



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 20 OCTOBER 2025 AT 6.00 PM**

- In the Chair** : Councillor R Kinnear
- Committee Members Present (In Person)** : Aldermen –T Campbell and M Magill
Councillors – J Archibald-Brown, S Cosgrove, H Cushinan, S Flanagan, R Foster and B Mallon
- Committee Members Present (Remotely)** : Aldermen – L Boyle
Councillors – A Bennington and AM Logue
- Non-Committee Members Present (In Person)** : Councillor – J Gilmour
- Non-Committee Members Present (Remotely)** : Councillor – V McWilliam
- Public Speakers** : Stuart Clarke In Support (Agent, Item 3.1)
David Sheppard In Support (Consultant, Item 3.1)
Shane Stevenson In Support (Consultant, Item 3.1)
David Worthington In Support (Consultant, Items 3.3-3.7)
David Craigan In Support (Applicant Items 3.3-3.7)
Tommy Don In Support (Applicant Item 3.8)
Azman Khairuddin In Support (Agent, Item 3.8)
Councillor Julie Gilmour In Support (Item 3.11)
- Officers Present** : Director of Economic Development and Planning - M McAlister
Deputy Director of Planning & Building Control – S Mossman
Borough Lawyer and Head of Legal Services – P Casey
Head of Planning Development Management – B Diamond
Senior Planning Officer – J McKendry
Senior Planning Officer – A Wilson
Senior Planning Officer – A Leathem
ICT Helpdesk Officer – D Mason
Member Services Officer – S Fisher
Member Services Officer – L McDonald

CHAIRPERSON'S REMARKS

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

The Chairperson extended sincere condolences on behalf of the Committee to Councillor Cosgrove on his recent bereavement.

The Chairperson further advised that Addendum reports relating to Items 3.8 and 3.9 and the Site Visit report, had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber. She also advised that Item 3.23 would be taken at the end of Part Two – Other Planning Matters – In Confidence.

The Chairperson further advised Members that Item 3.9 had been withdrawn by the Applicant.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

None

2 DECLARATIONS OF INTEREST

Items 3.1 and 3.10 – Councillor J Archibald-Brown
Items 3.3-3.7 – Councillor B Mallon
Item 3.8 – Councillor R Foster
Item 3.21 – Councillor H Cushinan

PART ONE PLANNING APPLICATIONS

Having declared an interest in Item 3.1, Councillor Archibald-Brown left the Chamber.

ITEM 3.1 APPLICATION NO: LA03/2024/0435/F

PROPOSAL:	Proposed erection of a 79 MW Battery Energy Storage System (BESS) Facility including MV skids (transformer and inverter), outdoor switchgear compound, DNO substation control room, welfare unit, spare parts container, switch room, new site boundary fencing, new access, and ancillary development works.
SITE/LOCATION:	Lands approximately 342m southeast of Kells Substation and approximately 105m east of 43 Doagh Road, Kells, Ballymena BT42 3PP
APPLICANT:	Green Frog Power (Kells) Limited

Ashleigh Wilson, 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 –

Stuart Clarke	In Support/Agent
David Sheppard	In Support/Consultant(for questions)
Shane Stevenson	In Support/Consultant(for questions)

Proposed by Alderman Campbell

Seconded by Alderman Boyle that planning permission be granted.

On the proposal being put to the meeting 11 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 & Building Control

Councillor Archibald-Brown returned to the Chamber.

ITEM 3.2 APPLICATION NO: LA03/2023/0581/F

PROPOSAL:	Residential development consisting of 33 no. dwellings, parking, access, open space, landscaping and associated ancillary site works.
SITE/LOCATION:	Lands within the SW portion of the former Craighill Quarry, approx. 160m east of Ballyeaston Road and approx. 20m east of Nos. 8-20 and Nos. 26-34 Craighill Park, Ballyclare
APPLICANT:	Craighill Developments Ltd.

Ashleigh Wilson, 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 Campbell

Seconded by Councillor Flanagan that planning permission be refused.

