



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON WEDNESDAY 20 APRIL 2022 AT 6.00 PM**

- In the Chair** : Councillor S Flanagan
- Committee Members Present** : Aldermen - F Agnew, P Brett, T Campbell and J Smyth
Councillors - J Archibald-Brown, H Cushinan, R Lynch, M Magill, N Ramsay, R Swann and B Webb
- Non-Committee Members Present** : Councillor V McWilliam
- Public Speakers** :
- | | |
|--------------------|-----------------------------------|
| Stephen McCartney | In Support (Architect, Item 3.1) |
| David Donaldson | In Support (Agent, Item 3.2) |
| Jim Gregg | In Objection (Item 3.3) |
| Susan Jordan | In Objection (Item 3.3) |
| Alana Steele | In Objection (Item 3.4) |
| David McMeekin | In Support (Agent, Item 3.4) |
| Christopher Millar | In Support (Agent, Item 3.5) |
| Jackie Milliken | In Support (Agent, Item 3.10) |
| Matthew Wilson | In Support (Applicant, Item 3.13) |
| Damien Kearney | In Support (Agent, Item 3.14) |
| Brian McKeown | In Support (Applicant, Item 3.14) |
| Jonathan Cahoon | In Objection (Item 3.15) |
| Tim Hughes | In Support (Item 3.17) |
- Officers Present** : Deputy Chief Executive of Economic Development and Planning
- M McAlister
Deputy Director of Planning - S Mossman
Borough Lawyer & Head of Legal Services - P Casey
Head of Planning Development Management (Interim)
- B Diamond
Senior Planning Officer – K O'Connell
Senior Planning Officer – A Leathem
Senior Planning Officer - J McKendry
ICT Helpdesk Officer - D Mason
ICT Change Officer – A Cole
Member Services Manager – V Lisk
Member Services Officer – A Duffy

CHAIRPERSON'S REMARKS

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

Although COVID restrictions had been relaxed, to manage numbers and minimise risk, members of the public and press could continue to access those parts of the Council meetings which they are entitled to attend through the livestream on the Council's website.

The Chairperson reminded Members that additional information relating to Items 3.3 and 3.17 had been uploaded to the Planning Portal in advance of the meeting, and that an Addendum report relating to Item 3.9 and the Site Visit Report had been circulated to Members along with an updated speakers' list, with hard copies being made available in the Chamber.

The Chairperson further advised that Items 3.7 and 3.8 had been withdrawn by Officers.

1 APOLOGIES

Chief Executive J Dixon

The Borough Lawyer & 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.

2 DECLARATIONS OF INTEREST

None

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2021/0893/F

| | |
|-----------------------|---|
| PROPOSAL: | Demolition of existing buildings and construction of 63 no. apartments at 3 storey rising to 5 storey. Scheme includes a retail unit at ground floor level, parking provision, new vehicular access and associated development. |
| SITE/LOCATION: | 333-335 Antrim Road, Glengormley, BT36 5DY |
| APPLICANT: | KC 2021 GG Limited |

Kieran O'Connell, 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 –

Stephen McCartney
Gavyn Smyth

In Support/Architect
In Support/Agent (for questions)

Proposed by Alderman Brett

Seconded by Alderman Campbell that planning permission be granted.

On the proposal being put to the meeting 12 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, with an amendment to Condition 16 that it shall be operated by a Social Housing Provider, the detail of which being delegated to Officers.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Brett left the meeting.

ITEM 3.2 APPLICATION NO: LA03/2020/0653/F

| | |
|-----------------------|---|
| PROPOSAL: | Proposed (Phase Two) development of 56 dwellings, (10 detached; 38 semi-detached and 8 apartments) with garages and associated site works and landscaping |
| SITE/LOCATION: | Former site of Northern Regional College, Fountain Street, Antrim, BT41 4AL. |
| APPLICANT: | Simpson Developments Ltd |

Kieran O'Connell, 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 –

David Donaldson

In Support/Agent

Damien McLaughlin

In Support/Architect (for questions)

Proposed by Councillor Magill

Seconded by Alderman Campbell that planning permission be granted.

