



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 18 FEBRUARY AT 6.30 PM**

- In the Chair** : Councillor H Cushinan
- Committee Members Present** : Aldermen – F Agnew, T Campbell, J Smyth and R Swann
Councillors - P Brett, D Hollis, S Ross and B Webb
- Non-Committee Members Present** : Councillors R Foster, J McGrath, V McWilliam
- In Attendance** : Laura McCausland – Public Speaker
Tom Stokes – Public Speaker
Jonathan Millar – Public Speaker
Mitchell Henderson – Public Speaker
John Blair MLA – Public Speaker
Hugh Logan – Public Speaker
Andrew Irwin – Public Speaker
Philip Marshall – Public Speaker
Shane Carr- Public Speaker
Geoff Connell – Public Speaker
Gavin McGill – Public Speaker
Robert Logan – Public Speaker
Trevor Clarke MLA – Public Speaker
Angela Wiggam – Public Speaker
Pat McVarnock – Public Speaker
Kenneth Rookes – Public Speaker
- Officers Present** : Chief Executive – J Dixon
Director Strategic Development - M McAlister
Head of Planning - J Linden
Principle Planning Officer - B Diamond
Senior Planning Officer – J McKendry
Senior Planning Officer – M O'Reilly
Senior Planning Officer – K O'Connell
Media & Marketing Officer – J Heazley
ICT Officer - A Cole
Member Services Officer - S Boyd

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the monthly Planning Committee Meeting and reminded all present of the protocol for speaking and timeframes accorded.

The Chief Executive 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.

The Chairperson advised Members that an updated speakers' list and additional information for Items 3.1, 3.2 and 3.5 and an Addendum Report for Item 3.2 had been circulated in advance of the meeting and hard copies were provided at the meeting.

1 APOLOGIES

Councillors Bingham, Lynch and Magill

2 DECLARATIONS OF INTEREST

Item 3.1 - Alderman Agnew
Item 3.2 - Councillor Ross
Item 3.8 - Councillor Webb

PART ONE DECISIONS ON PLANNING APPLICATIONS

The Chairperson advised Members that Item 3.2 would be taken at this point.

Councillor Ross left the meeting having declared an interest in the next item.

ITEM 3.2 APPLICATION NO: LA03/2018/0185/F

PROPOSAL: Proposed demolition of existing pig farm (6no units housing 4,200 finishing pigs) and replacement with 3no new pig units (to house 2,755 sows, 235 replacement breeders and 5 boars) with air scrubber units, associated underground slurry and washings stores, scrubber water storage tank, 7no feed bins, welfare facilities, feed kitchen/store, concrete hardstanding and 2no turning areas, loading bay, landscaped bund, tree and shrub planting, parking and new access.

SITE/LOCATION: Lands adjacent and to the north of 10 Calhame Road, Ballyclare, BT39 9NA

APPLICANT: JMW Farms Ltd

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

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

- Mitchell Henderson
- John Blair MLA
- Hugh Logan
- Gavin McGill
- Andrew Irwin (available for questions)
- Philip Marshall (available for questions)
- Shane Carr (available for questions)
- Geoff Connell (available for questions)

Proposed by Councillor Webb
Seconded by Alderman Smyth and

on the proposal being put to the meeting 6 Members voted in favour, 2 against and 0 abstentions, it was agreed

that the application be deferred for Officers to write to the Department of Agriculture, Environment and Rural Affairs seeking clarification on its policy in relation to the assessment of ammonia and nitrates associated with intensive livestock installations, and any additional information they may wish to provide in relation to this specific application.

ACTION BY: John Linden, Head of Planning

Alderman Agnew left the Chamber having declared an interest in the next item.

