



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 15 MAY 2023 AT 6.00 PM**

- In the Chair** : Alderman F Agnew
- Committee Members Present (In Person)** : Alderman T Campbell
Councillors – J Archibald-Brown, A Bennington, H Cushinan, S Flanagan, R Lynch, R Swann and B Webb
- Committee Members Present (Remotely)** : Councillor R Kinnear
- Non-Committee Members Present (Remotely)** : Councillor J Montgomery
- Public Speakers** :
- | | |
|---------------------------|--|
| Emma Aldridge | In Support (Agent, Item 3.1) |
| Colm Lavery | In Support (Applicant, Item 3.1) |
| Councillor Jim Montgomery | In Support (Item 3.5) |
| Grace Dunlop | In Support (Applicant, Item 3.5) |
| Martin Donnelly | In Support (Applicant, Item 3.7) |
| Conor Cochrane | In Support (Consultant, Items 3.8 & 3.9) |
| Craig Dunn | In Support (Consultant, item 3.10) |
| Azman Khairuddin | In Support (Agent, item 3.11) |
| William McCaughey | In Support (Applicant, item 3.11) |
- Officers Present** : Director 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 – B Diamond
Senior Planning Officer – K O'Connell
Senior Planning Officer – J McKendry
Senior Planning Officer – A Leathem
ICT Systems Support Officer – C Bell
ICT Helpdesk Officer – D Mason
Member Services Officer – L Irwin
Member Services Officer – C McIntyre

CHAIRPERSON'S REMARKS

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

The Chairperson advised Members that Addendum reports relating to Items 3.3 and 3.5, the Site Visit report, and an updated speakers' list had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

The Chairperson further advised Members that Items 3.2 and 3.13 had been withdrawn by the applicants.

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

Chief Executive J Dixon
Alderman J Smyth
Councillor M Magill

2 DECLARATIONS OF INTEREST

None.

PART ONE PLANNING APPLICATIONS

The Chairperson took Items 3.1, 3.5, 3.7, 3.8, 3.9, 3.10 and 3.11 at this point of the meeting.

ITEM 3.1 APPLICATION NO: LA03/2022/0978/F

PROPOSAL:	Proposed industry-led research facility, roof mounted PV panels, car parking and associated site works, access arrangement and other associated operational development.
SITE/LOCATION:	Approximately 35m to the north of Unit 1 (RLC Global Point) Global Point Avenue, Newtownabbey, BT36 5TB
APPLICANT:	Allan Munro, Head of Estates Planning, Queens University Belfast

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 –

Emma Aldridge	In Support/Agent
Colm Lavery	In Support/Applicant
Rory Rankin	In Support/Consultant (for questions)
David Losty	In Support/Consultant (for questions)
Jonathan Skelton	In Support/Consultant (for questions)

Proposed by Alderman Campbell

Seconded by Councillor Bennington that planning permission be granted.

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

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.5 APPLICATION NO: LA03/2022/1049/F

PROPOSAL:	Retention of beauty salon in rear garden of dwelling operating from a modular building
SITE/LOCATION:	6 Temple Hall, Ballyclare, Templepatrick, BT39 0FH
APPLICANT:	Grace Dunlop

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

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

Councillor Jim Montgomery	In Support
Grace Dunlop	In Support/Applicant

Proposed by Councillor Webb

Seconded by Councillor Flanagan that planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 1 against and 0 abstentions.

In favour: Alderman Agnew

Councillors – Archibald-Brown, Bennington, Cushinan, Flanagan, Lynch, Swann and Webb

Against: Alderman Campbell

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

The reasons for the decision contrary to the Officer's recommendation were that the application was considered acceptable as no other suitable premises specific to the needs of the applicant were available in the local area and also due to the applicant's current domestic circumstances which required the business to be operational on a part-time basis for a limited period of time. Approval was subject

to conditions for usage of the site solely as a beauty salon with a limitation to part time hours of operation between 9am and 5pm on Thursday and Friday and half day on Saturday for a temporary period of 4 years.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Kinnear joined the meeting remotely.

ITEM 3.7 APPLICATION NO: LA03/2022/1064/F

PROPOSAL: Demolition and extension to existing dwelling and one additional dwelling and associated site works

SITE/LOCATION: 27 Station Road, Randalstown, BT41 2AE

APPLICANT: Martin Donnelly

Alicia Leathem, Senior 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 –

Martin Donnelly In Support/Applicant

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

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions, and 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 3.8 APPLICATION NO: LA03/2022/0913/F

PROPOSAL: Retention of agricultural building (retrospective application)

SITE/LOCATION: 50m South-West of 43 Belfast Road, Nutts Corner, BT29 4TH

APPLICANT: Gerard Damien Campbell

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

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

Conor Cochrane

In Support/Consultant

Proposed by Councillor Bennington

Seconded by Alderman Campbell that retrospective planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 3 against and 0 abstentions, 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 CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the building is not clustered with an established group of farm buildings on the agricultural holding, in addition it has not been demonstrated that they existing building would not meet the needs of the farm business.**
- 2. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, prejudice the safety and convenience of road users as it has not been sufficiently demonstrated that the development meets the criteria for development in the countryside and therefore does not require direct access onto a Protected Route.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.9 APPLICATION NO: LA03/2022/0715/O