On the proposal being put to the meeting 11 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

ITEM 3.3 APPLICATION NO: LA03/2021/0862/F

| | |
|-----------------------|---|
| PROPOSAL: | Change of use of existing dwelling (The Mill House) to hotel accommodation including kitchen, dining area, lounge, drawing room, pantry, and storage on the ground floor and 5no. bedrooms on the first floor |
| SITE/LOCATION: | The Mill House, Dunadry Hotel, 2 Islandreagh Drive, Dunadry |
| APPLICANT: | E & C Inns T/A Dunsilly Hotel |

Kieran O'Connell, 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 –

| | |
|--------------|--------------|
| Susan Jordan | In Objection |
| Jim Gregg | In Objection |

Proposed by Alderman Agnew
Seconded by Councillor Flanagan that planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 2 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

Councillor Webb left the meeting.

Alderman Campbell left and returned to the Chamber during the next item and was therefore unable to vote. Councillor Lynch experienced technical difficulties during the next item and therefore was unable to vote.

ITEM 3.4 APPLICATION NO: LA03/2021/1103/F

| | |
|-----------------------|---|
| PROPOSAL: | Proposed new free range poultry house 32k birds, new meal bins, litter store, swale and improved access onto Ahoghill Road. |
| SITE/LOCATION: | Approximately 76m NW of 196 Ahoghill Road, Randalstown. |
| APPLICANT: | W & M Anderson Portmore Farms Ltd |

Joanne 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 –

Alana Steele In Objection
David McMeekin In Support/Agent

Proposed by Councillor Archibald-Brown
Seconded by Councillor Swann that planning permission be refused.

On the proposal being put to the meeting 4 Members voted in favour, 3 against and 1 abstention, it was agreed

In favour: Councillors Archibald-Brown, Flanagan, Magill and Swann

Against: Aldermen Agnew and Smyth
 Councillor Ramsay

Abstentions: Councillor Cushinan

that planning permission be refused as Members considered that the proposal would have a detrimental impact on the visual amenity of the local area, the detail of which being delegated to Officers.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Magill left the Chamber.

ITEM 3.5 APPLICATION NO: LA03/2022/0076/O

| | |
|-----------------------|--|
| PROPOSAL: | Site for dwelling and garage |
| SITE/LOCATION: | Approximately 30m South of 82 Belfast Road, Ballyclare, BT39 9LS |
| APPLICANT: | Samuel Millar |

Alicia Leathem, 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 –

Christopher Millar In Support/Agent

Proposed by Alderman Campbell
Seconded by Councillor Ramsay that outline planning permission be refused.

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

outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1, CTY 2a and CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement and it fails to meet with the provisions for**

an infill dwelling in accordance with Policy CTY 8 or a dwelling in an existing cluster in accordance with Policy CTY 2a of PPS21.

- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 15 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, mar the distinction between the settlement of Bruslee and the surrounding countryside.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a build-up and ribbon of development and would therefore result in a detrimental change to, and further erode, the rural character of the countryside.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Archibald-Brown left the Chamber. Councillor Lynch left the meeting due to technical issues.

ITEM 3.6 APPLICATION NO: LA03/2022/0034/O

| | |
|-----------------------|--|
| PROPOSAL: | Site for 1 no detached dwelling |
| SITE/LOCATION: | 90 metres South East of 49 Ballycraigy Road, Newtownabbey with access 55 metres north of No. 4 Kiln Road, Newtownabbey |
| APPLICANT: | Jason Reid |

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Councillor Ramsay that outline planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed that

outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement and it fails to meet with the provisions for an infill dwelling in accordance with CTY8 of PPS21 in that the application site does not comprise a small gap (sufficient only to accommodate a maximum of two dwellings) within a substantial and continuously built up frontage.**

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, in the ancillary works associated with the proposed dwelling, if permitted, would fail to integrate into the landscape.
4. The proposal is contrary to the policy provisions of Policy BH 3 of Planning Policy Statement 6, Planning Archaeology and Built Heritage in that It has not been demonstrated through the submission of an Archaeological Evaluation that the proposal would not have any detrimental impacts upon potential archaeological remains at the application site.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.7 APPLICATION NO: LA03/2022/0053/O

| | |
|-----------------------|---|
| PROPOSAL: | Site for a dwelling and garage and associated ancillary works (infill opportunity as per CTY8 of PPS21) |
| SITE/LOCATION: | 50m south of 10a Ballyhill Lane, Nutts Corner, Crumlin |
| APPLICANT: | Mr J H Carson |

