



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 21 JUNE 2021 AT 6.00 PM**

In the Chair : Councillor S Flanagan

Committee Members Present : Aldermen - F Agnew, P Brett (remotely but not participating),
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 : Councillors – V McWilliam and J Montgomery

Public Speakers : David Cartmill In Objection (Item 3.2)
Andy Stephens In Support (Consultant, Item 3.2)
Carol Bodels In Objection (Item 3.3)
Jill Saffa In Objection (Item 3.3)
Simon Houston In Support (Agent, Item 3.3)
Sarah Green In Objection (Item 3.6)
Rita Logan In Objection (Item 3.6)
Jason Arthur In Support (Agent, Item 3.6)
Chris Cassidy In Support (Agent, Items 3.8, 3.9 & 3.10)
Kenneth Galashan In Support (Agent, Item 3.15)
Jaleel Azfar In Support (Applicant, Item 3.15)

Officers Present : Deputy Chief Executive of Economic Growth - M McAlister
Head of Planning - J Linden
Deputy Director of Planning (Interim) - S Mossman
Borough Lawyer & Head of Legal Services - P Casey
Principal Planning Officer - Barry Diamond
Senior Planning Officer - J McKendry
Senior Planning Officer - K O'Connell
ICT Change Officer - A Cole
ICT Helpdesk Officer - D Mason
Member Services Officer - S Boyd

CHAIRPERSON'S REMARKS

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

The Chairperson further welcomed Councillor Ramsay to the Planning Committee, and expressed his thanks to previous Planning Committee Member Councillor Kinnear for her service over the past year.

In order to protect public health during the current COVID-19 emergency it was not possible to allow the public or the press to physically attend the Planning Committee meeting. The public and the press can access those parts of the meeting which they are entitled to attend via livestream (a link to which is on the Council website). The meeting minutes and audio recording will be published on the Council's website.

The Chairperson advised Members that Addendum Reports relating to Site Visits and Items 3.1 and 3.8 had been circulated to Members, with hard copies being made available in the Chamber and that the application to be considered under Item 3.13 had been withdrawn by the Applicant.

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

2 DECLARATIONS OF INTEREST

Item 3.25 - Councillor N Ramsay

PART ONE PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2020/0564/F

PROPOSAL:	Proposed pig finisher unit to include an air scrubber, 6 no. feed bins, slurry store/reception tank, concrete hardstanding yard, other ancillary development and upgrade to existing access.
SITE/LOCATION:	Lands approx. 150m north west of 140 Steeple Road Kells
APPLICANT:	Mr R Park

Barry Diamond, Principal Planning Officer, introduced the Planning Report and associated Addendum Report to the Committee and made a recommendation to grant planning permission.

The undernoted public speakers were available to respond to any enquiries from Members –

Clare McParland	In Support (Agent) for questions
Shane Carr	In Support (Agent) for questions
Richard Angus	In Support (Agent) for questions
Geoff Connell	In Support (Agent) for questions

Robert Park
Jill Park

In Support (Applicant) for questions
In Support (Applicant) for questions

Proposed by Alderman Campbell
Seconded by Councillor Magill that planning permission be granted

on the proposal being put to the meeting 9 Members voted in favour, 2 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 as modified by the Addendum Report.

ACTION BY: John Linden, Head of Planning

Alderman Brett left the meeting.

ITEM 3.2 APPLICATION NO: LA03/2021/0091/F

PROPOSAL: Two storey side and rear extension

SITE/LOCATION: 8 Lismara Court, Newtownabbey

APPLICANT: T Collins

Barry Diamond, Principal 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 Cartmill	In Objection
Andy Stephens	In Support (Consultant)

Proposed by Councillor Webb
Seconded by Alderman Campbell that planning permission be refused

on the proposal being put to the meeting 2 Members voted in favour, 9 against and 0 abstentions, the proposal was declared not carried.

