



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 17 JUNE 2019 AT 6.00 PM**

- In the Chair** : Councillor R Lynch
- Committee Members Present** : Aldermen – T Campbell, and T Hogg
Councillors – J Archibald, H Cushinan, S Flanagan,
R Kinnear, M Magill and B Webb
- Non-Committee Members Present** : Councillors: A Bennington, M Foster, V McAuley
- In Attendance** : Mr Tom Stokes – Public Speaker
Mr John Blair – Public Speaker
Mr Trevor Clarke – Public Speaker
Mr Richard O'Toole – Public Speaker
Mr Jim Davis – Public Speaker
Mr Robin Park – Public Speaker
- Officers Present** : Deputy Chief Executive - M McAlister
Head of Planning – J Linden
Principal Planning Officer - B Diamond
Senior Planning Officer – Kieran O'Connell
Media & Marketing Officer – A Erwin
ICT Change Officer – A Cole
Member Services Officer - S Boyd
Mayor and Member Services Manager – V Lisk

CHAIRPERSON'S REMARKS

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

The Chairperson reminded Members that an Addendum report and revised speakers list had been circulated with hard copies being provided for them in the Chamber, that Item 3.10 had been withdrawn by Officers, Item 3.12 had been withdrawn by the applicant, and additional information relating to item 3.11 had been made available on the Planning Portal in advance of the meeting.

The Chairperson informed Members that Part Two Agenda Items would be considered at 6.30pm.

1 APOLOGIES

Alderman – P Brett

Councillor - R Swann

Chief Executive – J Dixon

Borough Lawyer and Head of Legal Services – P Casey

2 DECLARATIONS OF INTEREST

None

PART ONE GENERAL PLANNING MATTERS

ITEM 3.1

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

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

Proposed by Alderman Campbell
Seconded by Councillor Webb and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.2

P/PLAN/1 PROPOSAL OF APPLICATION NOTICE 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 PANs was registered during May 2019 the details are set out below.

PAN Reference:	LA03/2019/0375/PAN
Proposal:	Proposed housing development to include a mix of detached, semi-detached and apartment style dwellings, with associated road network, infrastructure requirements and landscaped public amenity space
Location:	Lands off the Ballymena Road, Townparks, Antrim, circa 100m north of Massereene Gardens
Applicant:	Mr D Loughran
Date Received:	2 May 2019
12 week expiry:	26 July 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 the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

Proposed by Alderman Campbell
Seconded by Alderman Hogg and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.3

P/FP/LDP/4 LOCAL DEVELOPMENT PLAN 2030 - DRAFT PLAN STRATEGY PUBLICATION AND LAUNCH

The Planning Section confirmed that the publication of the Council's Local Development Plan draft Plan Strategy document will take place on Friday 28 June 2019. To allow the public time to read and understand the draft Plan Strategy, the Council is running a period of pre-consultation between Friday 28 June 2019 and Thursday 25 July 2019. The formal public consultation period will run from Friday 26 July 2019 to Friday 20 September 2019.

Free downloadable copies of the draft Plan Strategy and all supporting documentation will be available on the Council's website at www.antrimandnewtownabbey.gov.uk/draftplanstrategy and hard copies will be available to view at the Council's offices in Mossley Mill and Antrim Civic Centre. Hard copies will also be available on request.

Members were advised that a launch event is scheduled at 8.30 am on Friday 28 June 2019, in the Linen Suite, Mossley Mill. A breakfast will be served. The Planning Section will also be holding a number of public meetings and drop-in events throughout the Borough, to accompany publication of the Draft Plan Strategy.

Proposed by Alderman Campbell
Seconded by Alderman Hogg and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.4

CORRESPONDENCE FROM THE DEPARTMENT FOR INFRASTRUCTURE RE PLANNING FEES

At the May Planning Committee meeting Members were advised that the Department for Infrastructure (DfI) had written to the Council to advise that it intended to introduce Regulations applying a one year inflationary uplift of approximately 1.99% across all planning fee categories.

Members agreed that Officers should write to DfI welcoming the proposed increase in planning fees, but also advising that consideration should be given to a larger increase (in the region of 5%) to reflect the fact that fees have fallen considerably behind inflation in recent years.

A letter was subsequently received from DfI (copy circulated) advising that a new Statutory Rule "The Planning (Fees) (Amendment) Regulations (Northern Ireland) 2019" (S.R. 2019 No.112), has now been made applying an inflationary uplift of approximately 1.99% overall across all planning fee categories and confirming this will come into operation on 17 June 2019.

Proposed by Alderman Campbell
Seconded by Alderman Hogg and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.5

PETROLEUM LICENCE APPLICATION MADE TO THE DEPARTMENT FOR THE ECONOMY FOR THE SOUTH LOUGH NEAGH BASIN

The Department for the Economy is currently undertaking a public consultation (running from 7 May to 5 July 2019) on the following application for a Petroleum Licence for the Lough Neagh South basin, a part of which falls within the Council's Airport DEA.