On the proposal being put to the meeting 11 Members voted in favour, 1 against and 0 abstentions, and it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the draft Belfast Metropolitan Area Plan and the policy provisions of the Strategic Planning Policy Statement and Policies DM 16, DM 17 and DM 25 of the Antrim and Newtownabbey Plan Strategy and**

associated guidance document Creating Places in that it has not been demonstrated that a quality residential development will be achieved due to;

- a) **The failure to provide adequate details for the delivery of a local neighbourhood centre to serve the application site and the wider zoning;**
 - b) **The failure to provide adequate details for the delivery of an equipped children's play area to serve the application site and the wider zoning;**
 - c) **The failure to provide adequate details for the delivery of sufficient open space (20%) to serve the application site and the wider zoning;**
 - d) **The failure to provide sufficient measures which would promote biodiversity; and**
 - e) **The failure to provide necessary digital infrastructure and incorporate sustainable energy measures.**
- 2. The proposal is contrary to Policy DM 17 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that;**
- a) **The development will provide at least 10% of the total units in the wider zoning as affordable housing as part of the overall scheme; and**
 - b) **A minimum of 20% of the units in the wider zoning have been designed within the scope of the Lifetime Homes approach.**
- 3. The proposal is contrary to Policy DM 25 of the Antrim and Newtownabbey Plan Strategy and associated guidance document Creating Places in that a number of the house types which face onto the internal estate road are not dual frontage.**
- 4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy DM 30 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposed development can protect and conserve archaeological remains and their settings.**
- 5. The proposal is contrary to the policy provisions of draft Belfast Metropolitan Area Plan, the Strategic Planning Policy Statement and Policies SP 8, DM 38 and DM 39 of the Antrim and Newtownabbey Plan Strategy, in that insufficient information has been provided to demonstrate that the proposal would not negatively impact upon designated sites, priority habitats, protected species and other features of biodiversity interest.**
- 6. The proposal is contrary to paragraph 6.137 of the Strategic Planning Policy Statement and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that insufficient information has been provided to demonstrate that in geotechnical terms, the application site is suitable for development, and that if approved, the development would not lead to an unacceptable adverse impact on proposed properties.**

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

Having declared an interest in Items 3.3-3.7 inclusive, Councillor Mallon left the Chamber.

ITEM 3.3 APPLICATION NO: LA03/2023/0772/F

PROPOSAL:	Proposed residential development comprising 33no. dwellings and 4no. apartments, garages, landscaping, NIE substation and to include stability works and extraction of rock, open space and all associated site works.
SITE/LOCATION:	Lands to the East of no.92 Ballyeaston Road, Ballyclare, and 135m to the Northeast of nos.13-27 Elizabeth Gardens, Ballyclare BT39 9BT
APPLICANT:	Blue Horizon (Ballycorr) Ltd

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

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

David Worthington	In Support/Consultant
David Craigan	In Support/Applicant

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

On the proposal being put to the meeting 10 Members voted in favour, 1 against and 0 abstentions, and it was agreed

that planning permission be granted for the application subject to the Conditions set out in the Planning Report the detail of which would be delegated to Planning Officers.

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

ITEM 3.4 APPLICATION NO: LA03/2023/0908/F

PROPOSAL:	Erection of 26no. dwellings (amendment to PAC approval reference 2018/A0072), electricity substation, open space, play area and all other associated site works.
SITE/LOCATION:	Lands 100m northwest of no. 93-103 (odd nos.) Ballycorr Road, Ballyclare, BT39 9DE
APPLICANT:	Blue Horizon (Ballycorr) Ltd.

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission, subject to a Section 76 agreement, the detail of which would be delegated to Officers.

The undernoted public speakers addressed the Committee and responded to

enquiries from Members as requested –

David Worthington
David Craigan

In Support/Consultant
In Support/Applicant

Proposed by Alderman Boyle

Seconded by Councillor Flanagan that planning permission be granted subject to a Section 76 agreement, the detail of which would be delegated to Officers.

On the proposal being put to the meeting 11 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 and a Section 76 agreement, the detail of which would be delegated to Planning Officers.

