



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 19 MAY 2025 AT 6.00 PM**

<b>In the Chair</b>	: Councillor J Archibald-Brown	
<b>Committee Members Present (In Person)</b>	: Aldermen - T Campbell and M Magill Councillors – A Bennington, S Cosgrove, H Cushinan, S Flanagan, R Foster, R Kinnear, R Lynch, AM Logue and B Webb	
<b>Non-Committee Members Present (Remotely)</b>	: Councillor V McWilliam	
<b>Public Speakers</b>	: Carol Gourley Nic Dallat Joanne McClurkin Scott McComb Glyn Owen Dermot Monaghan	In Support/Agent (Item 3.1) In Support/Agent (Item 3.4) In Support/Applicant (Item 3.8) In Support/Applicant (Item 3.8) In Support/Agent (Item 3.8) In Support/Agent (Item 3.11)
<b>Officers Present</b>	: Director of Economic Development and Planning - M McAlister Deputy Director of Planning and 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 Planning Officer – M Poots ICT Helpdesk Officer – D Mason Member Services Officer – C McIntyre	
<b>Also in Attendance: (In an observational capacity)</b>	: Rosemary Daly, Chief Planner and Director, Department for Infrastructure Aileen Nelson, Department for Infrastructure Scott Alexander (Student), Department for Infrastructure	

**CHAIRPERSON'S REMARKS**

The Chairperson welcomed Committee Members to the May Planning Committee Meeting. The Chairperson reminded all present of the protocol for speaking,

timeframes afforded and of the audio recording procedures.

The Chairperson advised that Addendum reports relating to Items 3.4, 3.8 and 3.10, the Site Visit report, and an updated speakers' list had been circulated to Members in advance of the meeting, with hard copies being made available in the Chamber.

The Chairperson further advised Members that Items 3.6 and 3.9 had been withdrawn by the Applicants and Items 3.2, 3.5 and 3.7 had been withdrawn by Officers.

The Council Lawyer, Alison McDowell, 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**

None

The Chairperson welcomed representatives from the Department for Infrastructure in attendance as well as Morgan Poots, Planning Officer to the Meeting.

## **PART ONE PLANNING APPLICATIONS**

*The Chairperson took Items 3.1, 3.4, 3.8 and 3.11 at this point in the meeting as registered speakers were in attendance for these Items.*

### **ITEM 3.1 APPLICATION NO: LA03/2025/0044/RM**

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<b>PROPOSAL:</b>	Proposed care home, petrol filling station and local neighbourhood supermarket, and 4 no. apartment block A and realignment of access road approved under ref: LA03/2022/0042/O.
<b>SITE/LOCATION:</b>	Land to the south of Hightown Road and 30m east of Holly Manor and 20-30 (evens) Hollybrook Manor, Glengormley.
<b>APPLICANT:</b>	Conway Estates Ltd.

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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 –

Carol Gourley

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Cushinan that planning permission be granted subject to the Condition 3 being clarified to reference sensitive receptors for the purpose of the point of measurement relating to the impact of noise and the wording of the clarification of the Condition being delegated to Officers.

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 and subject to the Condition 3 being clarified to reference sensitive receptors for the purpose of the point of measurement relating to the impact of noise and the wording of the clarification of the Condition be delegated to Officers.**

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

#### **ITEM 3.2 APPLICATION NO: LA03/2024/0406/O**

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<b>PROPOSAL:</b>	Site for residential development.
<b>SITE/LOCATION:</b>	19 Rashee Road and land immediately north-west and to the rear of 23 Rashee Road, Ballyclare, BT39 9HJ.
<b>APPLICANT:</b>	Trevor McMullan.

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The Chairperson advised that Item 3.2 had been withdrawn by Officers.

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

#### **ITEM 3.4 APPLICATION NO: LA03/2025/0006/F**

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<b>PROPOSAL:</b>	Retention of change of use of garden pod to beauty business and proposed relocation of pod.
<b>SITE/LOCATION:</b>	7 Ferrard Grange, Antrim, BT41 4FT.
<b>APPLICANT:</b>	Krystian and Kinga Stelmaszynska.