In favour: Alderman Campbell
Councillor Webb

Against: Aldermen Agnew and Smyth
Councillors Archibald-Brown, Cushinan, Lynch, Magill, Ramsay,
Swann and Flanagan

A further proposal was then put to the meeting

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

on the proposal being put to the meeting 9 Members voted in favour, 2 against and 0 abstentions, it was agreed

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

ACTION BY: John Linden, Head of Planning

ITEM 3.3 APPLICATION NO: LA03/2021/0020/F

PROPOSAL: Two storey extension to the rear, single storey extension to the side and existing ridge raised

SITE/LOCATION: 14 Glenariff Park, Newtownabbey, BT37 0RT

APPLICANT: Mr Nick McCormack

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

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

Carol Bodels	In Objection
Jill Safta	In Objection
Simon Houston	In Support (Agent)

Proposed by Alderman Smyth

Seconded by Alderman Campbell that planning permission be refused

on the proposal being put to the meeting 4 Members voted in favour, 5 against and 2 abstentions, the proposal was declared not carried.

In favour: Aldermen Campbell and Smyth
Councillors Archibald-Brown and Swann

Against: Alderman Agnew
Councillors Flanagan, Lynch, Ramsay and Webb

Abstentions: Councillors Cushinan and Magill

A further proposal was then put to the meeting.

Proposed by Alderman Agnew

Seconded by Councillor Lynch that planning permission be granted

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

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

ACTION BY: John Linden, Head of Planning

ITEM 3.4 APPLICATION NO: LA03/2021/0074/F

PROPOSAL:	Castle Mall, 26 Market Square, Antrim, BT41 4DN
SITE/LOCATION:	Amalgamation of existing retail units within shopping centre to create larger unit, demolition of c.56m of north-eastern facade (facing Council car park) and replacement with new facade and associated hard landscaping work
APPLICANT:	Edinburgh House Estates

Kieran O'Connell, 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 Campbell
Seconded by Councillor Lynch and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

ITEM 3.5 APPLICATION NO: LA03/2021/0076/DCA

PROPOSAL:	Amalgamation of existing retail units within shopping centre to create larger unit, demolition of c.56m of north-eastern facade (facing Council car park) and replacement with new facade and associated hard landscaping work
SITE/LOCATION:	Castle Mall, 26 Market Square, Antrim BT41 4DN
APPLICANT:	Edinburgh House Estates

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation that Conservation Area Consent be granted.

There were no public speakers to address this item.

Proposed by Councillor Magill
Seconded by Alderman Campbell and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

Alderman Smyth left and returned to the Chamber during the following Item and was unable to vote.

ITEM 3.6 APPLICATION NO: LA03/2020/0419/F

PROPOSAL: Erection of 4 bedroom infill dwelling

SITE/LOCATION: Land between No. 32 and No. 38 Carnvue Road, Glengormley, Newtownabbey, BT36 6RA

APPLICANT: Laura Rossborough

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 –

Sarah Green	In Objection
Rita Logan	In Objection
Jason Arthur	In Support (Agent)

Proposed by Councillor Flanagan

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 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: John Linden, Head of Planning

ITEM 3.7 APPLICATION NO: LA03/2021/0167/O

PROPOSAL: Erection of 2 no. infill dwellings, including 1 new and 1 amended access from Seven Mile Straight, hard and soft landscaping, parking/turning and associated works

SITE/LOCATION: Land between 149 and 151 Seven Mile Straight, Ballytweedy, Muckamore, Antrim, BT41 4QY

APPLICANT: Mr J Lyttle

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 Alderman Smyth

Seconded by Councillor Webb and 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 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 a cluster dwelling in accordance with CTY 2a and an infill dwelling in accordance with CTY 8 of PPS 21.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site does not respect the traditional pattern of development in the area, and would, if permitted, create a ribbon of development resulting in a suburban style of build-up, further eroding the rural character of the area.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 and of Planning Policy Statement 21, in that the site lacks long established natural boundaries and relies on the use of new landscaping for integration.

ACTION BY: John Linden, Head of Planning

Councillor Magill left and returned to the Chamber during the following Item and was unable to vote.

ITEM 3.8 APPLICATION NO: LA03/2021/0062/O

PROPOSAL:	Site for a dwelling and domestic garage (infill)
SITE/LOCATION:	Approx 25m South East of 17 Mount Shalgus Lane, Randalstown
APPLICANT:	Mr Eamon Robb

Johanne McKendry, Senior Planning Officer, introduced the Planning Report and associated Addendum 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 –

Chris Cassidy In Support (Agent)

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 policy 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.

- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.**
- 3. 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 the building would, if permitted, result in ribbon development resulting in a suburban style build up when viewed with the existing dwellings along Mount Shalgus Lane.**

ACTION BY: John Linden, Head of Planning

Councillor Ramsay left and returned to the Chamber during the following Item and was therefore unable to vote.

ITEM 3.9 APPLICATION NO: LA03/2020/0673/F

PROPOSAL:	Proposed farm shed for the shelter & housing of animals along with machinery storage
SITE/LOCATION:	Approx. 130m SE of 31 Lenagh Road, Randalstown
APPLICANT:	Mr Damien Heffron

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 –

Chris Cassidy In Support (Agent)

Proposed by Alderman Campbell
Seconded by Councillor Webb that planning permission be refused

on the proposal being put to the meeting 8 Members voted in favour, 1 against and 1 abstention, 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 Policies CTY 8 and CTY 14 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would add to a ribbon of development along a private laneway.**
- 2. 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, if approved, would not be sited beside existing farm buildings.

ACTION BY: John Linden, Head of Planning

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

ITEM 3.10 APPLICATION NO: LA03/2020/0515/O

PROPOSAL:	Site for dwelling and garage on a farm
SITE/LOCATION:	20m North of 135 Castle Road, Randalstown.
APPLICANT:	Mr Clifford Stewart

Kieran O'Connell, 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 –

Chris Cassidy In Support (Agent)

Proposed by Councillor Webb

Seconded by Alderman Campbell that outline planning permission be refused

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

that outline 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.**

ACTION BY: John Linden, Head of Planning

Alderman Campbell left the Chamber during the following Item and was unable to vote on Items 3.11 and 3.12.

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

ITEM 3.11 APPLICATION NO: LA03/2020/0778/F

PROPOSAL: Extension to existing storage unit

SITE/LOCATION: 17 Carnanee Road, Templepatrick, Ballyclare, BT39 0BZ

APPLICANT: Mr Andrew Taylor

Kieran O'Connell, 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 Alderman Smyth

Seconded by Councillor Lynch and 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 PED 2 of Planning Policy Statement 4 'Economic Development in the Countryside' and Policy PED 3 of PPS 4 'Planning and Economic Development', in that the proposal fails to demonstrate the need for the expansion of the established economic development at this rural location.**

ACTION BY: John Linden, Head of Planning

Councillor Cushman left and returned to the Chamber during the following Item and was unable to vote on Items 3.12 and 3.14.

ITEM 3.12 APPLICATION NO: LA03/2020/0824/O

PROPOSAL: Site for proposed 1 no. 1 ½ storey dwelling

SITE/LOCATION: Side garden of 3 Hydepark Lane, Mallusk, Newtownabbey

APPLICANT: Ken Lowry and Deborah Hewitt

John Linden, Head of Planning, 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 Webb

Seconded by Alderman Smyth and unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to 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 Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and therefore would not visually integrate into the surrounding landscape.
3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted create or add to a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

ACTION BY: John Linden, Head of Planning

Alderman Campbell returned to the Chamber.

ITEM 3.13 APPLICATION NO: LA03/2020/0789/F

PROPOSAL:	Change of use of domestic garage to dog grooming parlour
SITE/LOCATION:	34 Magherabeg Road, Randalstown
APPLICANT:	Mr & Mrs M Rodgers

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

ACTION BY: John Linden, Head of Planning

Councillor Cushinan returned to the Chamber during Item 3.14

Alderman Smyth left and returned to the Chamber during Item 3.14 and was therefore unable to vote.

ITEM 3.14 APPLICATION NO: LA03/2020/0532/F

PROPOSAL:	Retrospective application for an outdoor ice-cream kiosk and bar servery to existing beer garden, including low level wall and new steps
SITE/LOCATION:	129 Antrim Road, Belfast, BT36 7QS
APPLICANT:	Bellevue Arms Ltd

John Linden, Head of Planning, 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 Lynch that the application be deferred to the July Committee meeting

In favour: Aldermen Agnew and Campbell
Councillors Archibald-Brown, Flanagan, Lynch, Magill, Ramsay,
Swann and Webb

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

that the application be deferred to the July Committee meeting for Officers to seek confirmation from the applicant whether they would consider a temporary grant of planning permission for a period of twelve (12) months.