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.8 APPLICATION NO: LA03/2022/0054/O

| | |
|-----------------------|---|
| PROPOSAL: | Site for a dwelling and garage and associated ancillary works (infill opportunity as per CTY8 of PPS21) |
| SITE/LOCATION: | 50m north of 14 Ballyhill Lane, Nutts Corner, Crumlin, BT29 4YP |
| APPLICANT: | Mr J H Carson |

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.9 APPLICATION NO: LA03/2021/0743/F

| | |
|-----------------------|--|
| PROPOSAL: | Retrospective application for raised single storey sunroom extension to rear of existing dwelling. |
| SITE/LOCATION: | 21 Shore Road, Greenisland, Carrickfergus, BT38 8UA. |
| APPLICANT: | Rosie Brotherson |

Alicia Leathem, Senior Planning Officer, introduced the Planning Report and associated Addendum Report to the Committee and made a recommendation to refuse planning permission.

There were no public speakers to address this item.

Proposed by Councillor Ramsay

Seconded by Alderman Smyth that planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed that

planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7 – Residential Extensions and Alterations, in that the sunroom extension if permitted would have an unacceptable impact on the privacy and amenity of neighbouring residents by way of overlooking.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Magill returned to the Chamber during item 3.10 and was therefore unable to vote on this item.

ITEM 3.10 APPLICATION NO: LA03/2021/0455/F

| | |
|-----------------------|--|
| PROPOSAL: | Farm dwelling and detached garage with new access lane (Renewal of previous permission LA03/2015/0604/F) |
| SITE/LOCATION: | Site adjacent to and 50m North of 9 Old Stone Hill Antrim BT41 4SB |
| APPLICANT: | Andrew McMinn |

Johanne McKendry, Senior Planning Officer, introduced the Planning 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 –

Jackie Milliken In Support/Agent

Proposed by Alderman Campbell
Seconded by Councillor Ramsay that planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 0 against and 0 abstentions, it was 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 Policies CTY1 and CTY10 of PPS 21: Sustainable Development in the Countryside, and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and established.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Archibald-Brown returned to the Chamber during item 3.11 and was therefore unable to vote on this item.

ITEM 3.11 APPLICATION NO: LA03/2021/1068/O

| | |
|-----------------------|--|
| PROPOSAL: | Proposed site for proposed infilling of a single dwelling |
| SITE/LOCATION: | Lands between 22 and 24 Long Rig Road, Nutts Corner, Crumlin |
| APPLICANT: | Mr White |

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

There were no public speakers to address this item.

Proposed by Councillor Ramsay
Seconded by Councillor Magill that outline planning permission be refused.

On the proposal being put to the meeting 8 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed that

outline planning permission be refused for the following reason:

- 1. The proposal is contrary to the SPPS and Policy AMP 2 of Planning Policy Statement 3 Access, Movement and Parking as it has not been demonstrated that the access will not prejudice road safety or significantly inconvenience the flow of traffic on the Long Rig Road.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.12 APPLICATION NO: LA03/2021/0990/F

PROPOSAL: Proposed dwelling

SITE/LOCATION: Approx 20m West of 42 Loughbeg Road, Toomebridge

APPLICANT: Michael Magee

Johanne McKendry, Senior 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 Councillor Archibald-Brown

Seconded by Alderman Campbell that planning permission be refused.

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 refused for the following reason:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 and Policy 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed dwelling is inappropriate for the site and is not in keeping with the character of the surrounding area.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.13 APPLICATION NO: LA03/2021/1121/F

PROPOSAL: Retention of detached garage

SITE/LOCATION: 30 Park Road, Mallusk, Newtownabbey, BT36 4QF

APPLICANT: Matthew Wilson

Johanne McKendry, Senior Planning Officer, introduced the Planning 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 –

Matthew Wilson In Support/Applicant

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown that planning permission be granted.