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Morgan Poots, 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 –

Nic Dallat

In Support/Agent

Proposed by Councillor Foster

Seconded by Alderman Campbell that planning permission be refused.

On the proposal being put to the meeting 7 Members voted in favour, 4 against and 1 abstention and it was agreed

**that planning permission be refused for the following reason:**

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that the retailing element of the development lies outside any designated town centre and it has not been demonstrated that a suitable site does not exist within the town centre or other retailing area.**

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

#### **ITEM 3.5 APPLICATION NO: LA03/2024/0416/F**

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<b>PROPOSAL:</b>	Demolition of 68-70 Doagh Road and erection of 9 new dwellings (6 semi-detached & 3 detached).
<b>SITE/LOCATION:</b>	Site at 68-70 Doagh Road, Ballyclare (off Fairview Farm Road).
<b>APPLICANT:</b>	James Hagan.

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The Chairperson advised that Item 3.5 had been withdrawn by Officers.

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

#### **ITEM 3.6 APPLICATION NO: LA03/2025/0169/O**

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<b>PROPOSAL:</b>	Site of dwelling and garage.
<b>SITE/LOCATION:</b>	Immediately to the south of 23 Mucklerammer Road, Randalstown.
<b>APPLICANT:</b>	Sam and Sheelagh McAteer.

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The Chairperson advised that Item 3.6 had been withdrawn by the Applicant.

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

#### **ITEM 3.7 APPLICATION NO: LA03/2025/0001/F**

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<b>PROPOSAL:</b>	Conversion and extension of existing mill to residential dwelling.
<b>SITE/LOCATION:</b>	50m north-west of No. 35 Antrim Road, Aldergrove, Crumlin.
<b>APPLICANT:</b>	Jason Piper.

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The Chairperson advised that Item 3.7 had been withdrawn by Officers.

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

Councillor Webb pointed out a typographical error in the Site Visit Report and confirmed that he had not been in attendance at the related site visit to Item 3.8.

### **ITEM 3.8 APPLICATION NO: LA03/2025/0106/F**

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<b>PROPOSAL:</b>	Proposed dwelling and detached garage (change of design and curtilage from previous approval LA03/2020/0203/F).
<b>SITE/LOCATION:</b>	Lands 60m south-west of 71 Ballydonagh Road, Crumlin, BT29 4ES.
<b>APPLICANT:</b>	Scott McComb and Joanne McClurkin.

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Alicia Leathem, Senior Planning Officer, introduced the Planning Report and associated Addendum Reports 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 –

Joanne McClurkin	In Support/Applicant
Scott McComb	In Support/Applicant
Glyn Owen	In Support/Agent (for questions)

Proposed by Councillor Cushman

Seconded by Councillor Archibald-Brown that planning permission be granted for the application in accordance with Policy CTY13 and CTY14 of Planning Policy Statement 21 as it could be visually integrated into the surrounding landscape and would not be a prominent feature in the countryside, subject to Conditions, the detail of which being delegated to Officers.

On the proposal being put to the meeting 10 Members voted in favour, 2 against and 0 abstentions,

In favour: Alderman Magil  
Councillors – Archibald-Brown, Bennington, Cosgrove, Cushman, Flanagan, Kinnear, Logue, Lynch and Webb

Against: Alderman Campbell  
Councillor Foster

**It was agreed that planning permission be granted for the application in accordance with Policy CTY13 and CTY14 of Planning Policy Statement 21 as it could be visually integrated into the surrounding landscape and would not be a prominent feature in the countryside, subject to Conditions, the detail of which being delegated to Officers.**

The reason for the decision contrary to the Officer's recommendation was that the application was deemed acceptable because integration into the surrounding landscape was a subjective view and in this localised area a ridge height at 6.2m was deemed acceptable.

