



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 16 SEPTEMBER 2019 AT 6.00 PM**

- In the Chair** : Alderman P Brett
- Committee Members Present** : Aldermen – F Agnew, T Campbell, and T Hogg
Councillors – J Archibald, H Cushinan, R Lynch, R Kinnear, M Magill, R Swann and B Webb
- Non-Committee Members Present** : Alderman - T Burns
Councillor - A Logue
Councillor - A Bennington
- In Attendance** : David McLorinan – Public Speaker
Christopher Lagan – Public Speaker
Peter Morgan – Public Speaker
Ivan McClean – Public Speaker
Raymond Collins – Public Speaker
Paula de Meulemeester – Public Speaker
Christopher Daye – Public Speaker
Raymond Mairs – Public Speaker
- Officers Present** : Deputy Chief Executive - M McAlister
Legal Services Officer – E Keenan
Head of Planning – J Linden
Principal Planning Officer - B Diamond
Senior Planning Officer – J McKendry
ICT Change Officer – A Cole
ICT Helpdesk Officer – J Wilson
Member Services Officer - S Boyd

CHAIRPERSON'S REMARKS

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

The Chairperson reminded Members, in line with current operational procedures for the Committee, that the meeting would commence at 6.00 pm to consider Part One Agenda Items, any matters which need to be considered in confidence as well

as any other pre-notified business arising, and that consideration of Planning Applications would commence at 6.30 pm.

The Legal Services Officer, Elaine Keenan, 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

Councillor - S Flanagan
Chief Executive – J Dixon
Borough Lawyer & Head of Legal Services – P Casey

2 DECLARATIONS OF INTEREST

None

PART ONE GENERAL PLANNING MATTERS

ITEM 3.1

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

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

Proposed by Alderman Hogg
Seconded by Councillor Webb and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.2

P/FP/LDP/1 DEFINITION OF AFFORDABLE HOUSING – DEPARTMENT FOR COMMUNITIES CONSULTATION PAPER

The Department for Communities (DfC) had recently published a consultation paper on the definition of 'Affordable Housing' (circulated). DfC had reached a number of preliminary conclusions, which had informed the decision to propose an updated overarching definition for affordable housing in Northern Ireland.

The consultation period was to close on 13th September 2019 and sought views on a proposed revised definition of affordable housing for Northern Ireland. DfC had been advised by Officers that comments from the Council could not be submitted until after the Council meeting at the end of the month.

The current definition of affordable housing is identified in the Strategic Planning Policy Statement for Northern Ireland (DoE 2015) as:

'Affordable Housing relates to social rented housing and intermediate housing....', where 'intermediate housing' is defined as, 'shared ownership housing provided through a Registered Housing Association'.

The updated definition proposed by DfC sought to broaden the scope of affordable housing and add flexibility, primarily by expanding the definition of 'intermediate housing' to take into account the needs of a wider range of groups. The current definition only allows for the 'shared ownership housing' product, which traditionally targeted first time buyers only.

In its consultation DfC proposed the following updated definition, *'Affordable housing is housing provided for sale or rent outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or, alternatively, there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.'*

The Department identified a number of affordable housing models which could be utilised within a wider definition of affordable housing, comprising 'social rented', 'shared ownership', 'rent to buy or rent to own', 'shared equity', 'discounted market sales housing' and 'affordable rent products'. The Department had also identified 'Low Cost Housing without Subsidy' as a possible model, which is used in England and Scotland. It is defined as *'housing that priced at or below the average house price for the council area, as reported by LPS Northern House Price Index Report and which is provided without any Government funding and offered for outright sale.'*

The Department anticipated that the revised definition broadens the focus of affordable housing and would help to target groups beyond those currently catered for, such as 'active older people', 'people with disabilities' and 'lower income households' and those who do not have sufficient points to register for social rented housing.

The Department was also keen to hear the views of respondents on whether housing should be retained as affordable following Government investment, for example where households have availed of 'discount market housing' (where a property is purchased at lower than market value) and the possible mechanisms to achieve this.

Proposed by Councillor Webb

Seconded by Councillor Magill and unanimously agreed that

a request be made to DfC to extend the closing date of the consultation period and that Members respond on an individual or Party basis.

ACTION BY: John Linden, Head of Planning

ITEM 3.3

REF NUMBER P/FP/LDP/85 – COASTAL FORUM & COASTAL FORUM WORKING GROUPS

Coastal Forum

Members were reminded that the Council was invited to attend a newly formed Coastal Forum chaired by the Department of Agriculture, Environment and Rural Affairs (DAERA) and the Department of Infrastructure (DfI).

The Forum provides an opportunity for stakeholder engagement on coastal management issues including coastal ownership and maintenance of sea walls, coastal change and erosion.

A copy of the minutes of the Coastal Forum meeting held on 2 May 2019 was circulated for information.

A number of action points were agreed at the Coastal Forum. This included the setting up of a number of other working groups to which relevant Councils were invited to attend. Details are set out below.

Coastal Forum Working Group

A key action point from the Coastal Forum was the setting up of a Coastal Forum Working Group involving representatives from Central Government, Local Government and the National Trust to take forward actions from the Coastal Forum and to develop a draft work programme for consideration by the Coastal Forum to maintain momentum.

