to complete the necessary exercise required to return the applications to Planning Committee.

ACTION BY: Barry Diamond, Head of Planning Development Management

ITEM 3.9

P/PLAN/1 CONSIDERATION OF DEVELOPMENT PROPOSALS AT BRETT MARTIN LTD, ROUGHFORT ROAD.

1. Purpose

The purpose of this report was to recommend to Members' that proposed development works at Brett Martin Ltd on the Roughfort Road, should be treated as an exception to the flooding policy contained in the Council's draft Plan Strategy which was recommended for adoption.

2. Key Issues

The Planning Section was considering two proposed developments at the Brett Martin site on the Roughfort Road. The first was a planning application (Ref: LA03/2025/0310/F) for the erection of a storage and distribution warehouse and

associated site works while the second development proposal relates to a pre-application discussion application (Ref: LA03/2025/0297/PAD) which proposes 2 no. bridges crossing the Ballymartin River onto a development site along the Antrim Road.

Both development proposals were within the floodplain of the Ballymartin River and within the flood inundation zone of Boghill Dam. Policy DM 46 of the Council's Plan Strategy indicated that the Council would not permit development within the floodplain unless the proposed development fell within one of the stated exceptions to the policy. One of the exceptions was for development proposals which were of overriding economic importance and would be of significant benefit to the subregional economy. Where a development is located in the floodplain but it was considered to be an exception to the policy, the developer was required to submit a Flood Risk Assessment to demonstrate how any development in the floodplain would be mitigated.

One of the proposals (Ref: LA03/2025/0310/F) proposed an extension of 3750sqm, while the second proposal sought permission for two bridges which would link the existing Brett Martin site, to lands on the northern side of the Ballymartin River where the applicant recently obtained planning permission for a 3170sqm storage and distribution building under application Ref: LA03/2021/0414/F. The Planning Section was satisfied that the development proposals consisting of the extension and the bridges would help aid the expansion and operation of the business of a major employer within the Borough which was also recognised as a global company and should therefore be considered as being sub regionally important.

By deciding the development was sub regionally important this allowed the developer to submit a Flood Risk Assessment for consideration by the Council's Planning Section in consultation with DfI Rivers to ensure that there was no increased risk of flooding at any other location as a result of the proposed development. It should be noted that this did not represent a decision on the merits of the planning application or that the impact of the development in the floodplain was acceptable.

Proposed by Councillor Archibald-Brown
Seconded by Councillor Cosgrove and agreed that

the Committee agrees that the expansion of Brett Martin Ltd including an extension and construction of bridges is sub-regionally important given that Brett Martin is a major employer in the Borough as well as a globally recognised company and that the development should be treated as an exception to Policy DM 46 of the Council's Plan Strategy.

ACTION BY: Barry Diamond, Head of Planning Development Management

ITEM 3.10

F/FP/LDP/1 LOCAL DEVELOPMENT PLAN 2030 – ADOPTION OF PLAN STRATEGY

1. Purpose

The purpose of this report was to seek the approval of Members regarding the adoption of the Local Development Plan 2030 – Plan Strategy and the publication of supporting assessments and to agree the transitional arrangements prior to the formal adoption date .

2. Introduction/Background

Officers were bringing forward the first part of the Council's new Local Development Plan, known as the Plan Strategy, for formal adoption before formally commencing work on the next stage of the Local Development Plan known as the Local Policies Plan.

Under the Planning Act (Northern Ireland) 2011 section 12, the Council must comply with the Departmental Direction that was issued to the Council in September 2024 to adopt its Local Development Plan (in this case the Plan Strategy).

Plan Strategy

The Plan Strategy outlined the Vision and Strategic Objectives for the development of the Borough up to 2030, along with a Spatial Growth Strategy, which was supported by Strategic and Detailed Management Policies. Once adopted, it was within this policy context, that development proposals across the Borough would be considered.

Local Policies Plan

The Planning Act specified under section 9, that the Council must after Plan Strategy adoption by resolution of the Council prepare its Local Policies Plan. This stage of the plan would bring forward the zonings for housing and employment for the Borough, as well as designations such as town centre boundaries.