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

**ITEM 3.9 APPLICATION NO: LA03/2024/0829/F**

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<b>PROPOSAL:</b>	New access to existing dwelling.
<b>SITE/LOCATION:</b>	40 Old Ballybracken Road, Ballyclare, BT39 0TF.
<b>APPLICANT:</b>	Peter McConnell.

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

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

**ITEM 3.11 APPLICATION NO: LA03/2024/0087/F**

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<b>PROPOSAL:</b>	Erection of 2no. semi-detached dwellings, access and associated site works (in substitution for 1 detached dwelling on Site 7 as approved under LA03/2022/0008/F).
<b>SITE/LOCATION:</b>	Land 30 metres north-west of No. 1 Loughview Drive, Toomebridge (access via new development Bannfield Way).
<b>APPLICANT:</b>	JFM Construction.

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Johanne McKendry, 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 undernoted public speaker addressed the Committee and responded to enquiries from Members as requested –

Dermot Monaghan

In Support/Agent

Proposed by Alderman Campbell

Seconded by Councillor Cushman that planning permission be granted subject to a Section 76 Agreement the detail of which was delegated to Officers.

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 a Section 76 agreement, the detail of which was delegated to Officers and to the Conditions set out in the Planning Report.**

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

### ITEM 3.3 APPLICATION NO: LA03/2024/0865/F

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**PROPOSAL:** Change of use to House of Multiple Occupancy (HMO).

**SITE/LOCATION:** 60a Bush Manor, Antrim, BT41 2UA.

**APPLICANT:** Olatunbosun Lawal.

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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 Flanagan

Seconded by Councillor Cushinan that planning permission be granted.

On the proposal being put to the meeting 8 Members voted in favour, 4 against and 0 abstentions, and it was agreed

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

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

### ITEM 3.10 APPLICATION NO: LA03/2025/0004/RM

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**PROPOSAL:** Dwelling and Garage.

**SITE/LOCATION:** 50m east of 186 Seven Mile Straight, Antrim, BT41 4QY.

**APPLICANT:** Brian Price.

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

There were no public speakers to address this item.

Proposed by Councillor Kinnear

Seconded by Councillor Cosgrove that planning permission be granted.

On the proposal being put to the meeting 12 Members voted in favour, 0 against and 0 abstentions, it was unanimously agreed

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

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

## PART TWO OTHER PLANNING MATTERS

### ITEM 3.12

#### P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS APRIL 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 April 2025.**

##### 2. Delegated Decisions of Council

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

##### 3. Planning Appeal Commission Decisions

One (1) appeal was allowed during April 2025 by the PAC.

<b>Planning application:</b>	<b>LA03/2024/0456/F</b>
PAC reference:	2024/A0090
Proposed Development:	Change of use of former Royal British Legion social club premises to 3 No. retail units. Works to include internal and external alterations.
Location:	Former Royal British Legion Social Club, 2 Avondale Drive, Ballyclare
Date of Appeal Submission:	4/12/2024
Date of Appeal Decision:	9/04/2025
<b>Decision:</b>	<b>Appeal is allowed and full planning permission is granted subject to conditions. Council position not upheld.</b>

A copy of the decision was circulated.

Four (4) appeals were dismissed during April 2025 by the PAC. A claim for costs related to one (1) appeal (2024/A0106) had been denied.

<b>Planning application:</b>	<b>LA03/2023/0951/F</b>
PAC reference:	2024/A0063
Proposed Development:	Erection of a farm dwelling and retention of two buildings to provide a garage and storage shed
Location:	100m west of 54b Templepatrick Road, Ballyclare
Date of Appeal Submission:	10/09/2024
Date of Appeal Decision:	11/04/2025
<b>Decision:</b>	<b>Appeal Dismissed – Council Decision Upheld</b>

<b>Planning application:</b>	<b>LA03/2024/0368/CLOPUD</b>
PAC reference:	2024/L0006