ITEM 3.1 APPLICATION NO: LA03/2018/0865/F

PROPOSAL:	Proposed development comprising multi-screen cinema, café/restaurant units, parking, landscaping and all associated access and site works
SITE/LOCATION:	Lands adjacent and east of Old Church Road, adjacent and west of Church Road and adjacent and north east, east and south east of 17 and 57 Old Church Road, Newtownabbey
APPLICANT:	Hammerson (Abbey) Limited

Michael O'Reilly, 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 –

- Laura McCausland
- Tom Stokes
- Jonathan Millar (available for questions)

Proposed by Alderman Campbell
Seconded by Councillor Brett and

on the proposal being put to the meeting 4 Members voted in favour, 3 against and 0 abstentions, it was agreed

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

ACTION BY: John Linden, Head of Planning

Alderman Agnew returned to the Chamber.

Councillor Brett left the Chamber and was unable to vote on items 3.3 and 3.4.

ITEM 3.3 APPLICATION NO: LA03/2018/1005/RM

PROPOSAL: New gateway entrance road with reconfiguration of internal road network and car parking arrangement with environmental improvement scheme consisting of hard and soft landscaping and all associated site works.

SITE/LOCATION: The Junction Retail and Leisure Park, Ballymena Road, Antrim (Lands to the West of Stiles Way Roundabout).

APPLICANT: Episo 4 Antrim S.a.r.l

Michael O'Reilly, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to approve reserve matters.

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

- Tom Stokes

Proposed by Alderman Campbell
Seconded by Councillor Webb and

on the proposal being put to the meeting 6 Members voted in favour, 0 against and 1 abstentions, it was agreed

that reserved matters be approved for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden, Head of Planning

ITEM 3.4 APPLICATION NO: LA03/2018/0965/O

PROPOSAL: Infill dwelling and garage.

SITE/LOCATION: 32m South East of 14 Logwood Road, Bruslee, Ballyclare.

APPLICANT: Mrs S Ferguson

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

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

- Robert Logan

Proposed by Alderman Campbell

Seconded by Alderman Smyth and unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement and it fails to meet with the provisions for an infill dwelling in accordance with Policy CTY8 of PPS21.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 15 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, mar the distinction between the settlement of Hillhead and the surrounding countryside.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY8 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a build-up and ribbon of development and would therefore result in a detrimental change to, and further erode, the rural character of the countryside**

ACTION BY: John Linden, Head of Planning

Councillor Brett returned to the Chamber.

ITEM 3.5 APPLICATION NO: LA03/2018/1128/O

PROPOSAL: Infill dwelling and garage

SITE/LOCATION: Between no. 31 and 29a Ballyarnot Road, Muckamore, Antrim

APPLICANT: Mr J Simpson

The Chairperson advised the Committee that three written submissions had been received seeking a deferral of the application as both the applicant and agent were unfortunately unable to attend the meeting.

Proposed by Councillor Brett
Seconded by Alderman Campbell and unanimously agreed

that the application be deferred for 1 month.

ACTION BY: John Linden, Head of Planning

ITEM 3.6 APPLICATION NO: LA03/2018/1091/O

PROPOSAL:	Proposed new dwelling and garage on a farm
SITE/LOCATION:	130m north east of 2 Ballydunmaul Road, Randalstown, Co Antrim, BT41 3JD
APPLICANT:	Mr Lyle McIntyre

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

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

- Trevor Clarke MLA

Proposed by Councillor Webb
Seconded by Alderman Campbell and

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

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building if permitted, would not be visually linked with an established group of farm buildings on the farm holding.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, create a ribbon of development and would therefore result in a detrimental change to, and further erode, the rural character of the countryside.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy FLD 3 of PPS15, Planning & Flood Risk, in that it has not been**

demonstrated the development, if permitted, would not result in an unacceptable increase in flood risk through increased surface water runoff.

ACTION BY: John Linden, Head of Planning

Councillor Brett left the Chamber and therefore was unable to vote on Item 3.7

ITEM 3.7 APPLICATION NO: LA03/2018/1068/F

PROPOSAL:	Retention of 10 semi-detached dwellings in two blocks (change of house types approved under LA03/2017/0414/F)
SITE/LOCATION:	8 Longlands Avenue, Newtownabbey.
APPLICANT:	Choice Housing Ireland Ltd

Barry Diamond, Principle 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 –

- Angela Wiggam

Proposed by Councillor Hollis
Seconded by Councillor Webb and

on the proposal being put to the meeting 6 Members voted in favour, 0 against and 1 abstention, it was agreed

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

ACTION BY: John Linden, Head of Planning

Councillor Brett returned to the Chamber.

