



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 18 SEPTEMBER 2023 AT 6.00 PM**

In the Chair	: Councillor R Foster	
Committee Members Present (In Person)	: Aldermen – T Campbell and S Ross Councillors – J Archibald-Brown, A Bennington, S Cosgrove, H Cushinan, R Kinnear and B Webb	
Committee Members Present (Remotely)	: Alderman M Magill Councillor S Flanagan	
Non-Committee Members Present (In Person)	: Councillor V McWilliam	
Public Speakers	: Chris Bryson David Mounstephen Paul Johnston Raymond Holbeach Stewart Beattie KC Clyde Shanks Gavyn Smyth Una Somerville Ross Reid Rachel Reid Damien Kearney	In Support (Agent, item 4.1) In Support (Consultant, item 4.2) In Support (Applicant, item 4.2) In Support (Agent, item 4.3) In Support (Consultant, item 4.5) In Support (Agent, item 4.5) In Support (Agent, item 4.5) In Support (Consultant, item 4.6) In Support (Applicant, item 4.7) In Support (Applicant, item 4.7) In Support (Agent, item 4.10)
Officers Present	: Deputy Chief Executive & Director of Economic Development and Planning - M McAlister Deputy Director of Planning & Building Control – S Mossman Council Lawyer – A McDowell Head of Planning Development Management – B Diamond Senior Planning Officer – J McKendry Senior Planning Officer – A Leathem Senior Planning Officer – A Wilson ICT Systems Support Officer – C Bell ICT Helpdesk Officer – D Mason Member Services Officer – C McIntyre	

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 that Addendum reports relating to Items 4.5, 4.6 and 4.7 had been uploaded to the Council website, and the Site Visit report, along with an updated speakers' list which had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

The Council Lawyer 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 AM Logue
Borough Lawyer & Head of Legal Services – P Casey

2 DECLARATIONS OF INTEREST

None

3 INTRODUCTION OF NEW STAFF

Senior Planning Officer (Majors) – Alicia Leathem
Senior Planning Officer (Others) – Ashleigh Wilson
Senior Planning Officer (Residential) – Johanne McKendry
Planning Officer (Residential) – Gareth McShane
Planning Assistant (Residential) – Harry Russell
Planning Assistant (Residential) – Eleanor McCann
GIS Officer (Plan) – Andrea Richardson
Planning Officer (Enforcement) – Glenn Kelly
Acting Planning Admin Business Support Supervisors – Jennifer Geraghty & Nicola Boomer

PART ONE PLANNING APPLICATIONS

ITEM 4.1 APPLICATION NO: LA03/2019/0510/O

PROPOSAL:	Residential-led masterplan with an average density of 15 units/ha (c. 300 units); local community and neighbourhood facilities (including local commercial/retail units, a community hub, children's playground and medical/fitness facilities); new access roads and associated infrastructure and ancillary works.
SITE/LOCATION:	Former Craighill Quarry site, lands to the north of Ballycorr Road and to the south of the Ballyeaston Road, Ballyclare
APPLICANT:	Craighill Developments Ltd.

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

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

Chris Bryson

In support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Webb that outline planning permission be granted.

On the proposal being put to the meeting 7 Members voted in favour, 2 against and 2 abstentions and it was agreed

that outline 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 4.2 APPLICATION NO: LA03/2023/0279/F

PROPOSAL: Demolition of existing boxing club and construction of The Box - Community Wellbeing Hub - comprising boxing club, gymnasium, classrooms and training rooms, music and dance studio, climbing zone, four social enterprise units, training kitchen, coffee dock and ancillary accommodation (including changing rooms, storage, staff offices) - and associated access, parking and landscaping.

SITE/LOCATION: Monkstown Boxing Club and lands to the rear, Cashel Drive, Newtownabbey, BT37 0EY

APPLICANT: Monkstown Boxing Club

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 Mounstephen
Paul Johnston

In Support/Consultant
In Support/Applicant

Proposed by Councillor Webb

Seconded by Councillor Cosgrove 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 Webb left the Chamber and returned to the meeting remotely from the Members' Room.