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

ITEM 3.5 APPLICATION NO: LA03/2023/0909/F

PROPOSAL:	Erection of 17no. dwellings (amendment to PAC approval ref: 2018/A0072), geocellular tank and all other associated site works
SITE/LOCATION:	Lands approximately 25m northwest of and adjoining the rear boundaries of Nos 93-103 (odd Nos) Ballycorr Road, Ballyclare, BT39 9DE
APPLICANT:	Blue Horizon (Ballycorr) Ltd.

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission, subject to a Section 76 agreement, the detail of which would be delegated to Officers.

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

David Worthington
David Craigan

In Support/Consultant
In Support/Applicant

Proposed by Councillor Flanagan

Seconded by Councillor Bennington that planning permission be granted, subject to a Section 76 agreement, the detail of which would be delegated to Officers.

On the proposal being put to the meeting 11 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 and a Section 76 agreement, the detail of which would be delegated to Planning Officers.

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

ITEM 3.6 APPLICATION NO: LA03/2023/0910/F

PROPOSAL: Erection of 14no. dwellings (amendment to PAC approval reference 2018/A0072) and all other associated site works

SITE/LOCATION: Lands approximately 30m north of and adjoining the rear boundaries of No. 4 Cunningham Place and nos. 13 -23 Elizabeth Gardens (odd nos.) and approx. 20 metres northeast of 4 Cunningham Place, Ballycorr, Ballyclare, BT39 9BT

APPLICANT: Blue Horizon (Ballycorr) Ltd.

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission, subject to a Section 76 agreement, the detail of which would be delegated to Officers.

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

David Worthington
David Craigan

In Support/Consultant
In Support/Applicant

Proposed by Councillor Flanagan

Seconded by Alderman Boyle that planning permission be granted, subject to a Section 76 agreement, the details of which would be delegated to Officers.

On the proposal being put to the meeting 11 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 and a Section 76 agreement, the detail of which would be delegated to Planning Officers.

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

ITEM 3.7 APPLICATION NO: LA03/2023/0911/F

PROPOSAL: Erection of 20no. dwellings (amendment to PAC approval ref: 2018/A0072) and all other associated site works

SITE/LOCATION: Lands approximately 25 metres east of No 92 Ballyeaston Road and approximately 10 metres north of No. 88 Ballyeaston Road, Ballyclare, BT39 9BS

APPLICANT: Blue Horizon (Ballycorr) Ltd.

Alicia Leathem, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission, subject to a Section 76 agreement, the detail of which would be delegated to Officers.

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

David Worthington	In Support/Consultant
David Craigan	In Support/Applicant

Proposed by Councillor Flanagan

Seconded by Councillor Bennington that planning permission be granted, subject to a Section 76 agreement, the detail of which would be delegated to Officers.

On the proposal being put to the meeting 11 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 and a Section 76 agreement, the detail of which would be delegated to Planning Officers.

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

Councillor Mallon returned to the Chamber.

Having declared an interest in Item 3.8, Councillor Foster left the Chamber.

ITEM 3.8 APPLICATION NO: LA03/2025/0271/O

PROPOSAL:	Dwelling and garage
SITE/LOCATION:	Site 20m East of No. 41 Cherry Hill Road, Muckamore, Antrim, BT41 2HT
APPLICANT:	Tommy Don

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

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

Tommy Don	In Support/Applicant
Azman Khairuddin	In Support/Agent

Proposed by Alderman Campbell

Seconded by Alderman Boyle that outline planning permission be refused.

On the proposal being put to the meeting 11 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 Policies SP4 and DM 18C of the Antrim and Newtownabbey Plan**

Strategy, as the proposal is not located within a gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built-up frontage.

- 2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies SP 6 and Policies DM 18C and DM 27 of the Antrim and Newtownabbey Plan Strategy, in that the proposal fails to visually integrate into the surrounding landscape.**
- 3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies SP 6 and Policies DM 18C and DM 27 of the Antrim and Newtownabbey Plan Strategy, in that the proposal detrimentally impacts rural character by extending an existing ribbon of development along the Cherry Hill Road and will visually intrude into the open countryside.**

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

Councillor Foster returned to the Chamber.

ITEM 3.9 APPLICATION NO: LA03/2025/0291/F

PROPOSAL:	Proposed outbuilding for garden equipment for vehicles
SITE/LOCATION:	67 Whitehouse Park, Newtownabbey, BT37 9SH
APPLICANT:	Robert McMitchell

The Chair advised Members that the application had been withdrawn by the Applicant.