Councillor Webb left the Chamber having declared an interest in the next item.

ITEM 3.8 APPLICATION NO: LA03/2018/0350/F

PROPOSAL:	Construction of premises for sale of hot food for consumption off the premises
SITE/LOCATION:	Site adjacent to and southwest of 1 Abbots Cross, Newtownabbey, BT37 9QT.
APPLICANT:	James Braniff

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

Proposed by Councillor Hollis

Seconded by Alderman Campbell and unanimously agreed

that the application be deferred for one month.

ACTION BY: John Linden, Head of Planning

Councillor Webb returned to the Chamber.

ITEM 3.9 APPLICATION NO: LA03/2018/0784/A

PROPOSAL:	Advertisement hoarding
SITE/LOCATION:	44 Old Carrick Road, Newtownabbey, BT37 0UE
APPLICANT:	Mr Kenneth Rookes

Barry Diamond, Principle Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse advertisement consent.

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

- Kenneth Rookes

Proposed by Alderman Campbell

Seconded by Councillor Webb that advertising planning consent be refused for the following reason:

The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that the proposed signage would result in an unacceptable detrimental impact on the visual amenity of the area and the proposal does not constitute a simple form of directional signage to a business premises, and

on the proposal being put to the meeting 3 Members voted in favour, 4 against and 1 abstention, the proposal was declared not carried.

A further proposal was then put to the meeting.

Proposed by Alderman Smyth

Seconded by Councillor Brett and

on the proposal being put to the meeting 5 Members voted in favour, 2 against and 1 abstention, it was agreed

In Favour: Aldermen Smyth and Swann
Councillors Brett, Cushinan and Hollis
Against: Alderman Campbell
Councillor Webb
Abstentions: Alderman Agnew

that advertisement planning consent be granted.

The reason for the decision contrary to the Officer's recommendation was that Members considered the revised proposal offered a sign that would not result in an unacceptable detrimental impact on the visual amenity of the area.

ACTION BY: John Linden, Head of Planning

PART TWO OTHER PLANNING MATTERS

ITEM 3.10

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

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

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.11

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

Members were aware that prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). One PAN was registered during January 2019 the details are set out below.

PAN Reference:	LA03/2019/0073/PAN
Proposal:	Demolition of existing derelict former Carnview Children's Home and construction of 24 No. elderly apartments; 21 No. General Needs apartments; 20 No. houses and 2 No. wheelchair bungalows and associated site works and landscaping
Location:	41 Knockenagh Avenue, Newtownabbey
Applicant:	Mainline Contracts Limited
Date Received:	31 January 2019
12 week expiry:	25 April 2019

Members recalled that under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12 week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining what consultation has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

NO ACTION

ITEM 3.12

RESERVED MATTERS APPLICATION MADE TO THE DEPARTMENT FOR INFRASTRUCTURE FOR MAJOR RESIDENTIAL DEVELOPMENT IN WEST BALLYCLARE - REFERENCE LA03/2018/1116/RM

The Department for Infrastructure has issued a consultation to the Council under Article 13 of the Planning (General Development Procedure) Order 2015 for the following Reserved Matters application for northern section of the proposed Ballyclare Relief Road on lands to the west of Ballyclare.

Application Reference:	LA03/2018/1116/RM
Proposal:	Northern Section of Ballyclare Relief Road and Associated Works.
Location:	Lands adjacent to the north west of Ballyclare including lands bounded by Cogry Road/Rahee Road north of Ross Avenue/Clare Heights and north east and west of Ballyclare Rugby Cl.
Applicant:	Ballyclare Developments Ltd

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

This Reserved Matters application is linked to a number of earlier applications which came before the December 2018 Planning Committee and a further Section 54 application also being reported this month which is seeking to vary the conditions on one of the core outline approvals that require full delivery of the Ballyclare Relief Road in advance of any further housing at this location. In effect the applicant is seeking to introduce a phasing plan for delivery of the Ballyclare Relief Road with the first phase involving construction between the Templepatrick Road and the Doagh Road as outlined in the previously reported Reserved Matters application. The current Reserved Matters application is seeking consent for the detail of the remainder of the Relief Road.

