



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON TUESDAY 19 MARCH 2019 AT 6.30 PM**

- In the Chair** : Councillor H Cushinan
- Committee Members Present** : Aldermen – F Agnew, T Campbell, J Smyth and R Swann
Councillors – J Bingham, D Hollis, R Lynch, M Magill, and B Webb
- Non-Committee Members Present** : Councillors L Clarke, R Foster, M Rea and R Wilson
- In Attendance** : William Robinson – Public Speaker
Paul McCullough – Public Speaker
Pat McVarnock – Public Speaker
Tony McCoey – Public Speaker
Mark McKay – Public Speaker
Tom Stokes – Public Speaker
Nicholas Brown - Public Speaker
Gareth Briggs - Public Speaker
Conor O'Hara - Public Speaker
Rachel Taylor – Public Speaker
David Donaldson - Public Speaker
Philip Stinson - Public Speaker
Ruth Burrows - Public Speaker
Pamela Dennison - Public Speaker
Edward Crawford - Public Speaker
Tamasin Fraser - Public Speaker
Chris Jordan - Public Speaker
Colin Bell - Public Speaker
Kyle Somerville - Public Speaker
Rory Mullan - Public Speaker
Samuel Marcus - Public Speaker
Mervyn McNeill – Public Speaker
John McLarnon - Public Speaker
Ivan McClean – Public Speaker
Trevor Clarke MLA – Public Speaker
Helena McDonnell – Public Speaker
Ryan McBirney – Public Speaker
John Blair MLA – Public Speaker
Michael Graham – Public Speaker
Paul McCreanor – Public Speaker

Canice Mallaghan – Public Speaker
Jacqui Avery – Public Speaker
Patrick O'Reilly – Public Speaker
Dr Sadiq Ali – Public Speaker

Officers Present : Director Strategic Development - M McAlister
Head of Planning - J Linden
Borough Lawyer & Head of Legal Services – P Casey
Principal Planning Officer - B Diamond
Senior Planning Officer – J McKendry
Acting Senior Planning Officer – M O'Reilly
Planning Officer – A Wilson
Media & Marketing Officer – J Heazley
ICT Officer - A Cole
Member Services Officer - S Boyd
Member Services Manager – V Lisk

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the monthly Planning Committee Meeting and reminded all present of the protocol for speaking and timeframes accorded.

The Borough Lawyer and Head of Legal Services Paul Casey 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.

The Chairperson advised Members that additional information for Items 3.1, 3.2, 3.5 and 3.13 and Addendum Reports for Items 3.1, 3.5 and 3.7 had been circulated in advance of the meeting and hard copies were provided at the meeting.

1 APOLOGIES

Chief Executive J Dixon
Councillors S Ross and P Brett

2 DECLARATIONS OF INTEREST

Item 3.1 - Councillor B Webb
Item 3.7 - Councillor R Lynch

PART ONE DECISIONS ON PLANNING APPLICATIONS

Councillor Webb left the Chamber having declared an interest in Item 3.1.

ITEM: 3.1 LA03/2018/0350/F

PROPOSAL:	Construction of premises for sale of hot food for consumption off the premises
SITE/LOCATION:	Site adjacent to and southwest of 1 Abbots Cross, Newtownabbey, BT37 9QT
APPLICANT:	James Braniff

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

- Paul McCullough
- William Robinson
- Pat McVarnock
- Tony McCoey

Proposed by Alderman Campbell
Seconded by Councillor Lynch

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

on the proposal being put to the meeting 4 Members voted in favour, 4 against and 1 abstention. The Chairperson used his casting vote against the proposal, the proposal was declared not carried.

In favour: Alderman Smyth
Councillors Lynch, Campbell and Cushinan
Against: Alderman Agnew
Councillors Bingham, Hollis and Swann
Abstentions: Councillors Magill

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

- (a) the proposal would have an adverse impact on the amenity of the adjoining residential properties; and**
(b) general noise and disturbance

ACTION BY: John Linden, Head of Planning

Councillor Webb returned to the Chamber.