ITEM 4.3 APPLICATION NO: LA03/2023/0235/F

PROPOSAL:	Public realm improvements comprising the resurfacing of existing footpaths and spaces and new roadside kerbs; new/replacement tree planting and soft landscape; new/replacement feature lighting; new/replacement railings and walls; new/replacement street furniture and realignment of pedestrian crossings and parking areas
SITE/LOCATION:	Lands adjacent to 242-382 Antrim Road, 1-29 & 2-36 Ballyclare Road, the Lilian Bland Community Park, 2-6 Hightown Road, 2-4 & 1-17 Farmley Road, 1-3 Carnmoney Road, 170-178 & 167 Church Road, Farrier Court, 1 Glenwell Road, 1-3 Church Way and the Tramway Centre, Glengormley.
APPLICANT:	Antrim & Newtownabbey Borough Council

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

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

Raymond Holbeach

In Support/Agent

Proposed by Councillor Flanagan

Seconded by Alderman Campbell 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

Alderman Magill left the meeting remotely during item 4.4.

ITEM 4.4 APPLICATION NO: LA03/2023/0285/F

PROPOSAL:	Proposed hotel development comprising 81 bedrooms, food and beverage offer, associated car parking spaces. New site access. Landscaping and all associated site and access works. (Renewal of LA03/2018/0006/F).
------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SITE/LOCATION: Lands situated at the junction of Ballyrobin Road and Antrim Road and 120m east of Hillhead Farm, 6 Antrim Road, Crumlin, Co. Antrim.

APPLICANT: JH Turkington & Sons

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

No public speakers addressed this item.

Proposed by Councillor Cosgrove

Seconded by Councillor Flanagan that planning permission be granted.

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

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

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

Alderman Ross left and returned to the meeting during item 4.5 and was therefore unable to vote.

ITEM 4.5 APPLICATION NO: LA03/2022/0128/F

PROPOSAL: 5no. residential units (3No.detached and 2No. semi-detached dwellings) and relocation of approved access to the Ballyclare Relief Road (99m south of approved position under U/2006/0377/O and LA03/2018/1011/RM) and relocation of right-turning lane, associated service road and landscaping.

SITE/LOCATION: Lands 52 metres east and 57 metres northeast of 150 Doagh Road, Ballyclare

APPLICANT: Ballyclare Developments Ltd

Ashleigh Wilson, Senior Planning Officer, introduced the Planning Report, and associated addendum 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 –

Stewart Beattie KC
Clyde Shanks
Gavyn Smyth

In Support/Consultant
In Support/Agent
In Support/Agent

Proposed by Councillor Foster

Seconded by Alderman Campbell that planning permission be refused.

On the proposal being put to the meeting 5 Members voted in favour, 4 against and 0 abstentions and it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy OS 1 of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' in that the proposed development will result in the unacceptable loss of open space and it has not been demonstrated that the redevelopment will bring substantial community benefits that outweigh the loss of the open space, and the proposed development will adversely impact on the environmental quality of the area.**
- 2. 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, in that the proposed development does not respect the surrounding context and is inappropriate to the character and topography of the site in terms of layout of buildings, design and expansive use of hard boundary structures.**
- 3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD2 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments in that it has not been demonstrated that the proposal would not result in unsatisfactory piecemeal development.**

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

Councillor Cushinan left and returned to the meeting during item 4.6 and was therefore unable to vote.

ITEM 4.6 APPLICATION NO: LA03/2023/0179/F

PROPOSAL:	Erection of 1 no. detached two storey dwelling and associated siteworks
SITE/LOCATION:	20 metres south of 21 Abbeyville Place, Newtownabbey, BT37 0AQ
APPLICANT:	Gillian Boylan

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

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

Una Somerville

In Support/Consultant

Proposed by Alderman Campbell

Seconded by Councillor Archibald-Brown that planning permission be refused.

On the proposal being put to the meeting 6 Members voted in favour, 1 against and 2 abstentions and it was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not respect the surrounding context and would result in a cramped form of development resulting in overdevelopment of the site, that is not in keeping with the overall character and environmental quality of this established residential area.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that, if approved, the proposal would have an unacceptable adverse effect on existing properties in terms of dominance.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated that there is a satisfactory means of dealing with sewage associated with the development.**

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

Councillor Kinnear left and returned to the meeting during item 4.7 and was therefore unable to vote.

Councillor Flanagan left the meeting remotely during item 4.7.

