



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 22 MAY 2017 AT 6.30 PM**

- In the Chair** : Alderman F Agnew
- Committee Members Present** : Aldermen - T Campbell, J Smyth and R Swann
Councillors - T Beatty, J Bingham, H Cushinan, B Duffin, L Clarke, D Hollis and S Ross
- Non-Committee Members Present** : Councillors – V McWilliam, M Maguire and M Rea
- In Attendance** : Mr Tom Stokes - Public Speaker
Mr John Stewart - Public Speaker
Mr Mark Graham - Public Speaker
Mr Jim Thompson - Public Speaker
Mr William Hamilton – Public Speaker
Ms Heather Grills – Public Speaker
Mr Christopher Cassidy – Public Speaker
Mr Ivan McClean – Public Speaker
Mr Trevor Clarke– Public Speaker
Mr Ryan Dougan – Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon
Director of Community Planning & Regeneration - Ms M McAlister
Head of Planning - Mr J Linden
Principal Planning Officer - Mr B Diamond
Deputy Principal Planning Officer – Ms J Winters
Senior Planning Officer – Mr K O’Connell
Planning Officer – Mr M O’Reilly
Planning Officer – Mr S Russell
Legal Advisor - Mr P Casey
Media & Marketing Officer – Ms J Coulter
ICT Officer - Mr A Cole
Member Services Officer - Mrs D Hynes

CHAIRMAN'S REMARKS

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

The Chair informed Members that Councillor Webb had submitted apologies for the meeting and had left a message of thanks to staff for all their hard work throughout the year.

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 Head of Planning advised Members that a Court of Appeal Judgement had been issued on 18 May regarding the status of the Belfast Metropolitan Area Plan. He indicated that the effect of this judgement was that it now appeared the adopted BMAP issued in 2014 no longer exists and as a consequence BMAP had reverted back to the draft plan stage. He advised that Officers in the Planning Section had reviewed the applications coming before the Committee meeting to consider any implications arising from the court judgement and following review Officers were content that the changed status of BMAP did not raise any determining issues or concerns for those applications. It was noted that each Officer would advise on these items and would give a short summary and review of any pertinent issues and those applications effected.

1 APOLOGIES

Councillor Webb.

2 DECLARATIONS OF INTEREST

None.

PART ONE DECISIONS ON PLANNING APPLICATIONS

ITEM 3.1 APPLICATION NO: LA03/2017/0178/F

PROPOSAL:	Residential development comprising 18no. dwellings with garages and 6no. apartments, associated site works, access via Sharonmore Gardens.
SITE/LOCATION:	Lands located adjacent to and south of Sharonmore Gardens and Sharonmore Green and north of Ballyduff Road, Newtownabbey, BT36 6QL
APPLICANT:	LJH Ltd

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

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

- Councillor Maguire
- Tom Stokes
- John Stewart

Proposed by Councillor Duffin

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

Councillor Maguire left at this point of the meeting.

ITEM 3.2 APPLICATION NO: LA03/2016/0890/A

PROPOSAL:	Temporary marketing material hoardings for housing development
SITE/LOCATION:	Oakfield Park Housing Development, 75-83 Jordanstown Road, Newtownabbey, BT37 0QR
APPLICANT:	Silverwood Properties Ltd

John Linden, Head of Planning, introduced the Planning Report to the Committee and made a recommendation to grant advertisement consent.

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

- Mark Graham
- Tom Stokes

Proposed by Alderman Campbell

Seconded by Councillor Ross and

On the proposal being put to the meeting 7 Members voted in favour, 0 against and 4 abstentions it was agreed as follows:-

In Favour: Aldermen Agnew, Campbell and Smyth,
Councillors Beatty, Clarke, Hollis, Ross

Against: None
Abstentions: Alderman Swann
Councillors Bingham, Cushinan and Duffin

that advertisement consent be refused for the following reasons, the precise detail of which being delegated to Officers -

the proposed signage would significantly detract from the amenity and character of the area and result in an unsightly feature viewed from a main thoroughfare, the Jordanstown Road.

ACTION BY: John Linden

ITEM 3.3 APPLICATION NO: LA03/2017/0224/O

PROPOSAL: Proposed 1 no. single storey dwelling for workshop manager to established light engineering and joinery workshop, adjoining and within land ownership.

SITE/LOCATION: 80m South of 48 Loanends Road, Nutts Corner, Crumlin

APPLICANT: Mr R. J. Thompson

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

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

- Councillor Rea
- Jim Thompson
- William Hamilton

Proposed by Alderman Campbell

Seconded by Councillor Ross and

On the proposal being put to the meeting 8 Members voted in favour, 0 against and 3 abstentions it was 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 Policies CTY1 and CTY7 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that it is essential for an employee to live adjacent to this business in the countryside.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable**

Development in the Countryside as the approval of a dwelling on this site would result in a suburban style build-up of development when viewed with existing and approved buildings and as such would result in a detrimental change to the rural character of this area.