Plan Strategy timeline

Members were reminded that the Draft Plan Strategy (DPS) was informed by feedback from a series of policy workshops with Elected Members and subsequent Council reports which agreed the corporate position in relation to a range of key policy areas. The DPS and its supporting assessments were then brought before the April 2019 meeting of the Full Council, where it was resolved that the DPS be published on 28 June 2019. The DPS and its supporting assessments were then subject to an eight-week public consultation period between July and September 2019. During this period 122 representations were received by the Council, which were then subject to a 'counter representation' period, whereby 26 counter-representations were received. Officers then entered a period of preparation for the Independent Examination into the DPS.

Following agreement of the Full Council at its February 2021 meeting, the DPS and its supporting documentation was submitted to the Department for Infrastructure (DfI) on 8 March 2021 in accordance with Section 10 (i) of the Planning Act (Northern Ireland) 2011 (the Act) and Regulation 20 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (the LDP Regulations), to cause an Independent Examination (IE) to be carried out.

The IE into the DPS was then held in May and June 2022, and following consideration of the evidence presented, the advisory Planning Appeals Commission (PAC) Report into the IE was forwarded to DfI in October 2023. Having considered the advisory Report, on 27 September 2024 DfI issued a legally binding Direction to the Council under section 12(1)(b) of the Planning Act (NI) 2011. It considered the DPS to be sound, subject to 93 modifications identified, the majority of which relating to minor issues.

Members were reminded that under section 12 of the Act and provisions set out in regulation 24, the Council must comply with the Direction and the modifications and adopt the DPS as soon as reasonably practicable. DfI also stated that it had the right to exercise its powers under section 15 and 16 of the Planning Act relating to its default powers to intervene in a Local Development Plan.

Members would be aware that the content of the Departmental Direction and the PAC Report were brought before the October 2024 meeting of the Planning Committee, where it was agreed that Officers would bring the final version of the Plan Strategy for Member's agreement, as well updated versions of the supporting assessments. The final version of the Plan Strategy includes the modifications as set out in the Direction presented in October 2024 as well as a number of minor amendments in relation to DfI directs the Council to ensure that any other presentational or factual amendments, typographical errors and grammatical errors were updated as necessary to the overall Plan Strategy upon adoption.

3. Key Issues

Officers had now updated the Plan Strategy (circulated) in accordance with the Departmental Direction and also refreshed the graphic design of the document in terms of new imagery and cover page. Final versions of the supporting assessments in the form of, 'Sustainability Appraisal Post Adoption Statement', 'Habitats Regulations Assessment Report' and 'Equality (Section 75) and Rural Needs Impact Assessment Report' (circulated) had also been prepared to take account of the modifications identified within the Departmental Direction, as well as consultation responses received during the pre-adoption public consultation which was agreed by Council.

It was therefore proposed that Members agree that the Plan Strategy and its associated documentation be adopted on 3 July 2025 (following ratification of PC minutes at the Full Council Meeting on 27 June 2025), in accordance with Section 24 of the LDP Regulations. On the adoption date the provisions contained within the Plan Strategy would come into effect.

How the Plan Strategy will apply in the Council's Decision Making

The Strategic Planning Policy Statement (SPPS) stated in paragraph 1.11, that once a Plan Strategy was adopted, existing policy retained under the transitional arrangements should cease to have effect in the district of that council and shall not be material from that date, whether the planning application has been received before or after that date.

Annex A of the report sets out the policies that would no longer apply within the Borough once the plan was adopted, as these would be replaced by the Council's own planning policies as set out in the Plan Strategy at the point of the adoption.

Section 45 of the Planning Act (NI) 2011 required the Council to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6(4) of the Act stated that where regard is to be had to the Local Development Plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The extant Departmental Plans would continue to apply within the Borough at the Plan Strategy stage. Departmental Plans included the Belfast Urban Area Plan, the Carrickfergus Area Plan (in so far as it related to Greenisland) and the Antrim Area Plan. Draft Newtownabbey Area Plan and its associated Interim Statement and Draft BMAP would remain as material considerations.

During this period, the Council Plan and Departmental Plans will be read together and where there was a conflict between the Council's plan and a Departmental Plan, legislation requires that it was resolved in favour of the Council's Plan Strategy. When the Council's Local Policies Plan was adopted, Departmental Plans would no longer apply.

Proposed Council Transitional Arrangements

Members would recall in October 2024, the Planning Committee was advised that at each stage as the plan progresses, more weight can be applied to the plan in the decision-making process. The Council agreed at that stage to apply limited weight to the Draft Plan Strategy until such times as it was formally adopted. Following the Council's ratification of the decision to apply limited weight, all Planning Committee reports subsequently presented at Planning Committee have contained reference to applying limited weight to the plan. a.