ITEM 4.7 APPLICATION NO: LA03/2023/0405/F

PROPOSAL:	Alteration and extension to dwelling to include raised platform to rear
SITE/LOCATION:	42 Meadowbank, Newtownabbey, Co. Antrim, BT37 0UP
APPLICANT:	Ross Reid

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

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

Ross Reid
Rachel Reid

In Support/Applicant
In Support/Applicant

Proposed by Alderman Campbell
Seconded by Alderman Ross that the application be deferred.

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

that the application be deferred to provide a 2 week period to allow further details to be submitted by the applicant and to be brought back to Committee within a reasonable period of time thereafter.

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

Alderman Campbell left the meeting and was therefore unable to vote on items 4.8 to 4.20.

ITEM 4.8 APPLICATION NO: LA03/2023/0426/F

PROPOSAL:	Replacement Dwelling
SITE/LOCATION:	Lands 35m SW of 20 Umgall Road, Nutts Corner, Crumlin, BT29 4UJ
APPLICANT:	Mr Warren McBride

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

There were no public speakers to address this Item.

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

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

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and 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 and it fails to meet the provisions for a replacement dwelling in accordance with Policy CTY 3 of PPS 21 as the building to be replaced does not exhibit the essential characteristics of a dwelling, and the replacement dwelling would have a visual impact significantly greater than the existing building to be replaced.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21 'Sustainable Development in the Countryside', in that the site lacks a suitable degree of**

enclosure and relies on new landscaping for integration and the design of the replacement building would be a prominent feature within the landscape, and is inappropriate for the site and its locality.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21 'Sustainable Development in the Countryside', in that it would result in a suburban style build-up of development when viewed with existing and approved buildings and will result in a detrimental change to, and erode, the rural character of the countryside.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies BH2 and BH3 of Planning Policy Statement 6, Planning, Archaeology and the Built Environment, in that it has not been demonstrated that the proposal will not have an adverse impact on an archaeological site.

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

Councillor Cosgrove left and returned to the meeting during item 4.9 and was therefore unable to vote.

ITEM 4.9 APPLICATION NO: LA03/2022/0415/F

PROPOSAL:	Retention with alterations of building for storing gardening and fishing equipment, including using the building for bird-watching
SITE/LOCATION:	190m west of 11 Ballyginniff Road on shore of Lough Neagh south of Northstone sand dredging site, Loughview Road, Crumlin
APPLICANT:	Noel McKenna

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 Ross

Seconded by Councillor Bennington that planning permission be refused.

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

that planning permission be refused for the following reasons:

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement (SPPS) 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.

2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement (SSPS) and Policy FLD 1 of Planning Policy Statement 15 Planning and Flood Risk, in that the development is located within the 1 in 100 year fluvial floodplain and does not constitute an exception to the policy.

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

ITEM 4.10 APPLICATION NO: LA03/2023/0486/F

PROPOSAL:	Extension to curtilage and domestic storage building
SITE/LOCATION:	Approx 100m southeast of 38a Ballyhill Lane, Crumlin, BT29 4YP
APPLICANT:	Eddie Connolly

Ashleigh Wilson, 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 –

Damien Kearney

In Support/Agent

Proposed by Councillor Bennington

Seconded by Councillor Archibald-Brown that planning permission be refused.

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

that planning permission be refused for the following reasons:

1. The proposal is contrary to the policy provisions contained in 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 provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would appear a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the design of the building is inappropriate for the site and locality; the proposal fails to blend with the existing landform; the proposal does not respect the traditional pattern of settlement exhibited in the area.
3. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy EXT1 of the Addendum to Planning Policy Statement 7 in that the scale, massing design and external materials of the proposed storage building is not subordinate to the existing dwelling and would be out of character with the surrounding area.

4. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of PPS 15 Planning and Flood Risk in that it has not been demonstrated that a satisfactory means of drainage associated with the development has been achieved that would not increase the risk of flooding elsewhere.**

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

PART TWO OTHER PLANNING MATTERS

ITEM 4.11

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during August 2023 under delegated powers was circulated for Members' information.

No Planning Appeal decisions were received from the Planning Appeals Commission during August 2023.

Proposed by Councillor Bennington
Seconded by Councillor Cosgrove and agreed that

the report be noted.

NO ACTION

ITEM 4.12

P/FP/LDP/95 DEPARTMENT FOR INFRASTRUCTURE (DFI) CORRESPONDENCE – THE STRATEGIC PLANNING POLICY STATEMENT (SPPS) AND CLIMATE CHANGE

Correspondence from Julie Thompson, Deputy Secretary for DfI to all Heads of Planning regarding the SPPS and Climate Change was circulated for Member's information.