On the proposal being put to the meeting 7 Members voted in favour, 2 against and 0 abstentions.

In favour: Aldermen Campbell and Smyth
Councillors Archibald-Brown, Cushinan, Flanagan, Magill and Swann

Against: Alderman Agnew
Councillor Ramsay

and it was agreed that planning permission be granted, the detail of which being delegated to Officers.

The reason for the decision contrary to Officer recommendation was that Members considered that the proposal would not have a detrimental impact on the visual amenity of the local area.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.14 APPLICATION NO: LA03/2021/0645/F

PROPOSAL: Proposed cattle/storage/dual purpose shed and cattle crush facilities

SITE/LOCATION: Approx 65m NNE of 7 Creggan Road, Randalstown, BT41 3LN

APPLICANT: Mr B McKeown

Barry Diamond, Head of Planning Development Management (Interim), 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 –

Damien Kearney In Support/Agent
Brian McKeown In Support/Applicant

Proposed by Councillor Cushinan

Seconded by Councillor Swann that planning permission be granted.

On the proposal being put to the meeting 4 Members voted in favour, 4 against and 1 abstention.

In favour: Alderman Smyth
Councillors Archibald-Brown, Cushinan and Swann

Against: Aldermen Agnew and Campbell
Councillors Flanagan and Ramsay

Abstentions: Councillor Magill

The Chairperson used his casting vote against the proposal and it was declared not carried.

A further proposal was then put to the meeting.

Proposed by Alderman Campbell

Seconded by Councillor Flanagan that planning permission be refused.

On the proposal being put to the meeting 4 Members voted in favour, 4 against and 1 abstention.

The Chairperson used his casting vote in favour of the proposal and 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 and Policy CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposed development does not provide an exceptional case for a new farm building sited at an alternative site away from the existing farm business and its buildings**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside and Policy NH1 of PPS2 Natural Heritage, in that the proposed development may have a detrimental impact on the site selection features of a European Designated Site through increased ammonia emissions.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.15 APPLICATION NO: LA03/2021/0435/F

| | |
|-----------------------|--|
| PROPOSAL: | Below ground agricultural effluent storage tank |
| SITE/LOCATION: | 130 metres North West of 8 Ballydonnelly Road BT41 3JG and access taken 20 metres East of 135 Church Road Antrim |
| APPLICANT: | Paul Mallon |

Barry Diamond, Head of Planning Development Management (Interim), introduced the Planning 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 –

Jonathan Cahoon In Objection

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown that planning permission be refused.

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 refused for the following reason:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the proposed development does not provide for an exception to the policy which would allow for the proposed farm building to be sited away from the existing farm cluster.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Magill left the meeting.

ITEM 3.16 APPLICATION NO: LA03/2021/1008/F

| | |
|-----------------------|---|
| PROPOSAL: | Proposed farm shed for storage |
| SITE/LOCATION: | Approx. 300m South of 7 Ballylurgan Road, Randalstown, BT41 2NN |
| APPLICANT: | Mr Mark McCann |

Barry Diamond, Head of Planning Development Management (Interim), 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 Councillor Archibald-Brown

Seconded by Alderman Campbell that planning permission be refused.

On the proposal being put to the meeting 8 Members voted in favour, 0 against and 0 abstentions, it was unanimously 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 and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development has not demonstrated that the proposed development is necessary for the efficient use of the agricultural holding and does not provide an exception for a farm building sited to an alternative site away from existing farm buildings.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.**
- 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 building would, if permitted, would be unduly prominent in the landscape.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.17 APPLICATION NO: LA03/2021/0972/F

| | |
|-----------------------|---|
| PROPOSAL: | Change of use of dwelling to religious meeting room with associated parking |
| SITE/LOCATION: | 36 Ballyrobin Road, Templepatrick, BT39 0JH |
| APPLICANT: | Neil Cooper (Trustee) |

Barry Diamond, Head of Planning Development Management (Interim), introduced the Planning 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 –

Tim Hughes In Support

Proposed by Alderman Campbell
Seconded by Councillor Archibald-Brown that planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed that