Having declared an interest in Item 3.10, Councillor Archibald-Brown left the Chamber.

ITEM 3.10 APPLICATION NO: LA03/2025/0374/S54

PROPOSAL:	Extension to vehicle accident repair centre (Variation of condition 2 from approval LA03/2024/0507/F regarding completion of drainage)
SITE/LOCATION:	40 Ballymena Road, Doagh, Ballyclare, BT39 0QR
APPLICANT:	W J Blair Accident Repair

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse Section 54 planning permission.

There were no public speakers to address this item.

Proposed by Councillor Bennington
Seconded by Councillor Cosgrove that Section 54 planning permission be refused.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously agreed

that Section 54 planning permission be refused for the following reason:

- 1. The proposal is contrary to the Strategic Planning Policy Statement and Policy DM 37 of the Council's Plan Strategy in that it has not been demonstrated that the proposal offers adequate protection to designated sites of nature conservation importance.**

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

Councillor Archibald-Brown returned to the Chamber.

ITEM 3.11 APPLICATION NO: LA03/2025/0196/F

PROPOSAL:	Erection of Dwelling with new access off Abbeyville Park
SITE/LOCATION:	20 metres West of 2 Cambrai Park, Newtownabbey, BT37 0AL
APPLICANT:	Jocelyn Walker

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

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

Councillor Julie Gilmour In Support

Proposed by Alderman Campbell
Seconded by Councillor Cosgrove that the application be deferred for two months to allow the applicant further time to liaise with Officers.

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

The Chairperson used her casting vote in favour of the recommendation to grant a deferral and declared the proposal carried, and it was agreed

that the Item be deferred for two months.

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

Alderman Magill left the Chamber during Item 3.12

ITEM 3.12 APPLICATION NO: LA03/2025/0397/S54

PROPOSAL:	Part change of use of Council building for extension to previously approved waste transfer station (T/2010/0078/F), to allow internal layout changes (Vary Condition 6 of planning approval T/2012/0225/F regarding European Waste Catalogue Codes listed in Appendix A).
SITE/LOCATION:	6B Orchard Way (previously known as 6 Orchard Way), Antrim, BT41 2RU
APPLICANT:	Natural World Products Ltd

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant Section 54 planning permission.

There were no public speakers to address this item.

Proposed by Councillor Cosgrove

Seconded by Councillor Bennington that Section 54 planning permission be granted.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously agreed

that Section 54 planning permission be granted for the application subject to the Conditions set out in the Planning Report.

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

ITEM 3.13 APPLICATION NO: LA03/2025/0396/S54

PROPOSAL:	Part change of use of existing council building to a waste transfer station for kitchen and garden waste and other non-hazardous municipal solid waste (Vary Condition 6 of planning approval T/2010/0078/F regarding European Waste Catalogue codes listed in Appendix A)
SITE/LOCATION:	6B Orchard Way (previously known as 6 Orchard Way), Antrim, BT41 2RU
APPLICANT:	Natural World Products Ltd

Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant Section 54 planning permission.

There were no public speakers to address this item.

Proposed by Councillor Bennington

Seconded by Alderman Boyle that Section 54 planning permission be granted.

On the proposal being put to the meeting 11 Members voted in favour, 0 against and 0 abstentions, and it was unanimously agreed

that Section 54 planning permission be granted for the application subject to the Conditions set out in the Planning Report.

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

Alderman Magill returned to the Chamber.

ITEM 3.14 APPLICATION NO: LA03/2025/0539/F

PROPOSAL:	Roof mounted solar panels
SITE/LOCATION:	Former PSNI Site, Glenwell Road, 244 Antrim Road, Glengormley, BT36 7QX
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 Bennington

Seconded by Councillor Foster that planning permission be granted.

On the proposal being put to the meeting 12 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 & Building Control

PART TWO OTHER PLANNING MATTERS

ITEM 3.15

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

1. Purpose

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

2. Delegated Decisions of Council

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

3. Planning Appeal Commission Decisions

Two (2) appeals were dismissed during September 2025 by the PAC.