Firstly, Ms Thompson, reminded all Councils of the Department for Agriculture, Environment and Rural Affairs (DAERA) consultation regarding Northern Ireland's 2030 and 2040 Emissions Reduction Targets and First Three Carbon Budgets and sought views on the Climate Change Committee Advice Report. This consultation could be accessed via <https://www.daera-ni.gov.uk/consultations/carbonbudget>.

Secondly, Ms Thompson advised that the legislation would require the Department to put in place a transport sectoral plan and an infrastructure sectoral plan for combatting climate change. The infrastructure sectoral plan must include policies and proposals for planning and construction, while the transport sectoral plan must include policies and proposals for public and private transport. In addition, significant cross public sector collaboration would be required to put in place the mechanisms to ensure delivery.

Thirdly, Ms Thompson advised that the planning system had played a key role in the process and indicated that the Department would soon bring forward a Call for Evidence on a potential focused review of the SPPS on the issue of Climate Change. Stakeholder engagement would also take place in the autumn. Information gathered would be taken into account to inform a review of the SPPS and the options for it.

Further information would be provided when the Call for Evidence exercise had been formally issued and Ms Thompson advised Councils that they may wish to consider how their organisation could provide support and feedback as part of the process.

Proposed by Councillor Bennington
Seconded by Councillor Cosgrove and agreed that

the report be noted.

NO ACTION

ITEM 4.13

P/FP/LDP1 LOCAL DEVELOPMENT PLAN UPDATE

Adoption of Plan Strategy

Members were reminded that the Planning Appeals Commission (PAC) Report into the Independent Examination (IE Report) of the Local Development Plan Draft Plan Strategy, had not yet been forwarded to the Department for Infrastructure (DfI) for its consideration. Members were further reminded that the PAC previously advised in the closing notes of the Independent Examination that they hoped to deliver the IE Report to DfI by the end of January 2023.

Given this delay, the Chief Executive wrote to Julie Harrison, Permanent Secretary DfI on 14 February 2023, requesting that the IE Report should be shared with the Council, directly upon its receipt by DfI.

On 27 February 2023 the Chief Executive received a response from DfI indicating that whilst the IE Report would be considered expeditiously by Officers in DfI, the range of potentially complex issues and recommendations meant that the Report would not be shared until DfI completes its consideration. The exception to this being a 2-week period immediately prior to publication of the Report, to allow the Council the opportunity to complete a fact checking exercise. It was envisaged that the DfI consideration of the Report would take around 12 weeks to complete.

Members were advised that the very unfortunate further delay to the release of the IE Report was having a significant ongoing negative impact upon the ability of the Planning Section to plan for the various LDP workstreams, as well as financial and resource implications for the Council. The Council was also coming under increased scrutiny from members of the public and development industry alike, due to its inability to update its LDP Timetable as a result of the significant delay in the process.

It was therefore recommended that the Chairman of the Planning Committee writes to the DfI Permanent Secretary to outline the ongoing issues around the very unfortunate delay in the process, and again call for the sharing of the IE Report with the Council directly upon its receipt by DfI.

Local Development Plan Procurement

Members were reminded that at the August Planning Committee, an item was presented which outlined some of the key work areas involved in the preparation of the evidence base to support the forthcoming Local Policies Plan (LPP).

In order to progress the background work on the LPP in a timely fashion, whilst at the same preparing for the adoption of the Plan Strategy which it was hoped to take place in the final quarter of 23-24 year, agreement was being sought in principle to launch a procurement exercise to engage professional consultants to develop an evidence base in support of the LPP.

As Members were aware the new LDP process was heavily evidence driven and now includes various legislative tests including the requirement for the LPP to be consistent with the Plan Strategy and to take account of the Regional Development Strategy, the Strategic Planning Policy Statement and the Council's Community Plan. These tests would help determine whether the Plan was 'Sound' through the Independent Examination process. The decisions which the Council had made through its LPP would therefore require the development of a robust evidence base.

Two of these work areas involve the development of an evidence base in relation to the topic of 'Homes' and 'Employment'. This evidence would provide the background for engagement with Elected Members and ultimately support key decisions in relation to the zoning of land for housing and employment purposes in the LPP and also the publication of Supplementary Planning Guidance. The evidence base would ultimately be presented in support of the LPP at Independent Examination.