In favour: Aldermen Agnew, Campbell and Smyth
 Councillors Archibald-Brown, Cushinan, Flanagan Ramsay and Swann

and it was agreed that planning permission be granted, the detail of which being delegated to Officers:

The reason for the decision contrary to the Officer recommendation was that Members considered that there was a need to accommodate people's religious beliefs in the rural area, and that it would not have a detrimental impact on the visual amenity or impact on the amenity of the area.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.18 APPLICATION NO: LA03/2021/0322/F

| | |
|-----------------------|--|
| PROPOSAL: | Proposed drive thru bakery/coffee shop, kiosk, indoor/outdoor seating, public toilets, landscaping and car parking |
| SITE/LOCATION: | 26 Market Square, Antrim |
| APPLICANT: | Colin Johnston Clear Partnership |

Barry Diamond, Head of Planning Development Management (Interim), 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 Archibald-Brown
Seconded by Councillor Flanagan that planning permission be granted.

On the proposal being put to the meeting 8 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

PART TWO OTHER PLANNING MATTERS

ITEM 3.19

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during March 2022 under delegated powers together with information relating to planning appeals was circulated for Members' information.

There was one appeal decided by the Planning Appeals Commission in relation to Antrim and Newtownabbey Borough Council LA03/2018/1138/F (Appeal Reference: 2019/A0202). The proposal was for rounding off to Glenoak Grange Meadows to include 1 detached dwelling and a pair of attached dwellings at lands to the east of Glenoak Grange Meadows, Crumlin. The appeal was allowed with conditions. A copy of the decision was circulated.

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

the report be noted.

NO ACTION

ITEM 3.20

P/PLAN/083 OUTCOME OF PLANNING APPEAL LA03/2018/1138/F

The purpose of this report was to provide an update following the decision by the Planning Appeals Commission (PAC) to allow (with conditions) LA03/2018/1138/F (Appeal Reference: 2019/A0202) for the rounding off to Glenoak Grange Meadows to include 1 detached dwelling and a pair of attached dwellings at lands to the east of Glenoak Grange Meadows, Crumlin.

Background

There were a significant number of objections (10) to the application, however, Officers recommended that the application be granted planning permission. At the Planning Committee meeting of 16 September 2019 the Committee voted to refuse planning permission contrary to the Officer recommendation on the basis that the additional housing would result in overdevelopment onto the existing shared service

road which would be detrimental to road safety. A decision to refuse planning permission was issued on 18 September 2019.

Following the refusal of planning permission, the applicant submitted a further planning application under planning application reference LA03/2020/0202/F. This application proposed a rounding off to Glenoak Grange Meadows to include 2 no. detached dwellings and detached garages at lands 40m NE of No. 1 and 20m South of No. 5 Glenoak Grange Close, Crumlin. This application was on the same lands as the previous application, however, it reduced the overall scheme from three dwellings to two dwellings. Once again the application was contentious and a total of 18 objections were received. Given the earlier Committee decision to refuse planning permission (Ref: LA03/2018/1138/F) the Officers recommended the application for refusal which was endorsed by the Planning Committee at its meeting of 16 August 2021. A decision to refuse the application was issued shortly thereafter.

Around the same time as the applicant submitted planning application reference: LA03/2020/0202/F, the applicant also submitted an appeal to the PAC against the refusal of planning application LA03/2018/1138/F (the earlier application). Although the decision to refuse permission was made contrary to Officer recommendation, the Planning Section prepared a Statement of Case to the PAC setting out the rationale as to why planning permission should be refused.

On 30 March 2022, the PAC had decided to uphold the appeal and grant planning permission subject to a number of conditions. (copy decision circulated).

Planning Appeals

In addition to the appeal against planning application, LA03/2018/1138/F, the applicant had also submitted an appeal to the decision to refuse planning application LA03/2020/0202/F. The reason for refusal for both applications mirrored each other and related to the capacity of the internal estate road of Glenoak Grange to facilitate the additional traffic which would be generated by the development. As the PAC had recently approved planning application ref: LA03/2018/1138/F, which proposed three dwellings, this sets a significant change in circumstances for how the planning application LA03/2020/0202/F, the scheme for two houses would be assessed if it was now presented to Committee.