The Council is one of a number of bodies which has been consulted on this application by DfI. Any comments made by the Council will be considered as part of the processing of the application together with all other consultation replies and other representations received.

When considering the application Officers understand DfI will follow the procedure laid down in Section 26 of the Planning Act 2011. Under this legislative provision, DfI may cause a Public Local Inquiry to be held by the Planning Appeals Commission or a person appointed by the Department. Where a public inquiry is not held, Section 26 sets out that the Department must, before determining the application, serve notice in writing on the applicant and the appropriate Council indicating the decision it proposes to make on the applications. Within 28 days of such notice the applicant or Council may request an opportunity of appearing before and being heard by the Planning Appeals Commission or a person appointed by the Department for that purpose. Whichever route is followed the decision of the Department on these applications shall be final.

While the Council is a statutory consultee, there is no obligation on the Council to provide a corporate view on the development. Indeed, Members will recall that in the linked cases reported to Committee in December the Council agreed not to provide a corporate view leaving it open to individual Members or parties to express support for or object to the development if they so wished.

As with the previously considered applications there are a number of options available to the Council in responding to the consultation by Dfl:

Provide a corporate view in support of the development.

1. Provide a corporate view opposing the development.
2. Provide no corporate view on the development. In this case individual Members or parties may express support for or object to the development.
3. Linked to any of the above options indicate corporately whether the Council would or would not support the holding of a Local Public Inquiry.

Proposed by Councillor Webb

Seconded by Alderman Smyth and unanimously agreed

that Option 3 be approved.

ACTION BY: John Linden

ITEM 3.13

CONSULTATION BY THE DEPARTMENT FOR INFRASTRUCTURE (DFI) UNDER ARTICLE 13 OF THE PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (NORTHERN IRELAND) 2015 – SECTION 54 APPLICATION MADE TO DFI TO VARY PLANNING CONDITIONS ATTACHED TO OUTLINE PERMISSION U/2006/0377/O IN BALLYCLARE - REFERENCE LA03/2019/0051/F

The Department for Infrastructure had issued a consultation to the Council under Article 13 of the Planning (General Development Procedure) Order 2015 for the following Section 54 application.

Application Reference: LA03/2019/0051/F

Proposal: Application to Vary Condition 3 (revised Transport Statement), and Condition 10 (delivery of the entire relief road prior to commencement) and removal of Condition 8 (400 Unit limit) of Planning Permission U/2006/0377/O for major urban extension to include; residential neighbourhood, southern section of Ballyclare Relief Road, local centre, riverside park and other open spaces, children's play areas and associated works.

Location: Lands extending from north of Doagh Road (opposite No. 141 Doagh Road) to the Templepatrick Road, Ballyclare immediately west of the cemetery, Huntingdale and Dennisons Industrial Estate.

Applicant: Ballyclare Developments Ltd

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received were available to view at the Planning Portal www.planningni.gov.uk

This Section 54 application was seeking to vary/delete a number of conditions attached to the outline planning permission granted for major residential development incorporating part of the proposed Ballyclare Relief Road on lands to the west of Ballyclare between the Templepatrick and Doagh Roads. As the application was seeking to vary/delete conditions attached to an outline planning permission granted by the then Department of the Environment under Article 31 of the Planning Order (NI) 1991 (the equivalent of a Regionally Significant application), the current legislative framework introduced on the transfer of the bulk of planning responsibilities to Councils in April 2015 requires that the application be processed and determined by the Department for Infrastructure.

As previously reported to Committee this application is linked to a number of other applications which taken together are seeking to introduce a phasing plan for delivery of the Ballyclare Relief Road with the first phase involving construction between the Templepatrick Road and the Doagh Road. The current application is specifically seeking to alter conditions on the core approval to allow for housing to be built and occupied at this location subject to provision of the first stage of the Relief Road.