Planning application:	LA03/2024/0487/F
PAC reference:	2025/A0008
Proposed Development:	Change of use from garden room to hair salon (retrospective, temporary permission)
Location:	14 Magheralane Road, Ballygrooby, Randalstown
Date of Appeal Submission:	08/04/2025
Date of Appeal Decision:	05/09/2025
Decision:	Appeal Dismissed – Council Decision Upheld

Planning application:	LA03/2024/0709/O
PAC reference:	2025/A0006
Proposed Development:	Site for a dwelling on a farm
Location:	Approx. 25m south of 27 Sallybush Road, Newtownabbey, BT36 4TS
Date of Appeal Submission:	07/04/2025
Date of Appeal Decision:	26/08/2025
Decision:	Appeal Dismissed – Council Decision Upheld

Copies of the decisions were circulated.

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove and agreed that

the report be noted.

NO ACTION

ITEM 3.16

F/FP/LDP/1 LOCAL DEVELOPMENT PLAN – STEERING GROUP MINUTES

1. Purpose

The purpose of this report was to provide a quarterly update to Members on the progress of the Council's Local Development Plan Steering Group. Members were advised that the most recent meeting of the Local Development Plan Steering Group took place on 10 October 2025. A copy of the minutes were circulated for Members' information.

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove and agreed that

the report be noted.

NO ACTION

ITEM 3.17

P/PLAN/079 THE DEPARTMENT FOR INFRASTRUCTURE, CONSULTATION ON REVIEW OF PLANNING FEES.

2. Purpose

The purpose of this report was to advise Members that the Department for Infrastructure had launched a Public Consultation on the review of planning fees and was seeking comments and views on potential changes to The Planning (Fees) Regulations (Northern Ireland) 2015.

3. Introduction/Background

The Department had undertaken a Public Consultation exercise on the review of the planning fees (circulated) to invite views on potential changes to The Planning (Fees) Regulations (Northern Ireland) 2015. These potential changes focused on the introduction of set fees for Non-Material Changes (NMCs) and Discharge of Conditions applications.

The consultation would be conducted over 12 weeks and it would close on 23 December 2025.

4. Key Issues

When planning functions transferred to the Council, no fee was introduced for certain types of applications. This decision was taken to allow the new two-tier planning system sufficient time to bed in. The application types that did not currently have an associated fee payable were Discharge of Conditions (specific requirements of a planning permission that must be discharged to the satisfaction of the Council, NMCs (a modification to a planning permission that is considered minor and does not significantly alter the substance or core nature of a permission) and works to protected trees (works impacting on trees protected by a Tree Preservation Order).

The Department was proposing a standard fee of £115 for NMCs and Discharge of Conditions. The Department advised that charges had been in existence for a significant number of years in other jurisdictions and that fees ranged from £115 to £238 (with a reduced fee for householder applications discharge of conditions in England and Wales). However, the Department was of the view the lower fee should be applied in Northern Ireland due to this being the first time these charges would be introduced in Northern Ireland.

Antrim and Newtownabbey Borough Council had been processing NMCs and Discharge of Conditions since 2015. In 2024/25 the Council received the following applications without any fee payable:

128 Discharge of Conditions
20 Non-Material Changes

Based on the £115 fee, for the 2024/2025 period an income of £14,720 would have been generated for Discharge of Condition applications. Based on the upper fee of £238, an income of £30,464 would have been generated. Discharge of Condition applications required staff resources and would also involve statutory consultation. It was the view of officers that Councils should not be penalised for the Northern Ireland system not bringing forward fees sooner and recommended that the £115 fee was brought forward with a phased increase to reach the same level as other jurisdictions.

Based on the £115, for the 2024/2025 period an income of £2,300 would have been generated for NMCs. Based on the upper fee of £238, an income of £4,760 would have been generated. NMCs, although minor in nature, did require staff resources. It was the view of Officers that Councils should not be penalised for the Northern Ireland system not bringing forward fees sooner and recommend that the £115 fee was brought forward with a phased increase to reach the same level as other jurisdictions.