ITEM: 3.2 LA03/2016/1136/F

PROPOSAL: Proposed residential development of 181 no. dwelling units (comprising 53 no. detached dwellings, 110 no. semi-detached dwellings and 18 no. apartments), garages, car parking, site access, construction of bridge, open space and landscaping and all other associated site works

SITE/LOCATION: Lands adjacent and west of Park Road, Mallusk (opposite and west of The Poplars residential development; adjacent and north of Nos 1 & 2 Park Manor, Mallusk; north of Nos 117-121 Mallusk Road, Newtownabbey

APPLICANT: Park Road Developments (NI) Ltd

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

- Mark McKay
- Tom Stokes
- Nicholas Brown (available for questions)
- Gareth Briggs (available for questions)
- Conor O'Hara (available for questions)

Proposed by Alderman Agnew
Seconded by Councillor Cushinan

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

on the proposal being put to the meeting 4 Members voted in favour, 5 against and 1 abstention, the proposal was declared not carried.

In favour: Alderman Agnew
Councillors Lynch, Bingham and Cushinan
Against: Aldermen Campbell, Smyth and Swann
Councillors Magill and Hollis
Abstentions: Councillor Webb

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

(a) the density of the development is unacceptable;

(b) the adverse impact on existing properties

(c) the disturbance by reason of water ingress, and mitigation measures being unsatisfactory.

ACTION BY: John Linden, Head of Planning

ITEM: 3.3 LA03/2018/0378/F

PROPOSAL: Residential development of 38 dwellings, associated open space and necessary access road taken from Willendale Meadows

SITE/LOCATION: Land NW of "Huntingdale", Doagh Road, Ballyclare

APPLICANT: Simpson Developments Limited

Ashleigh Wilson, 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

- Rachel Taylor
- David Donaldson

Proposed by Alderman Campbell
Seconded by Alderman Smyth and

on the proposal being put to the meeting 9 Members voted in favour, 1 against and 0 abstentions, it was agreed

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

ACTION BY: John Linden, Head of Planning

Alderman Campbell left the Chamber and was therefore unable to vote on Item 3.4

ITEM: 3.4 LA03/2018/1061/F

PROPOSAL: Retention, refurbishment, internal reconfiguration and amendments to external elevations including construction of new communal entrances for Blocks 1, 2, 3, 4, 5 & 6 to provide 18 general needs apartments, 18 CAT1 elderly apartments, 6 private apartments and 6 young persons apartments with associated amenity space and landscaping, alterations to car parking arrangements and ancillary site works (48 apartments in total)

SITE/LOCATION: Glendun Court and Glenwhirry Court, Glenville Road, Whiteabbey, BT37 0GZ

APPLICANT: Clanmil Developments Limited

Ashleigh Wilson, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

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

- Philip Stinson

Proposed by Councillor Bingham
Seconded by Councillor Hollis and

on the proposal being put to the meeting 8 Members voted in favour, 1 against and 0 abstentions, it was agreed

that Planning Permission be granted for the application subject to the conditions set out in the Planning Report

ACTION BY: John Linden, Head of Planning

Alderman Campbell returned to the Chamber.

ITEM: 3.5 LA03/2018/0984/F

PROPOSAL:	Proposed battery energy storage facility, new site access, lighting and CCTV columns and ancillary development
SITE/LOCATION:	Lands at Doagh Road, Kells (approximately 137m North East of Kells Sub-Station and approximately 56m South West of 3 Whappstown Road)
APPLICANT:	Kells BES Ltd

Michael O'Reilly, Acting 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

- Edward Crawford
- Pamela Dennison
- Ruth Burrows
- Tamasin Fraser
- Chris Jordan (available for questions)

Proposed by Alderman Swann
Seconded by Councillor Bingham

on the proposal being put to the meeting 7 Members voted in favour, 0 against and 3 abstentions, it was agreed

In favour: Aldermen Campbell, Smyth and Swann
Councillors Bingham, Hollis, Magill and Webb,
Abstentions: Alderman Agnew
Councillors Cushinan and Lynch

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

(a) adverse impact on visual amenity;

(b) adverse impact on existing properties by reason of noise; and

(c) adverse impact on road safety.

ACTION BY: John Linden, Head of Planning

Councillor Magill left the Chamber and was therefore unable to vote on Items 3.6 and 3.7.