As Officers were now bringing forward the draft Plan Strategy for Adoption, and as the Council agenda would be in the public domain on 18 June 2025, having engaged with the Council's Borough Lawyer and Head of Legal Services, Officers were seeking Members' agreement to now apply full weight to the policy in the Plan Strategy until the adoption is formally agreed after the call in period on 3 July 2025. Officers had held delegated decisions ready to issue from the date of the Planning Agenda becoming public, pending Members agreement to these transitional arrangements that weight should now apply in the run up to formal adoption of the Plan Strategy. In practice, this meant that these decisions will not issue until 3 July 2025.

Council Officers also proposed:-

1. A public information event would be held with planning agents and developers to advise of Plan Strategy Adoption as well as information on the Local Policies Plan.
2. Information would also be made available on the Council's website.

3. All applicants would be notified of the proposal to adopt once the Planning Agenda was released and afforded the opportunity to present any new information in relation to their planning application.

Officers would ask Planning Committee Members to note that in the run up to agreement of adoption, Officers had focussed on progressing applications in a timely manner subject to new plan policy coming forward and have undertaken training for Planning Committee Members as well as Officers in advance of adoption to ensure business continuity.

Administrative procedures

- A paper copy of the Plan Strategy had been provided for all Elected Members.
- Upon adoption, a hard copy would be provided to all Elected Members, planning agents that submit applications in the Borough as well as officers.
- Additional hard copies of the Plan Strategy will incur a charge.
- An electronic copy would be made available online and for statutory consultees.
- Documents would be made available for public consultation as required under the LDP regulations.
- An adoption statement by the Council would be made publicly available as required under the LDP Regulations (circulated)
- Notice will be given on the Council's website and published in the local papers/Belfast Gazette
- The Department and any person who asked to be notified of the adoption of the Plan Strategy would be advised accordingly.

4. Summary

A final version of the Plan Strategy (and its supporting assessments) had been prepared and formal adoption was proposed for 3 July 2025.

Officers were therefore recommending:-

- The Council's Local Development Plan Strategy was adopted.
- Agreement was given to Officers to apply weight to live applications from 18 June 2025
- Approval was given for the final versions of the assessments that accompany the Plan Strategy and
- The Adoption Statement by the Council was approved.

Proposed by Councillor Logue

Seconded by Alderman Boyle and agreed that

- a) The Plan Strategy be formally adopted;**
- b) In the interim period authority is given to Officers to apply full weight to live applications from 18 June 2025 in advance of the formal adoption date of 3 July 2025 as set out in the transitional arrangements;**
- c) Final approval is given for the publication of the assessments associated with the Plan Strategy including the 'Sustainability Appraisal Post Adoption**

- Statement', 'Habitats Regulations Assessment Report' and 'Equality (Section 75) and Rural Needs Impact Assessment Report' and**
- d) The Plan Strategy Adoption Statement by the Council be approved.**

ACTION BY: Sharon Mossman, Deputy Director of Planning and Building Control

ITEM 3.11

P/FP/LDP/1 ECONOMIC DEVELOPMENT AND PLANNING UPDATE

1. Purpose

The purpose of this report was to provide Planning Committee Members with a copy of the latest Employment Land Evaluation Report (ELER) for publication on the Council's website; to update Members on a proposed call for sites for economic lands and also to update Members on the Planning and Economic Development Business Plan

2. Introduction/Background

Members would recall that the 2024 Employment Land Evaluation Report (ELER) was brought to the March 2025 Planning Committee for publication on the Council's website in April 2025. Officers had continued to monitor the quantum of employment lands and have prepared an update to the ELER 2024. The requirement to monitor the supply of employment lands was outlined in The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, Part 6.25 (2) (c), through which the Annual Monitoring Report (AMR) must specify (amongst other matters) the supply of land for economic development purposes.

A copy of the latest 'ELER Update – Remaining Employment Lands, April 2025' was circulated for Members' information, and covers the period 01 April 2024 to 31 March 2025.