DfE Application Reference: PLA1/16
Location: South Lough Neagh Basin
Applicant: EHA Exploration Ltd

The Council is one of a number of bodies, including other Councils within the application area, which have been consulted on this application by DfE (copy circulated). Any comments made by the Council will be considered as part of the consideration of the application together with all other consultation replies and other representations received.

In line with guidance published by DfE in 2018, the objective of the current consultation is to ensure that DfE has taken account of the range of opinions in preparation for making a recommendation to a future Minister as to whether or not a Petroleum Licence should be granted to the applicant.

General information on Petroleum Licence applications and how DfE assesses applications, together with detailed information on this specific application, can be found on the DfE website <https://www.economy-ni.gov.uk/articles/petroleum-licensing>

There were a number of options available to the Council in responding to the consultation by DfE:

1. Provide a corporate view in support of the Licence application.
2. Provide a corporate view opposing the Licence application.
3. Provide no corporate view on the development. In this case individual Members or parties may express support for or object to the Licence application.

Proposed by Councillor Webb
Seconded by Alderman Hogg and unanimously agreed

that Option 3 be approved.

ACTION BY: John Linden, Head of Planning

Councillor Magill joined the meeting.

Proposed by Councillor Lynch
Seconded by Alderman Hogg and agreed that

the meeting be adjourned, with the remainder of the Committee business resuming at 6.30 pm when the meeting would consider decisions on Planning Applications.

Meeting reconvened at 6.30pm.

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

The Chairperson reminded Members that an Addendum report and revised speakers list had been circulated with hard copies being provided for them in the Chamber, that Item 3.10 had been withdrawn by Officers, Item 3.12 had been withdrawn by the applicant, and additional information relating to item 3.11 had been made available on the Planning Portal in advance of the meeting.

The Deputy 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.

1 APOLOGIES

Alderman – P Brett
Councillor - R Swann
Chief Executive – J Dixon
Borough Lawyer and Head of Legal Services – P Casey

2 DECLARATIONS OF INTEREST

None

PART TWO DECISIONS ON PLANNING APPLICATIONS

ITEM 3.6 APPLICATION NO: LA03/2015/0173/F

PROPOSAL:	Housing development comprising 43 No. dwellings and associated site works, landscaping with access from Trench Lane, Mallusk
SITE/LOCATION:	Lands at Trench Lane to the east of Ballymartin Water adjacent and west of housing developments at Parkmount Road, Tudor Park and Hyde Park Manor, Mallusk, Newtownabbey, BT36 4PA
APPLICANT:	Galanta No 2 Ltd

Barry Diamond, Principal 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 –

Mr John Blair MLA
Mr Tom Stokes
Mr Martin Canning (available for questions)
Dr Phil Hull (available for questions)

Proposed by Alderman Campbell
Seconded by Alderman Hogg and

on the proposal being put to the meeting 9 Members voted in favour, 1 against and 0 abstentions and it was agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report together with an additional condition that signage be erected at the end of Trench Lane to discourage it's use as a through road, the precise detail of which was delegated to Officers.

ACTION BY: John Linden, Head of Planning

ITEM 3.7 APPLICATION NO: LA03/2018/0305/F

PROPOSAL:	Replacement Wastewater Pumping Station with the provision of ancillary boundary fencing, screen planting and a new access road to Greenfield Road. Demolition of the existing Pumping Station, resurfacing of the site and provision of bollards.
SITE/LOCATION:	Open green space approx. 20m north of No. 1-6 Maine Bank & approx. 50m south of No. 12-19 Weirside, Randalstown, BT41 3DA
APPLICANT:	Northern Ireland Water

Barry Diamond, Principal 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 –

Mr Trevor Clarke MLA

Proposed by Councillor Archibald

Seconded by Alderman Hogg that planning permission be refused and

on the proposal being put to the meeting 7 Members voted in favour, 0 against and 3 abstentions, the proposal was declared carried and it was agreed

In favour: Aldermen – F Agnew, T Campbell, T Hogg
Councillors – J Archibald, S Flanagan, M Magill, B Webb

Abstentions: Councillors – H Cushinan, R Lynch, R Kinnear

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

(a) loss of open space;