ACTION BY: John Linden, Head of Planning

ITEM 3.15 APPLICATION NO: LA03/2020/0771/F

PROPOSAL:	Retrospective permission for a change of use from coffee shop to hot food take away.
SITE/LOCATION:	484C Antrim Road, Newtownabbey, BT36 5DA
APPLICANT:	Jaleel Azfar

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

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

Kenneth Galashan	In Support (Agent)
Jaleel Azfar	In Support (Agent)

Proposed by Alderman Agnew
Seconded by Councillor Flanagan and 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 as it has not been demonstrated that the proposal will not cause a detrimental impact to the residential amenity of adjacent residents, by way of noise and odour disturbance.**

ACTION BY: John Linden, Head of Planning

Alderman Agnew left the Chamber.

PART TWO OTHER PLANNING MATTERS

ITEM 3.16

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during May 2021 under delegated powers together with information relating to planning appeals was circulated for Members information.

One appeal was allowed during May by the Planning Appeals Commission (PAC) in relation to the non-determination of an application for the proposed demolition of an existing dwelling and the erection of 2no. dwellings with garages at 6 Glenkeen Avenue, Jordanstown (reference: LA03/2020/0008/F) and a copy of this decision was also circulated.

Proposed by Alderman Campbell

Seconded by Councillor Magill and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.17

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

Prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). Two PANs were registered during May 2021 the details of which are set out below.

PAN Reference:	LA03/2021/0478/PAN
Proposal:	Mixed use development comprising petrol filling station and local neighbourhood supermarket with apartments on first floor, nursing home and consequential modification to the housing layout approved under planning reference U/2008/0155/RM and realignment to access road serving St Enda's Gaelic Athletic Club and Gaelscoil Eanna
Location:	Land to the south of Hightown Road and immediately east of Holly Manor and nos 20-30 (evens) Hollybrook Manor, Glengormley
Applicant:	Conway Estates Limited
Date Received:	14 May 2021
12 week expiry:	6 August 2021

PAN Reference:	LA03/2021/0501/PAN
Proposal:	Proposed alterations to Factory Outlet Centre to accommodate new Dobbies Garden Centre with associated restaurant/cafe, foodhall, soft play area, and in-store concessions areas (including core gardening, cookshop, pet and bird care, gifting and seasonal products). Development to also include demolition of units 9-16 and 38-40 to facilitate new polytunnels and external garden furniture/plant area; and the covering over of the existing external concourse area to provide a new Atrium Mall, with all associated site works
Location:	Units 9-40, The Junction Retail and Leisure Park, 111 Ballymena Road, Antrim
Applicant:	Episo 4 Antrim S.a.r.l
Date Received:	20 May 2021
12 week expiry:	12 August 2021

Under Section 27 of the 2011 Planning Act obligations are 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 has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

As part of its response to Coronavirus, the Department for Infrastructure (DfI) introduced an amendment to subordinate legislation during 2020 to temporarily remove the requirement for a public event as part of the pre application community consultation (PACC). The initial Departmental Regulations were subsequently extended on 1 October 2020 and more recently the Infrastructure Minister, Nichola Mallon, announced on 9 March that the temporary suspension of the PACC requirement was being further extended in light of continuing restrictions associated with coronavirus.

The Planning (Development Management) (Temporary Modifications) (Coronavirus) (Amendment) Regulations (Northern Ireland) 2021 temporarily amend the Planning (Development Management) Regulations (Northern Ireland) 2015 and will now apply until 30 September 2021. As with the previous Regulations applicants will still need to comply with other requirements to ensure communities are aware of and can input to major development proposals for their areas. However, this temporary change will allow major planning applications to continue to be submitted during the COVID-19 outbreak.

Guidance issued by the Department indicates that specific detail should be included in the PAN application indicating what consultation methods the prospective applicant is proposing to ensure that the local community is able to access, and comment on, information about a proposed development, despite the absence of a PACC public event.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.18

P/PLAN/1 NORTHERN IRELAND HISTORIC BUILDINGS COUNCIL REPORT 2016-20.

The Historic Buildings Council, an Advisory Council to the Department for Communities, forwarded a copy of its 20th report covering the period 2016-20 which can be accessed at the following link.