The first meeting of the Coastal Forum Working Group took place on 28 August 2019 hosted by DfI in Clarence Court, Belfast to discuss the establishment and work of the group. DAERA/DfI are in the process of preparing a draft Terms of Reference and Work Programme for consideration by the Coastal Forum Working Group and the Coastal Forum. A copy of the draft minutes of the Working Group meeting was circulated for information.

Local Development Plan Coastal Focus Group

A key issue that arose at the Coastal Forum was the need for Councils to receive advice in relation to coastal management issues in the preparation of Local Development Plans. It was agreed that any policy direction would be a matter for Ministers but as an interim measure to assist Councils, the Coastal Forum recommended the development "Best Practice Guidance" for consideration by Councils and the establishment of an LDP Coastal Focus Group.

The first meeting of the LDP Coastal Focus Group took place on 14 August 2019, hosted by Newry, Mourne and Down District Council and attended by representatives from DAERA, DfI, and Geological Survey for Northern Ireland (GSNI), the National Trust and Local Development Planning Officers from other coastal Councils in Northern Ireland.

At this meeting DAERA/DfI tabled an early working draft document entitled 'Coastal Forum – draft Best Practice Guidance to Facilitate Coastal Decisions' and comments are sought by 27 September 2019. The document sets out guidance in relation to the determination of planning applications and the preparation of Local Development Plans. As the document is an early draft, it is intended that Officers reply with initial comments and points of clarification, particularly on the relationship of the guidance to the Strategic Planning Policy Statement and published draft Plan Strategies.

Proposed by Alderman Hogg

Seconded by Councillor Archibald and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.4

P/FP/LDP/97 LOCAL DEVELOPMENT PLAN: DEPARTMENT FOR INFRASTRUCTURE TRANSPORT PLAN UPDATE

Members were reminded that the Department for Infrastructure (DfI) is preparing a number of transport plans, including the Belfast Metropolitan Transport Plan which incorporates the Council area. The Council is represented on the Belfast Metropolitan Transport Plan Project Board which has met several times during 2019.

Unfortunately DfI had been unable to progress work on any Transport Plans for the Borough based on the initial proposal that a Transport Strategy be published alongside the LDP Plan Strategy and a Transport Plan be published alongside the LDP Local Policies Plan. The Department now intends to release a Transport Study evidence base at the LDP Plan Strategy Stage and continue to work towards having a Transport Strategy and Local Transport Plan available at the LDP Local Policies Plan stage. To this end the Department has forwarded a working draft Local Transport Study for Antrim, Ballyclare, Crumlin and Randalstown and a working draft Belfast Metropolitan Transport Study to Council Officers for initial comment and Officers are continuing to work with Officials from DfI as these studies emerge.

In recognition of the change of approach taken by DfI the Department's Permanent Secretary, Katrina Godfrey, had recently written to all Councils (circulated) to clarify the position regarding Transport Plans as well as a number of other issues raised by Councils. In relation to the working draft studies now provided to the Council for comment, Officers had raised a number of points of clarification for DfI to consider before final versions are circulated to the relevant Councils for formal comment.

Proposed by Councillor Webb

Seconded by Alderman Hogg and unanimously agreed that

the report be noted.

NO ACTION

4. ANY OTHER BUSINESS

Councillor Webb made reference to and welcomed the Site Visit report which had been circulated in advance of the meeting and asked for clarification as to whether this would continue to be circulated. The Head of Planning, John Linden confirmed that this report would be circulated prior to the Planning Committee Meetings.

The Chairperson advised that there would be a short interval, with the remainder of Committee business resuming at 6.30 pm.

Meeting reconvened at 6.30pm

CHAIRPERSON'S REMARKS

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

The Chairperson advised Members that additional information relating to Item 3.6 was available on the Planning Portal. An Addendum report for Item 3.12 had been circulated to Members along with an updated Speakers list with hard copies being made available in the Chamber, and that Item 3.7 had been withdrawn by Officers and Item 3.8 had been withdrawn by the applicants.

The Legal Services Officer, Elaine Keenan, 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

Councillor - S Flanagan
Chief Executive – J Dixon
Borough Lawyer & Head of Legal Services – P Casey

2 DECLARATIONS OF INTEREST

None

PART TWO PLANNING APPLICATIONS

ITEM 3.5 APPLICATION NO: LA03/2018/1096/F

PROPOSAL:	Treatment facility for the depollution of End of Life Vehicles (Variation of condition 2 of Planning Approval Ref: U/2008/0540/F to allow for acceptance of additional waste types at the facility.)
SITE/LOCATION:	50 Trench Road, Mallusk, Newtownabbey, BT36 4TY
APPLICANT:	McKinstry Metal Recycling Ltd

Johanne McKendry, Senior Planning Officer, introduced the Planning Report and brought to the attention of the Committee a minor error within the report, providing clarification that a condition had been attached to the approval granted under Application reference LA03/2017/0072/F, for an acoustic barrier which was now in place and made a recommendation to grant planning permission.