ITEM: 3.6 LA03/2018/0599/F

PROPOSAL: Proposed bedroom accommodation including rearrangement of car park layout

SITE/LOCATION: The Ramble Inn, 236 Lisnevenagh Road, Antrim, BT41 2JT

APPLICANT: John McLarnon, Ramble Inn

Michael O'Reilly, Acting 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

- Samuel Marcus
- John McLarnon

Proposed by Alderman Campbell
Seconded by Councillor Lynch

on the proposal being put to the meeting 8 Members voted in favour, 1 against and 0 abstentions, it was agreed

that the application be deferred for a period of 2 months to provide the applicant with an opportunity to submit a detailed business case in support of the proposal.

ACTION BY: John Linden, Head of Planning

Councillor Lynch left the Chamber having declared an interest in Item 3.7 and was unable to vote on Items 3.7 and 3.8.

Alderman Campbell left the Chamber and was unable to vote on Item 3.7.

Councillor Magill returned to the Chamber during the next item.

ITEM: 3.7 LA03/2018/1128/O

PROPOSAL:	Infill dwelling and garage
SITE/LOCATION:	Between no. 31 and 29a Ballyarnot Road, Muckamore, Antrim
APPLICANT:	Mr J Simpson

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

The undernoted Elected Member and public speaker addressed the Committee and responded to enquiries from Members as requested

- Councillor M Rea
- Mervyn McNeill

Proposed by Councillor Webb
Seconded by Councillor Cushinan and

on the proposal being put to the meeting 3 Members voted in favour, 3 against and 1 abstention, the Chairperson used his casting vote in favour of the proposal to refuse permission and it was 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 CTY1 and CTY8 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 CTY8 of PPS21.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside as the site is unable to provide a suitable degree of enclosure for a building to integrate.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal, if permitted, would further erode the rural character of the area due to a build-up of development.**
- 4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement as the development, if permitted, would have an unacceptable impact on the residential amenity of existing residents at No.31 Ballyarnot Road by reason of restricted amenity provision, overlooking and privacy intrusion.**

5. **The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed property in terms of noise disturbance and odour from the nearby poultry sheds.**

ACTION BY: John Linden, Head of Planning

Councillor Magill and Alderman Campbell returned to the Chamber.

Councillor Lynch returned to the Chamber during the next item.

ITEM: 3.8 LA03/2018/1120/O

PROPOSAL:	Proposed site for infill single storey dwelling and garage.
SITE/LOCATION:	Site 35 metres South of 154 Ballyeaston Road, Ballyclare
APPLICANT:	Mr. James Todd

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

There were no public speakers to address this item.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and 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 CTY1 and CTY8 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 CTY8 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 Hillhead and the surrounding countryside.**
3. **The proposal is contrary to the designations of the Rural Landscape Wedge and Local Landscape Policy Area as defined in draft BMAP 2004 and BMAP 2014 as the proposed development, if permitted, would; assist in marring the distinction between the settlements of Ballyclare and Ballyeaston; and the development would adversely affect the amenity of the Local Landscape Policy Area.**

ACTION BY: John Linden, Head of Planning

ITEM: 3.9 LA03/2019/0059/O

PROPOSAL:	Site of dwelling and garage (infill)
SITE/LOCATION:	Between 5A and 7A Ballyquillan Road, Crumlin
APPLICANT:	Mr Robert Muckian

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

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

- Ivan McClean

Proposed by Alderman Campbell
Seconded by Alderman Agnew and

on the proposal being put to the meeting 7 Members voted in favour, 1 against and 2 abstentions, it was 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 CTY1 and CTY8 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 CTY8 of PPS21.**
- 2. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along the shared laneway.**

ACTION BY: John Linden, Head of Planning

ITEM: 3.10 LA03/2019/0061/O

PROPOSAL:	Site of dwelling and garage (infill)
SITE/LOCATION:	Between 5A and 7A Ballyquillan Road, Crumlin
APPLICANT:	Mr Robert Muckian

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

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

- Ivan McClean

Proposed by Alderman Campbell
Seconded by Alderman Agnew

on the proposal being put to the meeting 7 Members voted in favour, 1 against and 2 abstentions, it was 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 CTY1 and CTY8 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 CTY8 of PPS21.**
- 2. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along the shared laneway.**