In addition, the consultation also asked if there were any other planning application types or planning services which were not currently charged for which should attract a fee. This included Tree Preservation Orders, Planning Advice Notices and Pre-Application Discussions. It was the view of Officers that consideration should be given to Tree Preservation Work Requests, where consent was required to undertake works to trees protected by Tree Preservation Orders. In addition, consideration should also be given to a flat fee for the items listed as examples.

5. Summary

A draft response was circulated for Members' consideration and subject to agreement, it be submitted online to the Department's public consultation as the Council's formal response.

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove and agreed that

the circulated draft public consultation response was agreed and submitted to the Department as the Council's formal response consultation on the review of planning fees.

ACTION BY: Kathryn Bradley, Planning and Economic Development Business Manager.

ITEM 3.18

P/PLAN/079 THE DEPARTMENT FOR INFRASTRUCTURE, CONSULTATION ON SUSTAINABLE DRAINAGE SYSTEMS (SuDS) IN NEW HOUSING DEVELOPMENTS.

1. Purpose

The purpose of this report was to advise Members that the Department for Infrastructure had launched a Consultation Paper on Sustainable Drainage Systems (SuDS) in new housing developments and was seeking comments from the Council through an online public consultation response.

2. Introduction/Background

The Department had prepared a Consultation Paper on Sustainable Drainage Systems (SuDS) in new housing developments (circulated) to seek views on the development of policy relating to future regulations. The consultation would be conducted over 12 weeks and feedback from all stakeholders would inform policy development, ensuring it was effective, practical and suited to the needs of local industry, communities and environment.

3. Previous Decision of Council

Sustainable drainage to overcome flood risk was a Strategic Objective of the Council's Local Development Plan 2030 Plan Strategy.

Strategic Objective 13

Tackle flood risk by making space for water and promote sustainable drainage systems.

4. Key Issues

The current drainage network in Northern Ireland was under growing pressure for a range of reasons including under investment, ageing infrastructure, urban expansion, population growth and climate change. Collectively these issues were contributing to increasing risk of flooding, pollution and network limitations.

The focus of the consultation was on developing and implementing new policies and regulatory arrangements to ensure nature-based SuDs were provided in new housing developments in the future.

The consultation posed 8 questions to establish if there was a need to make nature based SuDs a requirement for all new housing, and proposed a management approach to deliver SuDs solutions and to establish where responsibility for costs of implementation and future maintenance should be.

The consultation process opened on 22 September 2025 and would be opened for twelve (12) weeks until 19 December 2025.

5. Summary

A draft response was circulated for Members' consideration and subject to agreement, to be submitted online to the Department's public consultation as the Council's formal response.

Proposed by Councillor Flanagan
Seconded by Councillor Cosgrove and agreed that

the circulated draft public consultation response was agreed and submitted to the Department as the Council's formal response to the Sustainable Drainage Systems (SuDS) in New Housing Developments Consultation.

ACTION BY: Kathryn Bradley, Economic Development and Planning Business Support Manager

ITEM 3.19

P/FP/LDP/1 UPDATE ON THE LOCAL DEVELOPMENT PLAN

1. Purpose

The purpose of this report was to provide Planning Committee Members with an update on the Council's Local Development Plan

2. Introduction/Background

- (a) Revised Local Development Plan Timetable/Section 14 Amendment to the Plan Strategy/Statement of Community Involvement

The Council adopted its Plan Strategy Local Development Plan on 3 July 2025. Upon adoption, officers re-engaged with Departmental officials regarding the anticipated Section 14 Direction regarding the Abbey Centre. Departmental officials agreed to meet Council officers on 29 September 2025 and subsequently advised that the Section 14 Direction will issue in October 2025. Following receipt of the Section 14 Direction, this would be brought to Elected Members for information, as the Council would be legally directed to make a change to its Plan Strategy including public consultation, an Independent Examination and plan amendment adoption. In addition, the Department had advised that the Council would be required to update its evidence base to support the Plan Amendment.

The Council had previously submitted its Timetable, as required by legislation, to the Department for agreement. A copy of their response was circulated which recommended the Timetable should be updated to reflect the Section 14 Direction

Given that officials had updated Council officers on the timescale for the Section 14, Officers had updated the Timetable (circulated) to bring forward the Plan Strategy Amendment in early 2026 in advance of the Local Policies Plan publication.