It was anticipated that these two work areas were likely to be the most scrutinised topics in the LPP and therefore it was essential that a robust evidence base was prepared.

Members expressed concerns over the current contamination issues associated with Lough Neagh.

Proposed by Councillor Webb

Seconded by Councillor Cushinan and agreed that

- (a) the Chairman of the Planning Committee writes to DfI regarding the release of the IE Report immediately upon its receipt by DfI;**
- (b) the procurement exercise associated with the Home and Employment work streams be progressed;**
- (c) the Chairman of the Planning Committee writes to responsible Departments for Lough Neagh, and liaises with the Lough Neagh Partnership, regarding a joint approach to addressing the current contamination issues; and**

(d) the NILGA representative, Councillor Webb, raise the issue of contamination in Lough Neagh at a forthcoming meeting of the Association.

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

ITEM 4.14

P/FP/LDP/118 DEPARTMENT FOR INFRASTRUCTURE (DfI) BELFAST METROPOLITAN TRANSPORT PLAN (BMTP) 2035 UPDATE

Sian Kerr, the Director of DfI Transport Planning and Policy Directorate, had written to all stakeholders on 1 September 2023 (circulated), providing an update on the progress of the Belfast Metropolitan Transport Plan (BMTP) 2035.

Members were reminded that the plan would set the framework for making transport policy and investment decisions up until 2035, in five Council areas and would also support the preparation of the Local Development Plans in these areas.

The correspondence advised that following stakeholder feedback, the DfI Permanent Secretary had taken the decision to rename the BMTP, to the Eastern Transport Plan (ETP). Furthermore, the ETP was formally launched on 4 September 2023 for an 8-week period of public engagement, which would close on 30 October 2023.

The ETP document could be accessed on the DfI website at <https://www.infrastructure-ni.gov.uk/articles/eastern-transport-plan-etp-2035> and the engagement survey accessed at <https://consultations2.nidirect.gov.uk/dfi-1/eastern-transport-plan-consultation/>.

Members' instructions were requested.

Proposed by Councillor Foster

Seconded by Councillor Bennington and agreed that

Members respond on an individual or party political basis.

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

ITEM 4.15

P/FP/LDP/001 DEPARTMENT FOR INFRASTRUCTURE (DFI) CORRESPONDENCE – REVIEW OF THE PLANNING (LOCAL DEVELOPMENT PLAN) REGULATIONS (NORTHERN IRELAND) 2015

Alistair Beggs, the Chief Planner DfI, had written to all Council Chief Executives on 1 September 2023, regarding a Review of the Local Development Plan Regulations (circulated).

Members were reminded that a key part of the Planning Improvement Programme, which was agreed by local and central government, encompassed potential

regulatory and legislative changes which would improve the functioning of the planning system across Northern Ireland.

One of these key actions related to a review of the Planning (Local Development Plan) Regulations (NI) 2015. These regulations concerned the legislative requirements for the Local Development Plan process, including consultation; plan timetables; publicity and notification; and the submission of documentation.

DFI had now invited Councils to share their experiences of the functioning of the current legislation and make recommendations for those changes which they consider can improve the legislation.

It was proposed that Officers respond to the DFI questionnaire (circulated) by the closing date of 27 October 2023; a copy of the response would be shared at the October 2023 Planning Committee meeting.

Proposed by Councillor Cosgrove

Seconded by Councillor Archibald-Brown and agreed that

the report be noted and that Officers prepare a response to issue.

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

ITEM 4.16

P/PLAN/1 BUILDING CONTROL REPORTS

Members were reminded that the Building Control section now operated as part of the Economic Development and Planning department, reporting to Sharon Mossman as Deputy Director and in turn Majella McAlister as Director of the Department.

Previously Building Control reports were presented to the Operations Committee, however, to align with the new arrangements, Members were asked to consider whether going forward these reports would now be presented to Planning Committee as Part 2 business. Alternatively, they may be presented to another Committee, or directly to the monthly Council meeting.

Members' instructions were requested.

Proposed by Alderman Ross

Seconded by Councillor Archibald-Brown and agreed that

Building Control reports be presented through the monthly Council meeting.