ACTION BY: John Linden, Head of Planning

ITEM: 3.11 LA03/2018/1124/O

PROPOSAL:	Site for infill dwelling and garage
SITE/LOCATION:	Between 57 and 67 Ballynashee Road, Ballyclare
APPLICANT:	Mr John Harkness

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

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

- Councillor M Rea
- Ivan McClean
- Trevor Clarke MLA

Proposed by Alderman Campbell
Seconded by Councillor Webb and

on the proposal being put to the meeting 5 Members voted in favour, 4 against and 1 abstention, it was agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1 and CTY8 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 CTY8 of PPS21.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved at this location, it would lead to a ribboning of development along the Ballynashee Road and would erode the rural character of the area.**

ACTION BY: John Linden, Head of Planning

ITEM 3.12 LA03/2018/1125/O

PROPOSAL:	Site of infill dwelling and garage (Site 2)
SITE/LOCATION:	Between 57 and 67 Ballynashee Road
APPLICANT:	Mr John Harkness

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

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

- Councillor M Rea
- Ivan McClean
- Trevor Clarke MLA

Proposed by Alderman Campbell
Seconded by Councillor Webb

on the proposal being put to the meeting 6 Members voted in favour, 3 against and 1 abstention, it was 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 CTY1 and CTY8 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 CTY8 of PPS21.**

2. **The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved at this location, it would be a prominent feature in the landscape and would fail to integrate.**
3. **The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved at this location, it would lead to a ribboning of development along the Ballynashee Road and would erode the rural character of the area.**

ACTION BY: John Linden, Head of Planning

At this point of the meeting the Chairperson requested an adjournment. The meeting resumed at 9.40pm.

ITEM: 3.13 LA03/2019/0102/F

PROPOSAL:	2 No. dwellings with attached garages and associated site works
SITE/LOCATION:	Lands North of and adjacent to 12 Islandreagh Road, Antrim
APPLICANT:	Moorefield Investment Ltd

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

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

- Councillor M Rea
- John Blair MLA
- Helena McDonnell for Ryan McBirney (available for questions)
- Michael Graham
- Paul McCreanor (available for questions)
- Canice Mallaghan (available for questions)

Proposed by Alderman Campbell

Seconded by Alderman Smyth and 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 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**

2. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it;**
 - (a) fails to meet with the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage; and
 - (b) would result in the loss of an important visual break in the developed appearance of the locality.

3. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the buildings would, if permitted, create a ribbon of development resulting in a suburban style of build-up, thereby resulting in a detrimental change to and further eroding the rural character of the area.**

ACTION BY: John Linden, Head of Planning

ITEM: 3.14 LA03/2018/0422/F

PROPOSAL:	Retention of dog kennel area for existing farm dwelling (domestic use only)
SITE/LOCATION:	10 Ballymather Road, Crumlin
APPLICANT:	Mrs Sue Avery

Michael O'Reilly, Acting 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

- Jacqui Avery
- Patrick O'Reilly

Proposed by Alderman Smyth
 Seconded by Alderman Campbell and

on the proposal being put to the meeting 7 Members voted in favour, 0 against and 3 abstentions, it was agreed

that planning permission be refused for the following reason:

1. **The proposal is contrary to the Strategic Planning Policy Statement and Policy EXT 1 of Addendum to Planning Policy Statement 7; Residential Extensions and Alterations, in that if approved, the proposal would unduly affect the amenity of neighbouring residents due to dog barking.**

ACTION BY: John Linden, Head of Planning

ITEM: 3.15 LA03/2018/0855/O

PROPOSAL:	Site of dwelling
SITE/LOCATION:	20 metres south of 51 Thornhill Road, Antrim
APPLICANT:	Brendan McQuillan

Michael O'Reilly, Acting 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

- Trevor Clarke MLA

Proposed by Alderman Campbell
Seconded by Councillor Webb and

on the proposal being put to the meeting 7 Members voted in favour, 0 against and 3 abstentions, it was agreed

that outline planning permission be refused for the following reason:

- 1. The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that; i) a development opportunity has been sold off from the farm holding and; ii) a dwelling on the farm has previously been granted in the last in the last 10 years.**

ACTION BY: John Linden, Head of Planning

ITEM: 3.16 LA03/2018/1090/F

PROPOSAL:	Single storey front and rear extension to dwelling and internal alterations
SITE/LOCATION:	20 Fernagh Gardens, Newtownabbey, BT37 0BL
APPLICANT:	Dr Sadiq Ali