Proposed Development: Car park (not for more than 28 days in a calendar year)  
 Location: Lands approx. 40m NE of 108 Ballyrobin Road, Muckamore, Antrim  
 Date of Appeal Submission: 04/11/2024  
 Date of Appeal Decision: 17/04/2025  
**Decision:** **Appeal Dismissed – Council Decision Upheld**

**Planning application:** **LA03/2024/0491/O**  
 PAC reference: 2024/A0106  
 Proposed Development: Site of a replacement dwelling (renewal of LA03/2021/0619/O)  
 Location: 10 Ballyarnot Road, Antrim  
 Date of Appeal Submission: 16/01/2025  
 Date of Appeal Decision: 24/04/2025  
**Decision:** **Appeal Dismissed – Council Decision Upheld**

**Planning application:** **LA03/2023/0529/O**  
 PAC reference: 2023/A0113  
 Proposed Development: Dwelling and garage  
 Location: Approx 75 metres southwest of 20 Pipe Road, Antrim  
 Date of Appeal Submission: 22/03/2024  
 Date of Appeal Decision: 29/04/2025  
**Decision:** **Appeal Dismissed – Council Decision Upheld**

Copies of the decisions had been circulated.

The Council Lawyer responded to a Member's query to confirm that a further report on the Planning Application Appeal LA03/2024/0456/F (PAC reference 2024/A0063) would be brought by the Head of Legal Services to a future Committee.

Proposed by Councillor Foster  
 Seconded by Councillor Bennington and agreed that

**the report be noted and that a further report from the Head of Legal Services and Borough Lawyer would be considered at a future Planning Committee on Planning Application Appeal LA03/2024/0456/F (PAC reference 2024/A0063).**

*ACTION BY: Paul Casey, Head of Legal Services and Borough Lawyer*

### **ITEM 3.13**

#### **P/PLAN/1 PLANNING APPEAL COMMISSION (PAC) DECISIONS FOR THE PERIOD 1 APRIL 2015 - 31 MARCH 2025**

##### **1. Purpose**

**The purpose of this report was to provide Members with an overview of planning application refusals referred to the Planning Appeals Commission (PAC) by applicants over a ten-year period, from 1 April 2015 to 31 March 2025.**

## 2. Introduction/Background

The Planning Appeals Commission (PAC) was an independent body responsible for reviewing planning decisions made by local Councils. The PAC provided an appeal mechanism for applicants whose planning applications had been refused by local Councils, allowing them to contest those decisions.

Between 1 April 2015 and 31 March 2025, the Planning Committee of Antrim and Newtownabbey Borough Council determined a total of 1,041 planning applications, of which 504 were refused. During the same period, the Planning Appeals Commission (PAC) adjudicated 281 planning appeals. The majority of these appeals (158) had been dismissed, including cases associated with enforcement notices. A smaller number of appeals were allowed (32), upheld (66, including instances where enforcement notices were quashed), or withdrawn (24).

The data indicated a strong rate of upheld and dismissed decisions which suggested that the Council's decision-making process was robust and consistent.

## 3. Appeals Summary and Analysis

Outcome	Number of Appeals
Appeals Submitted	281
Allowed	32
Dismissed (including Enforcement Notices)	158
Upheld (including Enforcement Notices quashed)	66
Withdrawn	24

Whilst 32 appeals had been allowed by the PAC, constituting approximately 11% of the total appeals, 158 appeals were dismissed which represented the largest proportion of outcomes. A further 66 appeals were upheld, including cases where enforcement notices were quashed and 24 appeals were withdrawn by the applicant before a decision was made by the PAC.

The appeal outcomes over the reporting period demonstrated a high level of consistency and strength in planning decision-making.

The low percentage of allowed appeals reflected positively on Council's initial determinations, while the number of upheld decisions confirmed the effectiveness of enforcement actions.

Proposed by Councillor Foster

Seconded by Councillor Bennington and agreed that

**the report be noted.**

**NO ACTION**

## ITEM 3.14

### P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT APRIL 2025

#### 1. Purpose

**The purpose of this report was for Members to note the Proposal of Application Notices received during April 2025.**

#### 2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fell into the Major development category were required to

- give at least 12 weeks' notice to the Council that an application for planning permission was to be submitted.
- consult the community in advance of submitting a Major development planning application.