PROPOSAL:	Site for dwelling and detached garage
SITE/LOCATION:	85m west of 43 Belfast Road, Nutts Corner
APPLICANT:	Gerard Damien Campbell

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 –

Conor Cochrane

In Support/Consultant

Proposed by Councillor Bennington

Seconded by Alderman Campbell that outline planning permission be refused.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions, and it was unanimously agreed

that outline planning permission be refused for the following reasons:

1. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of 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 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal is not visually linked with a group of existing buildings on the farm in accordance with Policy CTY 10 of PPS 21.**
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 ribbon of development along the public road and will result in a detrimental change to, and erode, the rural character of the countryside.**
4. **The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, prejudice the safety and convenience of road users as it has not been sufficiently demonstrated that the development meets the criteria for development in the countryside and therefore does not require direct access onto a Protected Route.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.10 APPLICATION NO: LA03/2022/1126/F

PROPOSAL:	Proposed demolition of existing outbuildings and construction of new private dwelling and ancillary garage
SITE/LOCATION:	Buildings approx. 100m northwest of No. 42 Cherry Hill Road, Antrim, BT41 2HT
APPLICANT:	Mr & Mrs T Don

Alicia Leathem, 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 –

Craig Dunn

In Support/Consultant

Proposed by Councillor Flanagan

Seconded by Alderman Campbell that planning permission be refused.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions, and 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 Policies CTY1 and CTY 3 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 as it fails to meet the provisions for the replacement of a redundant non-residential building that would bring significant environmental benefits.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, in that the proposed terrace would result in an unacceptable adverse effect on an adjacent approved property in terms of overlooking and loss of privacy.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, the building would be a prominent feature in the landscape; the proposed site lacks long established natural boundaries and relies on new landscaping and the scale, massing and design of the dwelling is inappropriate for the site and its locality.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, appear unduly prominent in the landscape.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Flanagan left and returned to the Chamber during Item 3.11 and was therefore unable to vote.

ITEM 3.11 APPLICATION NO: LA03/2023/0044/F

PROPOSAL:	Domestic shed in substitution of double garage approved under LA03/2018/0082/F and increasing the curtilage of the dwelling (Retrospective application)
SITE/LOCATION:	25b Ballylurgan Road, Randalstown, BT41 2NR
APPLICANT:	Mr William McCaughey

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

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

Azman Khairuddin
William McCaughey

In Support/Agent
In Support/Applicant

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

On the proposal being put to the meeting 6 Members voted in favour, 3 against and 0 abstentions.

In favour:
Councillors – Archibald-Brown, Bennington, Cushinan, Kinnear, Lynch and Swann

Against: Aldermen – Agnew and Campbell
Councillor Webb

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

The reason for the decision contrary to the Officer's recommendation was that the application was considered acceptable in terms of appearance and character of the site and surrounding area, being subject to conditions in relation to its use solely for domestic purposes and completion of adequate landscaping.

ACTION BY: Sharon Mossman, Deputy Director of Planning

The Chairperson took the remaining Items at this point.

ITEM 3.2 APPLICATION NO: LA03/2022/0381/O

PROPOSAL:	Site for residential development for up to 42 dwellings, access road and landscaping scheme
SITE/LOCATION:	Land 30m east of 6 Grange Lane south of Hydepark Grange with access from Hydepark Road, Mallusk
APPLICANT:	Reuben Kirkland

The Chairperson advised that Item 3.2 had been withdrawn by the applicant.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Lynch left and returned to the Chamber during Item 3.3 and was therefore unable to vote.

ITEM 3.3 APPLICATION NO: LA03/2023/0112/F

PROPOSAL:	Installation of a 15m telecommunications monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development.
SITE/LOCATION:	Lands 20m south of No.2 Oakfern, Newtownabbey, BT36 5LU

APPLICANT: CK Hutchison Networks (UK) Ltd.

Johanne McKendry, 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 Bennington
Seconded by Councillor Flanagan that planning permission be refused.

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 0 abstentions, and 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 Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the proposed development, if permitted, would not prejudice the safety and convenience of road users because it has not been demonstrated that the proposed development would not be located within the required visibility splays.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

Councillor Archibald-Brown left and returned to the Chamber during Item 3.4 and was therefore unable to vote.

ITEM 3.4 APPLICATION NO: LA03/2023/0161/F

PROPOSAL:	Installation of a 18m high telecommunications slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development.
SITE/LOCATION:	Land approximately 5 metres southeast of 8-8A Railway Court, Jordanstown Road and lands opposite 93 Jordanstown Road, Jordanstown, BT37 0QZ
APPLICANT:	CK Hutchison Networks (UK) Ltd.