Michael O'Reilly, Acting 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

- Dr Sadiq Ali

Proposed by Alderman Smyth
Seconded by Alderman Campbell

on the proposal being put to the meeting 7 Members voted in favour, 2 against and 1 abstention, it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the Strategic Planning Policy Statement (SPPS), Policy EXT1 of the Addendum to Planning Policy Statement 7 and Policy ATC2 of the Addendum to Planning Policy Statement 6 in that; the scale, massing and design of the proposed extension are not sympathetic to the existing dwelling and would be detrimental to the character of the surrounding area which is located within the Fernagh Area of Townscape Character.**
- 2. The proposal is contrary to the Strategic Planning Policy Statement and Policy EXT1 of the Addendum to Planning Policy Statement 7 in that the proposal, if permitted, would unduly affect the amenity of neighbouring residents by way of overshadowing and loss of light.**
- 3. The proposal is contrary to the Strategic Planning Policy Statement and Policy EXT1 of the Addendum to Planning Policy Statement 7 in that the proposal, if permitted, would result in insufficient space remaining within the curtilage of the property for recreational and domestic purposes.**

ACTION BY: John Linden, Head of Planning

Councillor Magill left the Chamber during this item and was unable to vote on Item 3.17.

ITEM: 3.17 LA03/2018/1130/F

PROPOSAL:	Provision of additional car parking spaces, a coach layby, lighting, drainage and pedestrian walkways
SITE/LOCATION:	Neillsbrook Road and lands adjacent to Neillsbrook Community Centre Randalstown Co Antrim BT41 3AE
APPLICANT:	Antrim & Newtownabbey Borough Council

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

There were no public speakers to address this item.

Proposed by Alderman Smyth
Seconded by Councillor Lynch and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

ITEM: 3.18 LA03/2018/1110/F

PROPOSAL:	Proposed 1m high segmental concrete block retaining wall with stonework finish, segmental concrete coping, and a 1.2m high post and mesh fence and regraded grass slope above the retaining wall, adjoining a new kerb-line on Brookfield Heights. Small areas of landscaping comprising low level shrubs to be included behind the new fence.
SITE/LOCATION:	Existing slope and verge between Brookfield Road and Brookfield Heights in Burnside, Ballyclare, Co Antrim
APPLICANT:	Antrim and Newtownabbey Borough Council

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

There were no public speakers to address this item.

Proposed by Councillor Bingham
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, Head of Planning

ITEM 3.19 LA03/2019/0037/A

PROPOSAL:	Building name sign and graphic
SITE/LOCATION:	Gateway Building, Lough Shore Park, Antrim
APPLICANT:	Antrim & Newtownabbey Borough Council

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant advertisement consent.

There were no public speakers to address this item.

Proposed by Alderman Smyth
Seconded by Councillor Lynch and unanimously agreed

that advertisement consent be granted.

ACTION BY: John Linden, Head of Planning

PART 2 OTHER PLANNING MATTERS

ITEM 3.20

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

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

Officers pointed out that the monthly list contained a refusal of planning permission for an extension to Ruby's Bar at 19 Bridge Street, Antrim. This refusal was issued in accordance with the Council's approved scheme of delegation and related to the failure of the applicant to supply noise information required by the Environmental Health Section to allow a proper assessment of the impact of the proposal that had been requested on three (3) separate occasions.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the report be noted.

ACTION BY: John Linden, Head of Planning

ITEM 3.21

TPO/2018/0051/LA03 – CONFIRMATION OF TPO ON LANDS EAST AND SOUTH EAST OF 325 GLEBE ROAD, NEWTOWNABBEY

Section 122 of the Planning Act (Northern Ireland) 2011 empowers the Council to make provision for the preservation of trees or woodlands where it appears that it is expedient in the interests of amenity. The purpose of the Order is to preserve the trees on this site and to prohibit the cutting down, lopping, uprooting, wilful damage or wilful destruction of the trees.

Members recalled that at the November 2018 Planning Committee meeting Officers reported the service of a Provisional TPO on the above lands on 8 October 2018 in accordance with Section 123 of the Planning Act (Northern Ireland) 2011.