Where, following the 12-week period set down in statute, an application was submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that had been undertaken regarding the application and detailed how this had influenced the proposal submitted.

#### 3. Proposal of Application Notices

<b>PAN Reference:</b>	LA03/2025/0296/PAN
<b>Proposal:</b>	Lands at 24 Roughfort Road, Mallusk, Newtownabbey
<b>Location:</b>	Provision of 2 no. bridges crossing the Ballymartin River along with provision of a stoned yard, access road and all other associated site works
<b>Applicant:</b>	Brett Martin Limited
<b>Date Received:</b>	28 April 2025
<b>12-week expiry:</b>	21 July 2025

  

<b>PAN Reference:</b>	LA03/2024/0230/PAN
<b>Proposal:</b>	Proposed extension to the front of the existing Ballyclare Primary School building and removal of existing temporary mobile accommodation. Proposal includes the demolition of the existing two storey building on site and all associated site works.
<b>Location:</b>	Ballyclare Primary School, Doagh Road, Ballyclare, BT39 9BG
<b>Applicant:</b>	Ballyclare Primary School
<b>Date Received:</b>	7 April 2025
<b>12-week expiry:</b>	30 June 2025

Proposed by Councillor Foster

Seconded by Councillor Bennington and agreed that

**the report be noted.**

NO ACTION

*Alderman Magill left the Chamber at Item 3.15.*

## **ITEM 3.15**

### **P/FP/LDP19 PUBLICATION OF THE ANNUAL HOUSING MONITOR REPORT FOR 2025**

#### **1. Purpose**

**The purpose of this report was to advise Members that the Annual Housing Monitor Report for 2025 had now been prepared.**

#### **2. Introduction/Background**

The Annual Housing Monitor for the Borough was undertaken by the Forward Planning Team in order to inform the Local Development Plan process and gain an understanding of the amount of housing land supply that remained available within the 30 settlements of the Borough.

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

#### **3. Key Issues**

The 2025 Monitor, a copy of which had been circulated, covered the period 1 April 2024 to 31 March 2025, and indicated that there was remaining potential for some 8369 dwelling units on 386 hectares of land within the settlements of the Borough. Some 637 dwellings were completed during this period, a significant increase from the 483 units built during the 2023/2024 reporting period.

Details for the individual sites were set out in a series of maps and associated tables. It was intended that the findings of the 2025 survey would now be made available to the public on the Council's website.

#### **4. Summary**

The Annual Housing Monitor 2025 had been prepared.

Proposed by Councillor Lynch

Seconded by Councillor Kinnear and agreed that

**the report be noted and that the Annual Housing Monitor 2025 be published on the Council's website.**

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

### **ITEM 3.16**

#### **LA03/2022/0430/F PRE-DETERMINATION HEARING FOR MAJOR PLANNING APPLICATION FOR THE EXTENSION OF EXISTING QUARRY KNOWN AS BOYDS QUARRY, MALLUSK**

##### **1. Purpose**

**The purpose of this report was to seek Members' instructions as to whether they consider a pre-determination hearing should take place for application LA03/2022/0430/F prior to any forthcoming Planning Committee meeting.**

##### **2. Introduction/Background**

Planning application LA03/2022/0430/F seeks 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 was accompanied by an Environmental Statement and a wide range of consultations have taken place to assess the likely impacts arising from the development.

The bodies consulted included: NIEA Land & Regulation Unit; Water Management Unit; Natural Environment Division; Industrial Pollution and Radio Chemical Inspectorate; DfC Historic Monuments Unit, NI Water, DfI Rivers; DfI Roads; DfE Geological Survey; Public Health Agency; Health and Safety Executive; Shared Environmental Services; Belfast City Airport and Belfast International Airport together with the Council's Environmental Health section.