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

Councillor Anne Marie Logue
David McLorinan

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the application be deferred for a period of one month to provide the opportunity for a voluntary consultation by the applicant with Objectors, and that Officers bring back more details of the current enforcement investigation at the site when the application is presented for reconsideration.

ACTION BY: John Linden, Head of Planning

ITEM 3.6 APPLICATION NO: LA03/2019/0384/F

PROPOSAL:	Proposed construction of 5 no. houses and associated car parking
SITE/LOCATION:	Site to rear of 24 and 26 Carnmoney Road, Glengormley
APPLICANT:	Peter Byrne

Johanne McKendry, 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 –

Christopher Lagan
Peter Morgan

Proposed by Alderman Campbell
Seconded by Councillor Swann and unanimously agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development represents an overdevelopment of the site as:
(a) it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout, scale and amount of hard standing;
(b) the layout will have an adverse impact on the amenity of existing residents.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7 'Quality Residential Environments', in that insufficient evidence has been received to demonstrate that there will be no unacceptable adverse effects on the proposed properties in terms of noise and odour from the adjacent premises.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.**

ACTION BY: John Linden, Head of Planning

ITEM 3.7 APPLICATION NO: LA03/2018/0785/F

PROPOSAL:	5 no. detached dwellings and associated access road
SITE/LOCATION:	Plots 13-17 Moylinney Mill, Nursery Park, Muckamore, Antrim
APPLICANT:	Orrson Homes Ltd

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

NO ACTION

ITEM 3.8 APPLICATION NO: LA03/2019/0016/F

PROPOSAL:	12no. apartments in 2no. three storey buildings, with associated parking and access road.
SITE/LOCATION:	Lands at Moylinney Mill, Nursery Park, Muckamore, Antrim
APPLICANT:	Orrson Homes Ltd

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

NO ACTION

ITEM 3.9 APPLICATION NO: LA03/2018/1059/O

PROPOSAL:	Site of Dwelling & Garage
SITE/LOCATION:	Between 20A & 26 Kilmakee Road, Templepatrick, BT39 0EP
APPLICANT:	Mr & Mrs Ivor McMeekin

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

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

Ivan McClean

Proposed by Alderman Campbell
Seconded by Alderman Hogg

that outline planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development:**
 - (a) would result in a pattern of development that would not respect the layout of the existing residential dwellings;**
 - (b) would not result in a quality residential environment given the poor outlook for the existing residential dwellings;**
 - (c) would be impacted through overlooking from existing dwellings.**

On the proposal being put to the meeting 10 Members voted in favour, 0 against and 1 abstention.

ACTION BY: John Linden, Head of Planning

ITEM 3.10 APPLICATION NO: LA03/2018/1138/F

PROPOSAL:	Proposed rounding off to Glenoak Grange Meadows to include 1 detached dwelling and a pair of attached dwellings.
SITE/LOCATION:	Lands to the east of Glenoak Grange Meadows, Crumlin
APPLICANT:	Aqua Developments

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

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

Alderman Thomas Burns
Councillor Anne Marie Logue
Raymond Collins
Christopher Daye
Paula de Meulemeester
Raymond Mairs

Proposed by Alderman Agnew
Seconded by Alderman Hogg

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

On the proposal being put to the meeting 5 Members voted in favour, 6 against and 0 abstentions, and it was declared not carried.

A further proposal was then put to the meeting.

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

On the proposal being put to the meeting 6 Members voted in favour, 5 against and 0 abstentions, it was agreed

In favour: Alderman – Campbell
Councillors – Cushinan, Kinnear, Magill, Lynch, Swann

Against: Aldermen – Agnew, Brett, Hogg
Councillors – Archibald, Webb

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

- (a) that the additional housing would result in overdevelopment onto the existing shared service road detrimental to road safety.**

ACTION BY: John Linden, Head of Planning

ITEM 3.11 APPLICATION NO: LA03/2019/0447/O

PROPOSAL: Site for 1 dwelling house
SITE/LOCATION: 60m SW of 2 Grovelea, Ballyhill lane, Nutts Corner, Crumlin
APPLICANT: D. W. McFarland

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

There were no public speakers to address this item.

Proposed by Alderman Hogg

Seconded by Councillor Archibald 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 Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it;**
 - (a) fails to meet with the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage; and**
 - (b) would result in the loss of an important visual break in the developed appearance of the locality.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the buildings would, if permitted, create a ribbon of development resulting in a suburban style of build up, thereby resulting in a detrimental change to and further eroding the rural character of the area.**

ACTION BY: John Linden, Head of Planning

ITEM 3.12 APPLICATION NO: LA03/2019/0552/F

PROPOSAL: Proposed Ground Floor Granny Flat

SITE/LOCATION: 19 Dairyland Road, Ballyclare

APPLICANT: Mr and Mrs Ken Snoddy

Barry Diamond, Principal Planning Officer, drew to the Committee's attention an Addendum report circulated in advance of the meeting on this item. He introduced the Planning Addendum Report and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Alderman Hogg

Seconded by Councillor Cushinan and unanimously agreed

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

ACTION BY: John Linden, Head of Planning

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 7.50 pm.

MAYOR