(b) loss of parking spaces; and

(c) adverse impact on the amenity of the riverside pathway

ACTION BY: John Linden, Head of Planning

ITEM 3.8 APPLICATION NO: LA03/2018/1083/F

PROPOSAL:	Redevelopment of garden centre site to deliver a new garden centre development and associated landscaping, car parking and road and access works to the Old Ballyclare Road and Ballyclare Road. This includes the permanent retention of the existing garden centre building for garden centre retail, restaurant and covered production use; the retention of the garden centre building currently under construction on site and its use for garden centre retail, covered production, a farm shop, a coffee shop and ancillary storage; and the erection of a new garden centre building for ancillary storage. (Variation of conditions 3, 4 and 6 from approval LA03/2018/0299/F to allow an increase in the total net retail floorspace area within the approved building A and B from 2425sqm to 3145sqm, comprising an increase in the area permitted for other garden retail net retail floorspace from the 492sqm approved to 1212sqm and an increase in the area permitted for gift lines and/or domestic use utensils and decorative objects within the net retail floorspace area permitted for other garden retail from the 200sqm approved to 350sqm)
SITE/LOCATION:	Coleman's Garden Centre, 6 Old Ballyclare Road, Templepatrick, Antrim, BT39 0BJ
APPLICANT:	Eastonville Traders Ltd

Barry Diamond, Principal 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 –

Mr Richard O'Toole
Mr Jim Davis

Proposed by Alderman Campbell
Seconded by Alderman Agnew and unanimously 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

ITEM 3.9 APPLICATION NO: LA03/2018/1019/F

PROPOSAL:	Extension of residential curtilage to accommodate an increase of individual garden areas at nos. 9-12 Waterside View with all associated landscaping and fencing. (Retrospective)
SITE/LOCATION:	Lands to the rear of Nos. 9, 10, 11 and 12 Waterside View, Shore Road, Jordanstown.
APPLICANT:	Beechview Developments

Kieran O'Connell, 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 –

Mr Tom Stokes (available for questions)

Proposed by Councillor Webb
Seconded by Alderman Campbell and unanimously 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

ITEM 3.10 APPLICATION NO: LA03/2019/0172/O

PROPOSAL:	Proposed site for dwelling on a farm
SITE/LOCATION:	30m South of no 30 Straid Road, Ballynure
APPLICANT:	Ms Christine Ross

The Chairperson advised Members that the application had been withdrawn by Officers for further consideration.

NO ACTION

ITEM 3.11 APPLICATION NO: LA03/2018/1022/F

PROPOSAL:	Revised access to serve 2 dwellings approved under T/2010/0004/F and T/2010/0005/RM
SITE/LOCATION:	130m east of 44 Belfast Road, Nutts Corner, Crumlin
APPLICANT:	Cyril & Jennifer Spence

Kieran O'Connell, 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 –

Mr Robin Park

Proposed by Councillor Webb

Seconded by Councillor Magill and unanimously agreed

that the application be deferred for a period of four weeks for reconsideration of the detail of the scheme and to allow a site visit to be undertaken.

ACTION BY: John Linden, Head of Planning

ITEM 3.12 APPLICATION NO: LA03/2019/0304/O

PROPOSAL:	Proposed dwelling and garage
SITE/LOCATION:	Approximately 60 metres south of No. 3 Rosevale, Fountain Hill, Antrim
APPLICANT:	Mr Sam Marshall

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

NO ACTION

Councillor Magill left the Chamber

ITEM 3.13 APPLICATION NO: LA03/2019/0308/O

PROPOSAL:	Site of dwelling and garage
SITE/LOCATION:	40 metres North West of 129 Fernisky Road
APPLICANT:	Mr John Moore

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

There were no public speakers to address this item.

Proposed by Councillor Webb
Seconded by Alderman Campbell and unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY8 of Planning Policy Statement 21; Sustainable Development in the Countryside, in that the application site is not a gap within a substantial and continuously built up frontage as the application site does not have a frontage to the road.**
- 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 as the application site lies on a floodplain and may be subject to increased surface water.**

ACTION BY: John Linden, Head of Planning

Alderman Campbell left the Chamber

ITEM 3.14 APPLICATION NO: LA03/2019/0318/F

PROPOSAL:	Proposed memorial garden and associated landscaping and site works
SITE/LOCATION:	Lands opposite Ballyearl Arts and Leisure Centre, 585 Doagh Road, Newtownabbey
APPLICANT:	Antrim and Newtownabbey Borough Council

Barry Diamond, Principal 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 Alderman Hogg

Seconded by Councillor Archibald and unanimously 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

ITEM 3.15 APPLICATION NO: LA03/2019/0251/A

PROPOSAL:	Retention of 8 no. signage (6m x 1.5m) equally spaced along boundary walls of the PSNI station. Walls are situated along Dublin Road, Castle Way and corner of Dublin Road/Castle Way
SITE/LOCATION:	24 Castle Way, Antrim
APPLICANT:	Antrim & Newtownabbey Borough Council

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

There were no public speakers to address this item.

Proposed by Alderman Hogg

Seconded by Councillor Flanagan and unanimously agreed

that advertising consent be granted for the application subject to the conditions set out in the Planning Report

ACTION BY: John Linden, Head of Planning

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 7.51 pm.

MAYOR