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

ITEM 4.17

F/FP/1 DEPARTMENT OF AGRICULTURE, ENVIRONMENT AND RURAL AFFAIRS (DAERA) REGARDING PLANNING CONSULTATIONS UPDATE

Members were reminded that correspondence had been received from Mark Hammond, Head of Natural Environment Division Operations, Department of Agriculture, Environment and Rural Affairs (DAERA) in November 2021, regarding the backlog of its responses to planning consultation requests and the actions that it was taking to improve planning consultation response times; this correspondence was brought before a meeting of Full Council in November 2021.

The Chief Executive subsequently wrote to DAERA in January 2022 and subsequently met with Departmental officials to discuss the matter of planning consultations further.

As some time had now passed since the original meeting and no further updates on the DAERA position had been received by Council, it was recommended that the Chairman of the Planning Committee write to the DAERA Permanent Secretary to seek a meeting to discuss the current situation regarding planning consultations and response times.

Proposed by Councillor Foster

Seconded by Councillor Bennington and agreed that

the Chairman of the Planning Committee writes to the DAERA Permanent Secretary and requests a meeting.

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

ITEM 4.18

PT/CI/038 PERFORMANCE AND IMPROVEMENT PLAN 2023/24 - PERFORMANCE PROGRESS REPORT QUARTER 1 – PLANNING

Members were reminded that Part 12 of the Local Government Act (Northern Ireland) 2014 puts in place a framework to support the continuous improvement of Council services.

The Council's Corporate Performance and Improvement Plan 2023-24 was approved in June 2023. This set out a range of challenging performance targets, along with six identified improvement objectives and a number of Statutory Performance Targets.

A first quarter progress report for Planning and Building Services was circulated for Members' approval.

Proposed by Councillor Cosgrove

Seconded by Councillor Archibald-Brown and agreed that

the Corporate Performance and Improvement Plan 2023-24 Quarter 1 Progress Report for Planning be approved.

ACTION BY: Lesley Millar, Head of Organisation Development

Alderman Ross left the Chamber.

ITEM 4.19

FI/FIN/4 BUDGET REPORT – QUARTER 1 APRIL TO JUNE 2023

As agreed at the August Council meeting, quarterly budget reports would be presented to the relevant Committee or Working Group. All financial reports would be available to all Members.

The overall financial position of the Council had been presented to the Policy and Governance Committee. A budget report for Planning and Building Control for Quarter 1 – April to June 2023 was circulated for Members' information.

Proposed by Councillor Bennington
Seconded by Councillor Cosgrove and agreed that

the report be noted.

NO ACTION

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Councillor Bennington
Seconded by Councillor Cosgrove 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

ITEM 4.20

FI/PRO/TEN/516 IN CONFIDENCE PROVISION OF ECOLOGIST AND LANDSCAPING PLANNING CONSULTANTS CONTRACT PERIOD: 1 AUGUST 2023 – 30 APRIL 2024

Members were provided with details of the procurement process associated with the provision of the professional and specialist service of an Ecologist Planning Consultant (Lot 1).

The Planning section would review the approach to the project and determine the best route to market before proceeding further in relation to Lot 2.

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

having achieved the score of 100%, John Wann t/a Aulino Wann & Associates be appointed for Lot 1: Ecologist Planning Consultant for the contract period as detailed in the report and at the tendered rates.

ACTION BY: Melissa Kenning, Principal Procurement Officer &
Kathryn Bradley, Planning and Economic Development Business
Support Manager

Alderman Campbell returned to the meeting.

PART ONE DECISIONS ON ENFORCEMENT CASES – IN CONFIDENCE

ITEM 4.21

F/FP/LDP/30 IN CONFIDENCE DEPARTMENT FOR INFRASTRUCTURE (DfI) CORRESPONDENCE REGARDING TREE PRESERVATION ORDERS (TPOs)

The Enforcement Report made a recommendation that enforcement action be progressed in this case as outlined with the detail of this being delegated to appointed Officers.

Proposed by Councillor Bennington
Seconded by Councillor Cosgrove and agreed that

the Chairperson of the Planning Committee writes to DfI and requests a meeting.

ACTION BY: Steven McQuillan, Senior Enforcement Manager

Any Other Business

The Chairman encouraged Members to attend upcoming Site Visits.

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Archibald-Brown
Seconded by Councillor Bennington and 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, Officers and IT staff for their attendance and the meeting concluded at 9.25pm.

MAYOR