<https://www.communities-ni.gov.uk/sites/default/files/publications/communities/historic-buildings-council-2016-2020-report.pdf>

The Historic Buildings Council is established under Article 198 of the Planning Act (Northern Ireland) 2011. Its function is:

- to keep under review, and from time to time report to the Department on, the general state of preservation of listed buildings; and
- to advise the Department on such matters relating to the preservation of buildings of special architectural or historic interest as the Department may refer to it.

The Council is made up of 15 members including the Chair, who possess a wide range of expertise and experience in architecture, architectural history, planning, industrial heritage, building conservation and structural engineering throughout Northern Ireland.

As indicated in the cover letter accompanying the Report (copy circulated), it consists of a number of articles written mainly by members of the council who have been given latitude to report on issues they wish to raise. The Chairman, Marcus Patton, had oversight of the whole document and is responsible for the keynote essay at the start which summarises the work of the council and the main issues which have emerged.

Officers, having reviewed the Report, advised that it was thought provoking with the Chair confirming that the role of the Council was not simply to rubber stamp the work of the Department for Communities, but to seek to raise the standards for looking after Northern Ireland's built heritage. Members noted that one of the articles covers the Building Preservation Notice served by this Council for Straid Congregational Church prior to its formal listing.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.19

P/FP/LDP/85 DRAFT MARINE PLAN FOR NORTHERN IRELAND, PUBLIC CONSULTATION REPORT PUBLICATION – SUMMARY OF RESPONSES (APRIL 2021)

Members were reminded that between 18 April - 15 June 2018, the Department of Agriculture, Environment and Rural Affairs (DAERA) undertook public consultation on the draft Marine Plan for Northern Ireland (MPNI). The consultation was hosted on DAERA's website and information was provided to all stakeholders.

The Marine and Coastal Access Act (2009) and the Marine Act (Northern Ireland) 2013 sets out the statutory basis for the preparation of marine plans and the framework for marine planning system in Northern Ireland. DAERA is the Marine Planning Authority for Northern Ireland.

DAERA has now published a Public Consultation Report which provides a summary of all responses received from a range of stakeholders, a copy of which can be viewed at the link below.

<https://www.daera-ni.gov.uk/publications/public-consultation-report-summary-responses>

This report will be used by DAERA to inform further work in developing marine planning in Northern Ireland. As the Council continues to progress its Local Development Plan, Draft Plan Strategy, Officers within the Forward Planning Team will continue to engage with DAERA regarding the preparatory work required in advance of the final publication of the MPNI.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.20

P/FP/4 INDEPENDENT EXAMINATION INTO LOCAL DEVELOPMENT PLAN DRAFT PLAN STRATEGY

Members were reminded that the Council submitted its Local Development Plan (LDP) Draft Plan Strategy (DPS) and its supporting documentation to the Department for Infrastructure (DfI) on 8 March 2021 seeking it to cause an Independent Examination (IE) on the Plan Strategy document.

Following the Council's original submission, DfI requested some minor additional information in relation to the Council's original soundness report. As a result, Officers from the Forward Planning Team responded with the following additional information:

- (1) The original Soundness Report has been updated and superseded with an updated version which now includes a list of errata and a Soundness Report Addendum (May 2021);

(2) Appendix 1 of Section 4 of the Council's Dfl Submission section has been updated and superseded with Appendix 1A in order to signpost the public to this latest soundness related information; and

(3) Updated Submission of Documents List (May 2021).

These additional documents were available on the Council's website and were uploaded onto Members' iPads for Member access.

Following submission of these additional/amended supporting documents to Dfl, the Council received confirmation on 1 June 2021 that the Department would be writing to the Planning Appeals Commission (PAC) to cause an Independent Examination of the Council's DPS. Following this, the PAC wrote to the Council on 3 June 2021 to confirm that Dfl are causing an IE of the Council's DPS (copy circulated). Hearing dates for the IE have remain to be determined and the Council will be advised of these in due course by the PAC.

Further updates will be provided to Members as the DPS progresses through to IE and the dates for this are set.