In accordance with Section 123 of the Planning Act (Northern Ireland) 2011 the Tree Preservation Order must be confirmed on or before 8 April 2019, being 6 months from the date of service of the Provisional TPO.

In making a Tree Preservation Order, The Planning (Trees) Regulations (Northern Ireland) 2015 requires the Council to identify the trees or group of trees which are subject to the Order. In this instance the Council will only seek to protect the trees that are deemed to have high amenity value.

The Council invited representations from those with an interest in the land and properties adjoining the land, which were to be received within 28 days of the date of

the Order. One representation was received from the owner of 325 Glebe Road. The representation requested that the hedgerow adjacent to his property is excluded from the Order on the basis that he maintains it regularly. Hedgerows do not form part of a Tree Preservation Order and on this basis, the hedgerow referred to would not be protected.

The Council commissioned a tree survey report from an independent arboricultural consultant which indicated that only trees in areas G1-2 and T003 (indicated on the attached map) are worthy of protection by Tree Preservation Order due to the poor health and condition of the remaining trees on the site.

Officers consider the trees in trees in areas G1-2 and T003 have a local amenity value and Members are therefore requested to confirm the TPO with modifications.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the Tree Preservation Order be confirmed with modifications.

ACTION BY: John Linden, Head of Planning

ITEM 3.22

TPO/2018/0050/LA03 – CONFIRMATION OF TPO ON LANDS BETWEEN MANSE ROAD AND HILL CROFT SCHOOL, NEWTOWNABBEY

Section 122 of the Planning Act (Northern Ireland) 2011 empowers the Council to make provision for the preservation of trees or woodlands where it appears that it is expedient in the interests of amenity. The purpose of the Order is to preserve the trees on this site and to prohibit the cutting down, lopping, uprooting, wilful damage or wilful destruction of the trees.

Members will recall that at the November 2018 Planning Committee meeting Officers reported the service of a Provisional TPO on the above lands on 8 October 2018 in accordance with Section 123 of the Planning Act (Northern Ireland) 2011.

In accordance with Section 123 of the Planning Act (Northern Ireland) 2011 the Tree Preservation Order must be confirmed on or before 8 April 2019, being 6 months from the date of service of the Provisional TPO.

In making a Tree Preservation Order, The Planning (Trees) Regulations (Northern Ireland) 2015 requires the Council to identify the trees or group of trees which are subject to the Order. In this instance the Council will only seek to protect the trees that are deemed to have high amenity value.

The Council invited representations from those with an interest in the land and properties adjoining the land, which were to be received within 28 days of the date of the Order. No representations were received.

Officers consider the trees in question have significant local amenity value and Members are therefore requested to confirm the TPO.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the Tree Preservation Order be confirmed.

ACTION BY: John Linden, Head of Planning

ITEM 3.23

TPO/2018/0024/LA03 – CONFIRMATION OF TPO ON LANDS BETWEEN MANSE WAY AND BALLYEARL GREEN NEW MOSSLEY, NEWTOWNABBEY

Section 122 of the Planning Act (Northern Ireland) 2011 empowers the Council to make provision for the preservation of trees or woodlands where it appears that it is expedient in the interests of amenity. The purpose of the Order is to preserve the trees on this site and to prohibit the cutting down, lopping, uprooting, wilful damage or wilful destruction of the trees.

Members recalled that at the November 2018 Planning Committee meeting Officers reported the service of a Provisional TPO on the above lands on 8 October 2018 in accordance with Section 123 of the Planning Act (Northern Ireland) 2011.

In accordance with Section 123 of the Planning Act (Northern Ireland) 2011 the Tree Preservation Order must be confirmed on or before 8 April 2019, being 6 months from the date of service of the Provisional TPO.

In making a Tree Preservation Order, The Planning (Trees) Regulations (Northern Ireland) 2015 requires the Council to identify the trees or group of trees which are subject to the Order. In this instance the Council will only seek to protect the trees that are deemed to have high amenity value.

The Council invited representations from those with an interest in the land and properties adjoining the land, which were to be received within 28 days of the date of the Order. One representation was received from NIHE advising it has no objection to the TPO generally, but considers that the 11 smaller trees do not provide any amenity value and therefore should be excluded. Officers have considered this representation and agree with this analysis.