The application was currently at an advanced stage of processing albeit a small number of consultation responses remain outstanding (Public Health Agency; NIEA Natural Environment Division and Shared Environment Service). Officers anticipated that subject to satisfactory consultation responses, a report with a recommendation would potentially be presented to Members at the Planning Committee meeting scheduled for 23 June 2025 or soon thereafter.

The application had also elicited a considerable level of local comment and eight-hundred and forty-six (846) objections had been received to date from residents in the area. The full representations made regarding this proposal were available for Members to view online at the Planning Portal (<https://planningregister.planningsystemni.gov.uk>).

A summary of the key points raised had been provided below:

- Application should be 'called in' by DfI Planning;
- Need and salami slicing;
- Impact on EIA and HRA;

- Impact on protected species;
- Public health and wellbeing;
- Cumulative impacts with surrounding land uses;
- Incompatibility with surrounding land uses;
- Visual Impact;
- Impact from blasting on amenity and structural stability of neighbouring dwellings and new residential properties;
- Impact of dust and air pollution;
- Impact on livestock in adjacent agricultural lands;
- Devaluation of property;
- Noise pollution from blasting and quarry activities;
- Loss of flora and fauna and impact on wildlife;
- Safety and security of the site;
- Vehicular activity, increase in traffic and condition of roads;
- Smell and odours generating from the existing site;

Prior to the Officer report on this particular application being presented to Members, Officers wished to make Members aware of the potential to hold a separate hearing meeting.

Section 30 (4) of the Planning Act 2011 makes provision for the Council to hold what was referred to as a pre-determination hearing in advance of making a decision and it was for the Planning Committee to decide which major applications would benefit from such a hearing.

A pre-determination hearing would provide an opportunity for Members to examine, explore, probe the detail and issues pertaining to a particular application to help inform the decision-making process. This was especially relevant when a proposed development was particularly large or complex and presented a range of issues which were likely to impact upon a substantial portion of the Council's population.

When holding a pre-determination hearing, the Committee may decide how the predetermination meeting was conducted, including the times to be allocated to Members, objectors and the applicant. The Committee may request particular consultees to attend if deemed necessary, the hearing would offer an opportunity for the Committee to hear from and ask questions of consultees.

Speaking rights already exist for Planning Committee meetings and it was proposed to adapt these procedures for a pre-determination hearing. This would allow additional time for objectors to and supporters of the application to speak at the hearing. Members of the public (including agents / representatives etc.) may speak for 3 minutes each; six people from those objecting to the proposal and six people in support of the proposal (including the applicant). Where there were more than six requests to speak, the 18 minutes should be shared between the speakers or they could appoint one representative. The provision for up to 6 Members who do not sit on the Committee to speak would also remain.

The running order of speakers was proposed as follows;

1. Councillor(s) not on the Planning Committee.
2. Objectors.
3. Supporters including the Applicant or their Agent.
4. Consultation bodies which have been invited to attend.

All other procedures for the operation of the Planning Committee would apply.

The applicant, agent and all objectors would be contacted by letter prior to such a pre-determination hearing to ask if they wished to make representations at the hearing, giving at least five days' notice. All requests to speak at the hearing would need to be registered with the Council before noon on the day preceding the hearing.

Members' instructions were requested.

Proposed by Alderman Campbell  
Seconded by Councillor Kinnear and agreed that

- (a) a pre-determination hearing be approved for application LA03/2022/0430/F to be held on a date prior to the June Planning Committee meeting; and**
- (b) delegated powers to Officers be approved for arrangements including invitations to relevant statutory consultees and timings for speakers.**

*ACTION BY: Barry Diamond, Head of Planning Development Management*

#### **ITEM 3.17**

#### **ANY OTHER RELEVANT BUSINESS**

- (a) The Chairperson was pleased to inform Members that the RTPI Northern Ireland Awards Judging Panel had selected Antrim and Newtownabbey Borough Council's Planning Department as a shortlisted nominee in the 'Planning Authority of the Year' category.