Proposed by Alderman Campbell

Seconded by Councillor Magill and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.21

P/PLAN/1 NILGA BRIEFING TO THE COMMITTEE FOR INFRASTRUCTURE ON THE REVIEW OF THE PLANNING ACT (NI) 2011

Following submission of its response to the Department for Infrastructure (Dfl) on the review of the Planning Act (NI) 2011, NILGA, as the representative body for Local Government in Northern Ireland, was invited to brief members of the Assembly Committee for Infrastructure on this matter on 26 May 2021. A link to the NILGA response to Dfl is attached below for Members information.

<https://www.nilga.org/media/2265/final-nilga-response-to-the-2021-review-of-the-planning-act-14042021.pdf>

NILGA was represented at the briefing by their Head of Policy and Governance, Karen Smyth, and Councillor Steven Corr from Belfast City Council who is the current chair of the NILGA place-shaping and infrastructure policy and learning network. John Linden, the Council's Head of Planning, also attended to provide professional support to NILGA.

Members noted there was a wide ranging discussion with the Committee in relation to key aspects of the planning function in Northern Ireland. Many of the points raised and matters discussed based on NILGA's submission also link to the submission made by this and other Councils in response to the Department's call for evidence in relation to the current review of Planning legislation.

In summary the key areas that the briefing focussed on were;

- the need for additional powers to transfer to Councils in relation to place-shaping functions e.g. regeneration and local transport powers;
- the need for the review to address the delays being experienced in progressing Local Development Plans through to adoption;
- the need to reduce the overall number of statutory consultations required in relation to the preparation of Local Development Plans – in particular the plethora of consultations needed with UK telecommunications undertakers, most of which do not engage in the process;
- the need to provide additional powers to ensure that applications are front loaded at the time of submission e.g. powers to introduce local validation lists;
- the need to remove the mandatory requirement for a Pre-Determination Hearing to be held by Councils on those cases that have already been considered by Councils where the Department decides not to call in such applications;
- the need for the Department to provide clear, succinct and practical policy and advice supported where necessary by legislation as to how Councils can take forward the issue of developer contributions through the planning process;
- ways of improving planning enforcement;
- how the planning system can assist in meeting the infrastructure deficit across Northern Ireland and in particular consideration of the difficulties currently being experienced with lack of waste Water Treatment capacity; and
- the need for adequate resources to be provided to Councils to undertake their planning function, including a reasonable increase in planning fees to match inflation at least together with a review of what types of applications should incur a fee e.g. Non-Material Changes and applications to Discharge planning conditions.

The briefing session before the Infrastructure Committee was reported by Hansard and a link to the draft Hansard report for 26 May was attached below for Members attention. It was noted that this was subject to corrections and the final version of the report would be published on the Hansard web pages on 18 June 2021.

<http://aims.niassembly.gov.uk/officialreport/minutesofevidence.aspx?&cid=11>

Proposed by Alderman Campbell

Seconded by Councillor Magill and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.22

P/FP/LDP/19 PUBLICATION OF THE ANNUAL HOUSING MONITOR REPORT 2020-21

Members recalled that the Annual Housing Monitor for the Borough is undertaken by the Forward Planning Team in order to inform the Local Development Plan process and gain an understanding of the amount of housing land supply that remains available across the 30 settlements in the Borough.

The Monitor takes account of all sites within settlements, where the principle of housing has been established. As a result, it includes details of the number of dwellings approved on unzoned sites (whether through extant or expired permissions), as well as information on the number of dwellings approved or that could be provided on zoned housing land. Information from Building Control commencements and completions are inputted into the survey and used to inform the results of the Monitor.

The 2021 Monitor, a copy of which was circulated, covers the period 1 April 2020 to 31 March 2021 and indicates that there is remaining potential for some 10,868 dwelling units and 477 hectares of housing land within the settlements of the Borough. Some 489 dwellings were completed during this period, which compares favourably to the 530 units built in the 2019/2020 reporting period, once the disruption caused by the Coronavirus (COVID-19) lockdowns are taken into account.

Details for the individual sites were set out in a series of maps and associated tables. It is intended that the findings of the 2021 survey would be made publically available on the Council's website.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.23

P/FP/LDP/4 LOCAL DEVELOPMENT PLAN WORKING GROUP UPDATES

Belfast Metropolitan Area Spatial Working Group

The most recent meeting of the Metropolitan Area Spatial Working Group took place virtually on 26 May 2021 hosted by Mid and East Antrim Borough Council. Items for discussion included an update from each council regarding individual Draft Plan Strategy preparation.