In the circumstances where the PAC have upheld a scheme for three dwellings, it was likely that they would also approve a lesser scheme for two dwellings on the same lands. In the circumstances the Officer view is to present a Statement of Case, which identifies that while the Council disagrees with the decision, that the decision of the PAC to grant 3 dwellings was information not before the Council when it made its decision on LA03/2020/0202/F, however, the Council recognises its significance as a material consideration and its relevance to the determination of the appeal LA03/2020/0202/F.

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown and agreed that

the report be noted and that the approach by Officers is deemed to be acceptable.

NO ACTION

ITEM 3.21

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENTS

Prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act were required to give at least 12 weeks' notice to the Council that an application for planning permission was to be submitted. This is referred to as a Proposal of Application Notice (PAN). Four (4) PANs were registered recently the details of which are set out below.

| | |
|------------------------|---|
| PAN Reference: | LA03/2022/0175/PAN |
| Proposal: | Proposed residential development in substitution for approved commercial/industrial development on part of 'mixed use' site approved under U/2008/0146/O and U/2012/0213/RM |
| Location: | Lands to East of Hillhead Road and to South East of Templepatrick Road off slip Ballyclare BT39 9DS |
| Applicant: | Ballyvesey Holdings |
| Date Received: | 4 March 2022 |
| 12 week expiry: | 27 May 2022 |

| | |
|------------------------|---|
| PAN Reference: | LA03/2022/0206/PAN |
| Proposal: | Proposed residential development of c. 80 no dwellings (comprising mix of detached, semi-detached and apartments), garages, landscaping and open space, and all other associated site |
| Location: | Land at 1 Enkalon Industrial Estate Randalstown Road to the north and east of Oriel Lodge/29 Randalstown Road north east of 28 Castlewater Gardens and south east of Steeple Burn |
| Applicant: | Lotus Homes (UK) Ltd |
| Date Received: | 16 March 2022 |
| 12 week expiry: | 8 June 2022 |

| | |
|------------------------|---|
| PAN Reference: | LA03/2022/0230/PAN |
| Proposal: | Proposed residential development comprising of up to 44 dwellings, garages, landscaping, open space and all associated site works |
| Location: | Lands to the East of no 92 Ballyeaston Road Ballyclare; lands to the North East of no 13-27 Elizabeth Gardens Ballyclare |
| Applicant: | Blue Horizon (Ballycorr) Ltd |
| Date Received: | 28 March 2022 |
| 12 week expiry: | 20 June 2022 |

| | |
|------------------------|--|
| PAN Reference: | LA03/2022/0260/PAN |
| Proposal: | Proposed erection of 1 no. storage and distribution warehouse and 1 no. light industrial unit, associated car parking/service yard, landscaping and all other associated site and access works |
| Location: | Lands approx. 255m south/east of MT Wholesale Warehouse, Houston Business Park and immediately south of 610-626 Doagh Road Newtownabbey |
| Applicant: | Kemark No 2 Ltd |
| Date Received: | 31 March 2022 |
| 12 week expiry: | 23 June 2022 |

Under Section 27 of the 2011 Planning Act obligations were placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12-week period set down in statute, an application is 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.

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

the report be noted.

NO ACTION

ITEM 3.22

P/PLAN/83 NISRA PLANNING STATISTICS 2021/2022 – THIRD QUARTERLY BULLETIN FOR THE PERIOD OCT TO DECEMBER 2021

The third quarterly provisional planning statistics for 2021/22 produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), a copy of which was circulated, was released in March 2022.

The Quarterly Bulletin advises that both planning activity and processing performance in 2020/21 and the first three quarters of 2021/22 were impacted by the restrictions put in place due to the coronavirus pandemic. It indicates that this should be borne in mind and caution taken when interpreting these figures and when making comparisons with other time periods and performance across Councils.

The figures show that during the period from Oct to December 2021, the total number of planning applications received in Northern Ireland was 3,163, a decrease of 5% on the previous quarter and down 12% on the same period a year earlier. The total number of decisions issued during this period was 3,238, down 1 from the previous quarter but up 8% from the same period a year earlier.