This update did not indicate much change from the 2024 ELER, with less than a 1ha difference to employment land availability. In the 2024 ELER, there was a more noticeable reduction in available extant zoned employment land, as a healthy number of significant developments moved from "Not Started" into "Commenced" (such as AMIC, Schradar/Sensata, MOT centre, two schemes at Brett Martin, and one in Kilbegs); good progress had been made on these developments, with some now operational and the rest almost complete. At present, there were still a few significant schemes with outstanding consents in the "Not Started" category that could commence during the current new monitor year, that would be surveyed in April 2026 (such as Translink Park and Ride extension, the timber recycling facility on Antrim Road, and Tyre Call in Kilbegs).

Members were advised that the report set out the details for individual sites in a series of maps and tables, and the report would be made available to the public on the Council's website. This information would also be used to inform the Council's evidence base for its Local Policies Plan.

Call For Sites

In May 2025, Members would recall that officers updated Planning Committee regarding a call for sites for employment lands and included a draft methodology. It was anticipated that officers would undertake the call for sites in the Autumn and in addition, as previously advised, this would include a public consultation exercise and engagement with landowners/developers/interested parties in the Borough. Upon completion of this, Officers would consider any representations submitted and assess their potential with a site evaluation matrix (to be agreed) and would engage with Members in due course.

To inform Elected Members' decisions in relation to the zoning of employment land within the Borough, stakeholder engagement was critical. As advised previously, a 'Project Stakeholder Panel' comprising statutory partners, utility providers and relevant employment bodies was proposed to manage this process, subject to Members agreement. The "Project Stakeholder Panel" would advise on the appropriateness and verify assumptions around methodologies, to allow for their consistent application. Full details of the process were yet to be finalised.

It was also recommended at this early stage of the process that the Chair and Vice Chair of the Planning Committee (who also sit on the Local Development Plan Steering Group) be invited onto the panel.

Economic Development Business Plan 2025/26

Members were reminded that in January 2025, the Council approved a strategic performance framework as part of the Corporate Performance and Improvement Plan 2025/26 (draft for consultation). Business planning played a vital role in the Council's performance management and delivery processes. The purpose of the Directorate Business Plan was to, (1) Demonstrate how each of the Directorates were supporting and achieving Council's priorities, (2) Provide a clear sense of purpose of the Directorate and the challenges it faces, (3) Illustrate how it was aligning its resources to meet the challenges ahead, (4) Measure performance and hold ourselves to account to ensure delivery for the Council and its residents.

The Business Plan for the Economic Development and Planning Department, as presented and agreed at the Council's Economic Development Committee in May 2025 was circulated for information.

Proposed by Councillor Archibald-Brown
Seconded by Councillor Cosgrove and agreed that

the report be noted and:-

- a) The 2025 ELER is agreed for publication**
- b) Approval is granted for a Call for Sites for Economic Lands and**
- c) the Chairperson and Vice Chairperson of the Planning Committee be invited to sit on the expert panel being established to develop the zoning of employment land within the Borough.**

ACTION BY: Emma Aldridge, Senior Planning Officer

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Archibald-Brown
Seconded by Councillor Foster and agreed that

the following Committee business be taken In Confidence.

The Chairperson advised that the livestream and audio recording would now cease.

Proposed by Councillor Cosgrove
Seconded by Councillor Foster and agreed that

the Director of Economic Development and draft a report to consider a change to the Scheme of Delegation, namely that live Planning enforcement cases with retrospective planning permission applications under consideration be presented for decision to Planning Committee, rather than being delegated to Officers.

Alderman Magill returned to the Chamber during Item 3.13.

Alderman Boyle left the Chamber, having declared an interest in Item 3.13.

PART TWO OTHER PLANNING MATTERS – IN CONFIDENCE

ITEM 3.13 G-LEG-3-361 LEGAL UPDATE REPORT FORMER ROYAL BRITISH LEGION – IN CONFIDENCE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ACTION BY: Paul Casey, Borough Lawyer and Head of Legal Services

Alderman Boyle returned to the Chamber.

ITEM 3.14

P/PLAN/1 RETAIL UPDATE – IN CONFIDENCE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ACTION BY: Sharon Mossman, Deputy Director of Planning and Building Control

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Archibald-Brown
Seconded by Alderman Boyle and agreed that

any remaining Committee business be conducted in Open Session.

The Chairperson advised that the audio recording would recommence.

There being no further Committee business the Chairperson thanked Members, Officers and IT staff for their attendance and the meeting concluded at 7.54pm.

MAYOR

Council Minutes have been redacted in accordance with the Freedom of Information Act 2000, the Data Protection Act 2018, the General Data Protection Regulation, and legal advice.