Officers consider the remaining trees in question have significant local amenity value and Members are therefore requested to confirm the TPO with modifications.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the Tree Preservation Order be confirmed with modifications.

ACTION BY: John Linden, Head of Planning

ITEM 3.24

P/FP/LDP/55 – CONSULTATION ON MID ULSTER DRAFT PLAN STRATEGY

Mid Ulster District Council published its draft Plan Strategy document on 22 February 2019 for an 8-week consultation period. Under the Planning Act 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 the Council is a statutory consultee as it adjoins Mid Ulster Council's boundary.

The draft Plan Strategy and associated documents are available to view online at: <https://www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan>

The main sections contained within the draft Plan Strategy are summarised below:

- **Context and Key Issues** – summarises the key facts relating to population, employment, rural/urban split and health in Mid Ulster District.
- **Local Development Plan Vision and Objectives** – states that the LDP vision for Mid Ulster is to make it a desirable place in which to live, work, invest and visit. The vision is supported by 3 main objectives, Accommodating people and creating places; Creating jobs and promoting prosperity; and Enhancing the environment and improving infrastructure.
- **Growth Strategy and Spatial Planning Framework** – a Spatial Planning Framework has been included to direct the growth of the District. This includes the identification of a settlement hierarchy, the requirement for 11,000 new homes to 2030, the provision of 170 ha of economic development land and the identification of Rural Industrial Policy Areas. Growth will be focused on the 3 main towns of Cookstown, Dungannon and Magherafelt.
- **Implementation of the Plan Strategy** – identifies how the plan strategy will be applied and implemented through the application of policies and the relationship with the extant area plans for the District.
- **General Principles Planning Policy** – a general principles planning policy is provided to ensure that all development occurs in a sustainable way.
- **Social Policies** – detailed development management policies aimed at Accommodating Growth and Creating Places.
- **Economic Policies** – detailed development management policies aimed at Creating Jobs and Prosperity.
- **Environmental Policies** – detailed development management policies aimed at Protecting Heritage and Providing Infrastructure.
- **Monitoring** – the Plan sets out a number of key indicators and measures that will be used to establish the extent to which our LDP objectives are being met.

A number of designations in the Mid Ulster Plan Strategy abut the boundary with Antrim and Newtownabbey Borough Council. These include a Special Countryside Area around the shores of Lough Neagh and Lough Beg, which introduces a tight constraint on all forms of development, subject to limited exceptions. A policy area for the holders of Commercial Fishing licences has also been introduced around Lough Neagh, which allows for a dwelling in the countryside, subject to specific criteria. Among the twelve tests of soundness, CE1 states that the Plan should set out a

coherent strategy from which its policies and allocations logically flow and asks where cross boundary issues are relevant whether the Plan would conflict with the Plans of neighbouring councils.

In terms of cross boundary issues, Officers consider that the proposed policies for Lough Neagh being proposed in the Mid Ulster draft Plan Strategy will not conflict with the Council's emerging Local Development Plan Strategy. In terms of connectivity, whilst Mid Ulster has been well served by road upgrades, Officers consider that if any additional infrastructure is required to deliver Mid Ulster's Growth Strategy, then it should be in the context of a balanced approach to the delivery of infrastructure across the Region and not to the detriment of Antrim and Newtownabbey's infrastructure requirements and priorities.

A draft response (circulated) to the Mid Ulster draft Plan Strategy had been prepared for Members consideration.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that Members agree the draft response to be submitted on behalf of the Council to Mid Ulster District Council's draft Plan Strategy.

ACTION BY: John Linden, Head of Planning

ITEM 3.25

P/FP/LDP/001 - PROPOSED PRESENTATION BY DEPARTMENT FOR INFRASTRUCTURE

Members are advised that Alistair Beggs from DfI has offered to deliver a short presentation outlining the process between draft Plan Publication and Independent Examination, including the role of the Department, to the April Planning Committee. Officers feel this would be a useful presentation and provide the opportunity for any questions Members may have to be addressed.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the report be noted.

ACTION BY: John Linden, Head of Planning

There being no further Committee business under Part 2 of the agenda the Chairperson thanked everyone for their attendance and the meeting concluded at 10.55 pm.

MAYOR