During this third quarter period a total of 201 new applications were received by Antrim and Newtownabbey Borough Council. Comparing this quarter with the same period in 2020/21 10 Councils reported a decrease in the number of applications

received. However, Antrim and Newtownabbey Borough Council were the only Council to report an increase over the same period (3.6%).

Major Planning Applications

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures show that the Council was within the 30-week target time in the first nine months of 2021/22 for **Major** planning applications with an average processing time of 25.1 weeks and the Council ranks as only one of 2 Councils In Northern Ireland to meet the statutory target compared to the average processing time of all Councils which was 55.9 weeks.

Local Planning Applications

The DfI figures show that the Council took on average 12.8 weeks to process and decide **Local** planning applications during the first nine months of 2021/22 against the statutory target of 15 weeks. This performance ranks the Council as only one of three Council to meet the target compared to the average of 16.8 weeks for all Councils.

Enforcement

In relation to enforcement, the DfI figures highlight that the Council's planning enforcement team took an average of 26.1 weeks during the nine months of 2021/22 to process 77.3% of enforcement cases against a target of 70% within 39 weeks. The greatest decrease in the number of live cases was in Antrim and Newtownabbey Borough Council with a 66.3% decrease in the number of cases from the pandemic period.

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown and agreed that

the report be noted.

NO ACTION

ITEM 3.23

P/PLAN/056 NORTHERN IRELAND ASSEMBLY PUBLIC ACCOUNTS COMMITTEE PLANNING IN NORTHERN IRELAND

Members will recall that in February, the Planning Committee were circulated the Department for Infrastructure's Review of the Planning Act 2011 and the Northern Ireland Audit Office report into Planning IN Northern Ireland.

Planning Committee Members were also advised that the Northern Ireland Assembly Public Accounts Committee had published a report into Planning in Northern Ireland as circulated. A range of witnesses were interviewed by the Committee to inform the report including the Department for Infrastructure, SOLACE, NILGA, Local Government and third party groups.

The Committee had made 12 recommendations, full details of which are in the published report, including the establishment of a Commission to undertake a

fundamental review to ascertain the long-term, strategic changes that were needed to make the planning system fit for purpose and recommended that this should be led by someone independent from the Department.

Planning Officers would update Planning Committee regarding any further updates regarding the progress of the Public Accounts Committee recommendations.

Council Officers had also received an invite from the Chief Planner, Angus Kerr, to attend a workshop in April on "Planning Improvement – Way Forward" following the Public Account Committee Report.

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

the report be noted.

NO ACTION

ITEM 3.24

P/FP/LDP/1 LOCAL DEVELOPMENT PLAN, QUARTERLY UPDATE (Q4) JANUARY TO MARCH 2022

The Council's Local Development Plan (LDP) advises that progress reports would be submitted on a quarterly basis to the Planning Committee. This report covers the fourth quarter (Q4) of the 2021-2022 business year (January to March 2022).

Local Development Plan Independent Examination

Members were reminded that the previous quarterly update advised that the Council's LDP Draft Plan Strategy (DPS) had been forwarded by the Department for Infrastructure (DfI) to the Planning Appeals Commission (PAC) to cause an Independent Examination (IE) to be carried out.

The PAC had now appointed a Commissioner to undertake the IE, who had completed their initial check of the DPS and its supporting information. The IE timetable had now been published, indicating that remote hearings would commence on 3 May 2022, for an initial two-week period. The examination would then pause and recommence on 20 June for a further anticipated 2-week period. Further information and updates in relation to the IE are available to view on the PAC website: <https://www.pacni.gov.uk/antrim-newtownabbey>

In preparation for the IE, Officers from the Forward Planning Team were continuing to engage with the Council's legal services, statutory partners and those consultants appointed during the plan preparation process.

In compliance with the Planning Section's Statement of Community Involvement, it is anticipated a meeting of the LDP's Project Management Team would be reconvened, and take place upon completion of the DPS IE process (autumn 2022).