The winners would be announced at the RTPI Welcome Celebration Event on 9 June 2025 from 12pm to 2pm at Malone House, Barnett's Demesne, Belfast.

Proposed by Councillor Kinnear  
Seconded by Councillor Flanagan and unanimously agreed that

**the Chairperson and Vice Chairperson of the current Planning Committee along with any other Members who wished to attend, and relevant Officers, confirm their attendance to the Deputy Director of Planning and Building Control by Friday 23 May 2025; the cost of additional tickets would be £15 plus VAT.**

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

*Alderman Magill returned to the Chamber at this point.*

- (b) A Member requested that Officers consider the feasibility of formulation of a Policy to consider future planning applications for Houses of Multiple Occupation including any impact on the Local Development Plan.

Proposed by Councillor Webb

Seconded by Councillor Cushinan and unanimously agreed that

**Officers consider the feasibility of formulation of a Policy to consider future planning applications for Houses of Multiple Occupation.**

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

Representatives from the Department for Infrastructure left the meeting.

**PROPOSAL TO PROCEED 'IN CONFIDENCE'**

Proposed by Councillor Lynch  
Seconded by Councillor Foster 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 3.18**

**P/PLAN/1 ENFORCEMENT: PERFORMANCE QUARTERLY REPORTING, Q2 2024/2025 AND Q3 2024/2025 – IN CONFIDENCE**

**1. Purpose**

**The purpose of this report was to update Members on the performance of the Planning Enforcement Section for the following periods in Q2 2024/2025 and Q3 2024/2025**

**2. Introduction/Background**

The performance reporting and statistics for the Council's Planning Enforcement Section for the periods Q2 2024/2025 and Q3 2024/2025 were circulated for Members' information.

Proposed by Councillor Kinnear  
Seconded by Councillor Bennington and agreed that

**the report be noted.**

**NO ACTION**



ITEM 3.19

P/PLAN/1, P/FP/LDP/96 LOCAL DEVELOPMENT PLAN, QUARTERLY UPDATE (Q4 2024/2025) JANUARY TO MARCH 2025, TO INCLUDE (1) PLAN STRATEGY (2) PRE-ADOPTION CONSULTATION – ASSESSMENTS, (3) TRAINING, (4) DRAFT LOCAL POLICIES PLAN STUDIES – UPDATE, AND (5) EMPLOYMENT LAND EVIDENCE – CALL FOR SITES OPTION – **IN CONFIDENCE**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Kinnear  
Seconded by Councillor Bennington and agreed that

**the report be noted.**

*NO ACTION*

### ITEM 3.20

**P/PLAN/1 RETAIL APPLICATIONS UPDATE – IN CONFIDENCE**

## 1. Purpose

The purpose of this report was to provide Members with an update in relation to two retail applications LA03/2023/0959/F and LA03/2023/0835/F which were refused planning permission at the October 2024 meeting.

[illegible]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Alderman Campbell  
Seconded by Alderman Magill and agreed that

[REDACTED]

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

**ITEM 3.21**

**G/LEG/3/254 SOIL SAMPLE REPORTS – IN CONFIDENCE**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Proposed by Councillor Kinnear  
Seconded by Alderman Magill and unanimously agreed that

[REDACTED]

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

## **PART ONE DECISION ON ENFORCEMENT CASES – IN CONFIDENCE**

### **ITEM 3.22 IN CONFIDENCE ENFORCEMENT CASE:** [REDACTED]

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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 Foster  
Seconded by Councillor Cosgrove 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: Simon Thompson, Local Development Plan and Enforcement Manager*

### **PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'**

Proposed by Councillor Foster  
Seconded by Councillor Bennington 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 the Vice Chairperson, Committee Members and all staff for their support, wishing the incoming Committee well. She commended Councillor Webb for his service to the Committee since 2013.

Members thanked Councillor Archibald-Brown for her term as Chair of the Planning Committee and wished her well.

The meeting concluded at 8.13pm.

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**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.***