The Council is one of a number of bodies which has been consulted on this application by DfI. Any comments made by the Council will be considered as part of the processing of the application together with all other consultation replies and other representations received.

When considering this application DfI will follow the procedure laid down in Article 21 of the Planning (General Development Procedure) Order (NI) 2015. Under this legislative provision, DfI may cause a Public Local Inquiry to be held by the Planning Appeals Commission or a person appointed by the Department. Where a public inquiry is not held, Article 21 sets out that the Department must, before determining the application, serve notice in writing on the applicant and the appropriate Council indicating the decision it proposes to make on the application. Within 28 days of such notice the applicant or Council may request an opportunity of appearing before and being heard by the Planning Appeals Commission or a person appointed by the Department for that purpose. Whichever route is followed the decision of the Department on the application shall be final.

While the Council is a statutory consultee, there is no obligation on the Council to provide a corporate view on the application. Indeed, Members will recall that in the linked cases reported to Committee in December the Council agreed not to provide a corporate view leaving it open to individual Members or parties to express support for or object to the development if they so wished.

As with the previously considered applications there were a number of options available to the Council in responding to the consultation by DfI:

1. Provide a corporate view in support of the development.
2. Provide a corporate view opposing the development.
3. Provide no corporate view on the development. In this case individual Members or parties may express support for or object to the development.
4. Linked to any of the above options indicate corporately whether the Council would or would not support the holding of a Local Public Inquiry.

Proposed by Alderman Smyth
Seconded by Councillor Webb and unanimously agreed

that Option 3 be approved.

ACTION BY: John Linden

ITEM 3.14

HR/LD/5 PLANNING SECTION – EMPLOYEE ENGAGEMENT REPORT

Members will be aware of the Council's 'Engage and Deliver' programme as part of the Employee Engagement and Well-Being Strategy.

As an organisation we are committed to developing a culture of employee engagement, promoting health and well-being, providing employees with opportunities to reach their potential and enabling staff to make a difference and contribute to organisational success.

As part of this ongoing programme of work, employee engagement 'pulse surveys' are being conducted across the organisation.

At the regular monthly team meetings held in January within the Planning Section, 35 staff participated in the employee engagement survey (100% return rate). The results of the survey are very positive with the results as follows:

- 95% satisfied overall with their job
- 100% satisfied with communication in their team
- 97% satisfied that their job is important to the Council
- 94% satisfied with the health and wellbeing opportunities
- 94% satisfied with communication in the Council
- 91% satisfied with training opportunities available to them
- 80% satisfied with the praise and recognition they received
- 9% satisfied with the Employee App (majority of staff do not use the app)

These results are extremely positive for senior staff within the Planning Team, who will respond to the feedback from comments added by staff to continue to improve.

Employee Engagement survey results from other service areas will be reported to Members in due course.

Proposed by Alderman Campbell
Seconded by Alderman Smyth and unanimously agreed that

the report be noted.

ACTION BY: John Linden

IN CONFIDENCE'

Proposed by Councillor Hollis
Seconded by Councillor Webb and agreed that

the following Committee business be taken In Confidence.

The Chairperson advised that the audio recording would cease at this point.

ITEM 3.15

P/FP/LDP/ 79 IN CONFIDENCE LOCAL DEVELOPMENT PLAN STEERING GROUP

The quarterly meeting of the LDP Steering Group took place on 31 January 2019 in Antrim Castle Gardens.

A number of items were discussed, including the emerging draft Plan Strategy document and timescales for publication.

A copy of the minutes were circulated for information.

Proposed by Councillor Webb
Seconded by Councillor Brett and unanimously agreed that

the report be noted.

PROPOSAL TO PROCEED OUT OF 'IN CONFIDENCE'

Proposed by Councillor Hollis
Seconded by Alderman Smyth and agreed that

the remainder of Committee business be taken in Open Session.

The Chairperson advised that audio-recording would recommence at this point.

There being no further Committee business under Part 2 of the agenda the Chairperson thanked everyone for their attendance and the meeting concluded at 9.10 pm.

MAYOR