The PAC had recently published and updated Hearing Programme (Version 2) and Questions for Weeks 1 and 2 (Version 1) were circulated. The Independent

Examination would commence on Tuesday 3 May at 10.30 am. The PAC would provide a YouTube link on its website (www.pacni.gov.uk) each day for the public and interested parties to watch the proceedings.

Revised Planning Scheme of Delegation (March 2022)

Members were reminded that the Council had agreed to a Revised Planning Scheme of Delegation, to include for Local Development Plan matters. This would allow for circumstances where Planning Officers attending the IE are able to agree to any minor typographical, clarificatory or factual modifications which do not materially alter the Plan. For any non-minor changes, Officers would be required to consult with party representatives, whilst any potential major changes would be required to come before Council for agreement.

LDP: Statements of Common Ground (March 2022)

Members were also reminded that the Council had agreed in principle to enter into Statements of Common Grounds (SoCG) with Belfast City Council (BCC) and Lisburn & Castlereagh City Council (LCCC). These documents were considered as a means of best practice in working together in relation to areas of agreement on particular issues, and engagement continues with these councils on these matters.

Local Development Plan Working Group Updates

(a) Coastal Forum

The most recent meeting of the Department for Agriculture and Rural Affairs/Department for Infrastructure (DAERA/DfI) Coastal Forum took place on 14 March 2022, co-chaired by Ministers Mallon and Poots. Updates were provided regarding the Coastal Forum Work Programme.

The minutes of the previous meeting of the Working Group on 24 January 2022 were circulated for information.

(b) Belfast Metropolitan Area Spatial Working Group

A meeting of the Belfast Metropolitan Area Spatial Working Group (MASWG) took place virtually on 9 March 2022, hosted by Ards and North Down Borough Council (A&NDBC). Updates were received from various councils and consultees in relation to LDP matters. The group also heard from DfI in relation to its work on Transport Plans and there was discussion around the NI Audit Report into Planning Matters, as well as the Renewable and Low Carbon Energy Consultation from DfI.

A copy of the agreed minutes for the previous meeting which took place on 26 November 2021 were circulated for information. The next meeting of the Working Group is due to take place in May, hosted by Belfast City Council (date to be confirmed).

(c) Belfast Metropolitan Transport Plan (BMTP) Project Board Meeting

The first meeting of the reconvened BMTP Project Board took place on 29 March 2022. A representative from DfI's Transport Planning Modelling Unit (TPMU) and the

appointed consultant provided an update on progress relating to the BMTP and its evolving evidence base. It was anticipated a draft version of the BMTP would be published at the end of 2022.

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

the report be noted.

NO ACTION

ITEM 3.25

P/PLAN/083 CORRESPONDENCE FROM DEPARTMENT FOR INFRASTRUCTRE – UPDATE ON THE PLANNING PORTAL

Members recalled that the Planning Committee agreed that the Chair should write to the Department regarding issues with the operation of the current planning portal. A copy of the Department's response had been circulated for information.

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

the report be noted.

NO ACTION

PROPOSAL TO PROCEED 'IN CONFIDENCE'

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

the following Committee business be taken In Confidence.

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

PART TWO OTHER PLANNING MATTERS IN CONFIDENCE

ITEM 3.26

P/FP/LDP/1/34 **IN CONFIDENCE ENFORCEMENT: QUARTERLY UPDATE (Q3) OCTOBER-DECEMBER 2021**

The Northern Ireland Statistics Q3 2021-2022 Statistical Bulletin were released on 31 March 2022 by DfI's Analysis, Statistics and Research Branch. It included information on the Council's performance on enforcement cases measured against the statutory performance targets set by DfI.

The Q3 report was circulated and in view of the sensitive nature of some of this information it was being presented in confidence.

The Dfl figures indicated that the Council had concluded 67.2% of cases within the statutory target of 39 weeks during Quarter 3 and took on average 42.3 weeks to conclude.

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

the report be noted.

NO ACTION

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Archibald-Brown
Seconded by Alderman Campbell and unanimously agreed

that any remaining Committee business be conducted in Open Session.

The Chairperson advised that audio recording would recommence.

There being no further Committee business the Chairperson thanked Members for their attendance and the meeting concluded at 8.43 pm.

MAYOR