Members were reminded that a report was presented to, and agreed at, the September 2025 Planning Committee regarding the appointment of retail consultants (Nexus Planning) to review and update the Council's current retail evidence base (Evidence Paper 4: Retail and Commercial Leisure Study, reference DPS-010) which was prepared in June 2019 to inform development of the Draft Plan Strategy, to include consideration of Whiteabbey Village which was now defined as a District Centre in the published Plan Strategy Retail Hierarchy (DPS, table 4, page 79).

Members were advised Officers from the Forward Planning Section met with Nexus Planning on 30 September 2025 to discuss the above and a timescale for delivery. A draft of the updated retail evidence was anticipated in November 2025 and would be the basis of a future Members workshop session. Updates regarding this would be presented to Members in due course and this information would be used to support the amendment to the Council's Plan Strategy in relation to the Abbey Centre. Members also gave approval in August 2025, for a Revised Planning, Statement of Community Involvement (SCI) which was submitted to the Department for Infrastructure for approval as required by legislation.

The Department approved the draft Statement on 16 September 2025 without any amendments – a copy of their response was circulated for Members information.

Copies of the updated Timetable and SCI would be published and advertised in due course.

- (b) Formal 'Launch' of the Draft Local Policies Plan Stage/Public and Elected Members Local Development Plan Workshops

Public Launch

In compliance with the Council's revised SCI, a DLPP public launch 'breakfast event' was planned for 07 November, 08:30am to 09:30 am at Mossley Mill. Invitations had been sent to Members, statutory consultees, neighbouring councils and representative planning agents.

Public Engagement

Following this event, a series of public engagement sessions would be held across the Borough in November 2025, to inform the public of the DLPP process and forthcoming CfS exercise. Dates and venues were being finalised and would be shared with Members in due course.

Members Engagement

A series of planned Members DLPP-focused workshops were planned over the autumn/winter period, the first of which took place on 02 October 2025 at Mossley Mill, 'Towards a Draft Local Policies Plan'. Two further events were planned:

- 17 November 2025, 4:30pm to 5:15pm – Topic: S14 Direction Abbey Centre, and emerging retail study evidence update; and
- 08 December 2025, 4:30pm to 5:15pm – Topic: Townscape, Draft Areas of Townscape Character (ATC).

Draft agendas, relevant papers and meeting details were to be issued to Members in due course. Further topic-led workshops tbc.

- (c) Local Development Plan, Public Consultation on Supplementary Planning Guidance, Affordable Housing

Members were reminded that the Council made a commitment in the Plan Strategy to prepare Supplementary Planning Guidance (SPG) to support the implementation of the LDP. As agreed at the July Planning Committee meeting, the Council published a SPG on Affordable Housing for an 8-week period of public consultation (from 11 August to 6 October 2025). Members were advised that five (5) responses were received, and the Forward Planning team were reviewing these, upon which a summary of responses would be presented to Members in due course, and final version presented to Members for agreement.

- (d) Call for Sites, Employment and Housing Land

Members were reminded that agreement in principle was sought, and agreed, at the April and May 2025 Planning Committee for a Call for Sites (CFS) for employment lands, and at the August 2025 Planning Committee, it was agreed that Members were given a detailed update on the Council's Evidence base in relation to housing. As such a briefing session had been held and it was proposed to launch a CFS exercise for employment and housing lands on our website in November 2025 for a period of twelve (12) weeks. In advance of this, Officers would undertake information sessions on the call for sites as part of the timing of the launch of the Local Policies plan.

3. Previous Decision of Council

September 2025, Local Development Plan Timetable/Section 14 Amendment to the Plan Strategy, Housing Assessment emerging studies, Members LDO workshops – agreed.

August 2025 – Draft Local Policies Plan, formal public 'launch', targeted Call for Sites (housing) – agreed and once SCI agreed by DFI that it is published.

July 2025 – Draft Supplementary Planning Guidance for public consultation, Affordable Housing – agreed.

May and April 2025 – Targeted Call for Sites (employment) – agreed.

4. Financial Position/Implication

None.