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 Flanagan
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, and 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 the Addendum to PPS 6, Areas of Townscape Character, and the Development Guidance Note 3K Lenamore (DGN 3K) of the Belfast Urban Area Plan, draft Belfast Metropolitan Area Plan and draft Newtownabbey Area Plan, as the proposed development would be visually intrusive in the street scape and would have a detrimental impact on the Lenamore Area of Townscape Character.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, as it has not been demonstrated that the proposed development, if permitted, would not prejudice the safety and convenience of road users because it has not been demonstrated that the proposed development would not be located within the required visibility splays.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 10, Telecommunications, in that sufficient accurately scaled drawings have not been provided to determine if there will be a detrimental impact upon the visual amenity of the site and the surrounding area.

ACTION BY: Sharon Mossman, Deputy Director of Planning

Alderman Campbell left and returned to the Chamber during Item 3.6 and was therefore unable to vote.

ITEM 3.6 APPLICATION NO: LA03/2023/0164/F

PROPOSAL:	Proposed new access, security fencing and entrance gate
SITE/LOCATION:	Lands at the junction with Long Rig Road and Tully Road, approximately 180m southeast of 2A Long Rig Road, Nutts Corner
APPLICANT:	Tamar (Selby) Ltd.

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 Bennington

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, 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 1 and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would not be necessary for the efficient use of an agricultural holding; would not be appropriate in terms of visual impact, scale and impact on the character of the rural area.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development, if permitted, would damage rural character.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.12 APPLICATION NO: LA03/2022/1086/F

PROPOSAL:	Proposed change of use of existing buildings to farm buildings, and existing hard standing to farmyard
SITE/LOCATION:	45m west of 10 Tullywest Road, Nutts Corner, BT29 4SP
APPLICANT:	Mr R Martin

Alicia Leathem, 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 Webb

Seconded by Councillor Bennington that planning permission be refused.

On the proposal being put to the meeting 10 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 it has not demonstrated;
 - a. that the applicant has an active and established farm business;
 - b. that the proposal is necessary for the efficient use of the agricultural holding;
 - c. there are no suitable existing buildings on the holding or enterprise that can be used;
 - d. an exception for agricultural development sited to an alternative site away from existing buildings associated with the applicant's dwelling;
 - e. if the proposal will result in detrimental impact on the amenity of residential dwellings outside the holding arising from noise, smell and pollution;

- 2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement, Policy NH 1 of Planning Policy Statement 2 Natural Heritage and criterion (d) of Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside in that insufficient information has been provided in order to ensure that the proposal will not cause a significant effect on the Lough Neagh and Lough Beg SPA/Ramsar site.**

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.13 APPLICATION NO: LA03/2023/0041/F

PROPOSAL:	Extension of residential curtilage, construction of general purpose building incorporating 4 stables, tack-room, dry feed storage and bedding facilities, secure parking area for vehicles including horse boxes, tractors and privately owned cars used for stock car racing, circulation space and parking area for three lorries plus provision of paddock/exercise area for ponies.
SITE/LOCATION:	To the rear of 13 Ballyhill Road, Ballyhill Lower, Crumlin, BT29 4TN
APPLICANT:	Paul Crooks

The Chairperson advised that Item 3.13 had been withdrawn by the applicant.

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.14 APPLICATION NO: LA03/2021/0612/O

PROPOSAL:	Infill site for 1 no. dwelling and garage under CTY 8
SITE/LOCATION:	Lands 80m South of 50D Loughbeg Road Toomebridge, BT41 3TN
APPLICANT:	Conall O'Doibhlin

Barry Diamond, Head of Planning Development Management, introduced the Planning Report to the Committee and made a recommendation to grant outline planning permission.

There were no public speakers to address this item.

Proposed by Councillor Archibald-Brown

Seconded by Councillor Flanagan that outline planning permission be granted.

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions, and it was unanimously agreed

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

ITEM 3.15 APPLICATION NO: LA03/2023/0197/F

PROPOSAL: Retention of a public garden to celebrate the Coronation of King Charles III

SITE/LOCATION: Former Bowling Green, Hazelbank Park, Shore Road, approximately 60 metres south of 38 Abbeydene Manor, Newtownabbey

APPLICANT: Antrim and Newtownabbey Borough Council

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 Webb

Seconded by Councillor Bennington that planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 1 against and 1 abstention, and it was agreed

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

ACTION BY: Sharon Mossman, Deputy Director of Planning

The Chair and Councillor Swann thanked the Vice Chair, Members and Officers for their assistance over the years as they had decided not to seek re-election.

The Vice Chair and Members paid tribute to the outgoing Chair and Councillor Swann, acknowledging their contribution and service to public life over many years and wished them well for the future.

There being no further Committee business the Chairperson thanked Members, Officers and IT staff for their attendance and the meeting concluded at 7.48pm.

MAYOR