A presentation was given to the group by a representative from The Department for Infrastructure, Transport Planning Modelling Unit (TPMU) regarding progress of the Belfast Metropolitan Transport Study (BMTS).

A copy of the agreed previous meeting minutes which took place on 12 February 2021 was circulated for information. The next meeting of the Working Group is due to take place in late summer 2021, hosted by Belfast City Council (date tbc).

Belfast Climate Commission/Resilient Belfast Working Group: Climate Action Readiness Assessment

The Belfast Climate Commission and the City's Resilience and Sustainability Board are working in partnership to achieve a step change in the City's carbon emissions in this decade. In December 2020, the Commission published the 'Net Zero Carbon Roadmap for Belfast', a report to identify the scale and nature of reductions in

carbon emissions required, and the report concluded that, at our current rate of emissions, the City has a remaining carbon budget of just nine years.

Officers from the Council's Forward Planning Team participated in two multi-agency 'Transport Readiness Assessment' workshops on 25 May 2021 and 9 June 2021. Once complete, the assessment will inform strategies and plans for the activities of the Commission and Board in the short, medium and longer term, whilst also providing a clear and transparent evidence base against which progress can be tracked and the effectiveness of different interventions can be assessed.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the report be noted.

NO ACTION

PROPOSAL TO PROCEED 'IN CONFIDENCE'

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

the following Committee business be taken In Confidence.

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

Alderman Agnew returned to the Chamber.

PART TWO - OTHER PLANNING MATTERS - IN CONFIDENCE

ITEM 3.24 – IN CONFIDENCE

P/PLAN/016 REPLACEMENT OF THE NI PLANNING PORTAL - PROGRESS UPDATE

Members recalled that the Council agreed during 2020 to participate in the procurement of a new Regional Planning IT system to replace the current NI Planning Portal. The contract for the new system, which will serve 10 of the 11 Councils and the Department for Infrastructure, is being taken forward by TerraQuest and at the time of the contract award it was anticipated that rollout of the new system would commence towards the end of 2021.

Julie Thompson, the Deputy Secretary of the Department for Infrastructure (Dfi), recently wrote to Alison McCullough, Chief Executive of Fermanagh and Omagh District Council, the SOLACE representative on the Planning Portal Governance Board to provide an update on the current position on the new Regional Planning IT system project. Subsequent to this Alison McCullough provided a written update to SOLACE. A copy of both the Dfi letter and the SOLACE update were circulated.

Members noted that overall the project is progressing well and that from the work undertaken to date there may be a slight reduction in the implementation costs included in the Final Business Plan. In addition, and running parallel with this work, the

contract for maintenance of the current NI Planning Portal system, which rests with DXC, has been extended until December 2022.

However, a key challenge for the new system relates to data transfer from the existing system to the new system and unfortunately there has been some delay experienced in this which is likely to push the date for implementation of the new system until Spring 2022. It is however understood that the first data transfer was successfully undertaken at the start of June and this is currently being assessed.

Members also recalled that Mid Ulster District Council (MUDC) has decided to bring forward its own replacement Portal System and as a consequence a Data Sharing Agreement is now necessary between the Councils and DfI which is responsible for the new Regional Portal system and MUDC. This has been prepared by the Department and was recently circulated to all Councils (copy circulated).

The Planning Section, following discussion with the Council's Legal Services team, has advised the Department that it is content for the Data Sharing Agreement as drafted to be signed. Members previously agreed in January 2017 that authority to sign Data Sharing Agreements be delegated to Officers and that Members subsequently be notified of these.

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

that the report be noted.

NO ACTION

Having declared an interest in the following Item Councillor Ramsay left the meeting.

PART ONE - DECISIONS ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 3.25 - ENFORCEMENT CASE: LA03/2020/0301/CA

Barry Diamond, Principal Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that authority be granted to progress enforcement action, the detail of which is delegated to appointed Officers.

Proposed by Alderman Smyth
Seconded by Councillor Lynch and unanimously agreed

that enforcement action be progressed in this case as outlined in the report with the detail of this delegated to appointed Officers.

ACTION BY: John Linden, Head of Planning

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Alderman Agnew
Seconded by Alderman Smyth 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 8.51pm.

MAYOR