Proposed by Councillor Bennington

Seconded by Councillor Flanagan and agreed that

the report be noted and that the updated Plan Timetable was agreed for publication.

ACTION BY: Simon Thompson, Local Development Plan and Enforcement Manager

3.20 ANY OTHER RELEVANT BUSINESS

A Member requested that a supplementary response be added to Council's response to the Department for Infrastructure, Consultation on Review of Planning Fees (Item 3.17) with regard to the potential to introduce a fee structure for retrospective planning permissions. All Members agreed they were content with this approach.

ACTION BY: Kathryn Bradley, Economic Development and Planning Business Support Manager

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Cosgrove

Seconded by Alderman Boyle and agreed that

the following Committee business be taken In Confidence.

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

PART TWO OTHER PLANNING MATTERS – IN CONFIDENCE

Councillor Cushinan declared an interest in Item 3.21

ITEM 3.21

LA03/2022/0430/F SITE VISIT RELATING TO THE EXTENSION OF EXISTING QUARRY KNOWN AS BOYDS QUARRY, MALLUSK - IN CONFIDENCE

1. Purpose

The purpose of this report was to advise Members that a blasting operation would take place at the existing Boyd's Quarry site on the [REDACTED]

2. Introduction/Background

Planning application Ref: LA03/2022/0430/F sought permission for the south-westerly lateral expansion to the existing quarry known as Boyd's Quarry in Mallusk consisting of a phased extraction and full restoration.

The application represents the single biggest planning application for mineral extraction currently under consideration by the Council. The application is accompanied by an Environmental Statement and a wide range of consultations had taken place to assess the likely impacts arising from the development.

A pre-determination hearing was held for this application on the 25th June 2025 which included representations from statutory consultees, third parties, the applicant and their consultants. The issue of vibration and property damage as a result of blasting at the existing quarry was raised as a key concern by third parties. The Members at the pre-determination hearing expressed an interest in being present at a third party's property during a blasting operation so that they could experience the issues expressed by third parties.

The applicant had indicated that a blasting operation will take place on the [REDACTED]

The site inspection would take place [REDACTED] so that Members' would experience first-hand how a blasting operation may or may not affect residential amenity. On the day of the site inspection a more accurate time and exact location would be provided and Members would be contacted in advance of this matter and the necessary arrangements made.

Proposed by Councillor Foster
Seconded by Councillor Archibald-Brown that

a site visit for Members be arranged [REDACTED] for the purposes of experiencing blasting operations at Boyd's Quarry as requested by Members at the pre-determination meeting.

ACTION BY: Barry Diamond, Head of Planning Development Management

PART TWO OTHER PLANNING MATTERS – IN CONFIDENCE

ITEM 3.22

P/FP/LDP/2 THE DEPARTMENT FOR INFRASTRUCTURE, EASTERN TRANSPORT PLAN (ETP), MEETING WITH TRANSPORT PLANNING AND MODELLING UNIT UPDATE - IN CONFIDENCE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

the report be noted.

NO ACTION

The Chair advised that Item 3.23 would be taken at this point of the meeting.

ITEM 3.23

G-LEG-3-Gen LEGAL UPDATE REPORT - IN CONFIDENCE

1. Purpose

The purpose of this report was to provide a legal update in relation to the Planning Appeals Commission (PAC).

[REDACTED]

Proposed by Councillor Cosgrove
Seconded by Councillor Flanagan

that the report be noted.

NO ACTION

PART ONE DECISIONS ON ENFORCEMENT – IN CONFIDENCE

ITEM 3.24 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

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

Proposed by Councillor Flanagan
Seconded by Councillor Archibald-Brown 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: Rosemary Oates, Planning Assistant

ITEM 3.25 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

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

Proposed by Councillor Flanagan
Seconded by Alderman Boyle 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: Rosemary Oates, Planning Assistant

ITEM 3.26 IN CONFIDENCE ENFORCEMENT CASE: [REDACTED]

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

Proposed by Councillor Flanagan
Seconded by Councillor Bennington 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: Rosemary Oates, Planning Assistant

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

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

any remaining Committee business be conducted in Open Session.

The Chairperson advised that the audio recording would recommence.

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

MAYOR

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