ACTION BY: John Linden

ITEM 3.4 APPLICATION NO: LA03/2016/0831/O

PROPOSAL: 3 detached dwellings

SITE/LOCATION: Land North and East of 1A Nursery Park, Antrim, BT41 1QR

APPLICANT: William Campbell

Michael O'Reilly, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

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

- Heather Grills

Proposed by Councillor Bingham

Seconded by Alderman Campbell and unanimously agreed

that outline planning permission be refused for the following reasons:

1. The proposed development is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of the addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' and the associated guidance 'Creating Places', in that, it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality and that incorporates a design and layout which draws upon the positive aspects of the surrounding area. In addition, the design and layout of the proposed dwellings on this restricted site will have an adverse impact on the trees protected by a Tree Preservation Order within the application site detrimental to the character and appearance of the area.
2. The proposed development is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy NH5 of PPS2 'Natural Heritage', in that, it has not been demonstrated that the proposed development will not impact upon priority habitat or biodiversity interests.
3. The proposed development is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', in that, the development would have an unacceptable

impact to the residential amenity of proposed residents by reason of an unsatisfactory layout and arrangement of amenity space that would lead to an overshadowing impact to Site 1 and overlooking of Sites 2 and 3.

ACTION BY: John Linden

ITEM 3.5 APPLICATION NO: LA03/2017/0177/F

PROPOSAL: Proposed infill site for 2 no dwellings and domestic garages.

SITE/LOCATION: 40m & 90m South East of No. 31 Lenagh Road, Randalstown, Co. Antrim, BT41 2NF

APPLICANT: Mr Damien Heffron

Michael O'Reilly, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

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

- Christopher Cassidy

Proposed by Alderman Campbell
Seconded by Councillor Ross and

on the proposal being put to the meeting 6 Members voted in favour, 4 against and 1 abstention, 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 CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it;**
 - (a) fails to meet with the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage;**
 - (b) fails to respect the plot size of existing dwellings; and**
 - (c) would result in the loss of an important visual break in the developed appearance of the locality.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the buildings would, if permitted, represent a prominent feature in the landscape and would fail to integrate.**

4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the buildings would, if permitted, create a ribbon of development resulting in a suburban style of build-up, thereby resulting in a detrimental change to and further eroding the rural character of the area.

ACTION BY: John Linden

Councillor Hollis left at this point of the meeting.

ITEM 3.6 APPLICATION NO: LA03/2017/0117/O

PROPOSAL: Site of 2 no. dwellings and garages (infill)

SITE/LOCATION: Between 187 and 191 Portglenone Road, Randalstown

APPLICANT: Mr Bertie Fry

Simon Russell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

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

- Ivan McClean
- Trevor Clarke

Proposed by Alderman Campbell
Seconded by Councillor Bingham and

on the proposal being put to the meeting 6 Members voted in favour, 3 against and 1 abstention, it was agreed

that outline 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 CTY1 of Planning Policy Statement 21; Sustainable Development in the Countryside, in that there is not overriding reasons why this development is in this rural location and could not be located within a settlement and it fails to meet the provisions for an infill dwelling in accordance with Policy CTY8 of PPS21.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwellings would, if permitted, create a ribbon 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 policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the dwellings would, if permitted, fail to integrate into the surrounding landscape.**

ACTION BY: John Linden

Alderman Campbell and Councillor Beatty withdrew from the meeting.

ITEM 3.7 APPLICATION NO: LA03/2016/1146/F

PROPOSAL: Change of use of existing barn to dwelling
SITE/LOCATION: Existing barn at 180 Templepatrick Road, Ballyclare
APPLICANT: Mr & Mrs Watson

Simon Russell, 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 Ross
Seconded by Councillor Duffin and

on the proposal being put to the meeting 7 Members voted in favour, 0 against and 1 abstention, 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 relating to the conversion and re-use of existing buildings in the countryside for residential use, in that the building to be converted is not considered to be a locally important building.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 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.**

ACTION BY: John Linden

Councillor Beatty had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on this item.

ITEM 3.8 APPLICATION NO: LA03/2017/0328/F

PROPOSAL: Erection of 250KW wind turbine (Removal of Condition 2 - Radar Mitigation Scheme from Planning Approval T/2013/0250/F)

SITE/LOCATION: 220m SW of 49 Greenhill Road, Belfast

APPLICANT: Quarry Hill Wind Ltd

Barry Diamond, Principal 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 Beatty
Seconded by Councillor Bingham and

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

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the policy provisions of the SPPS, and Policy RE 1 (v) of PPS 18, in that the wind turbine approved under T/2013/0250/F is in the line of sight of Belfast International Airport's air traffic control radar and without a Radar Mitigation Scheme in place the turbine will paint a false display on the radar screen when the turbine blades are rotating, which will create clutter on the radar and a loss of receiver sensitivity resulting in a significant negative impact on the radar to both arriving and departing aircraft at Belfast International Airport and without a Radar Mitigation Scheme in place the wind turbine could have the potential to cause a major safety issue to aircraft arriving and departing from the airfield at BIA.**

ACTION BY: John Linden

Alderman Campbell had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on this item.

Councillor Rea left at this point of the meeting.

ITEM 3.9 APPLICATION NO: LA03/2016/1148/O

PROPOSAL: Proposed dwelling on a farm

SITE/LOCATION: 50 South of 133 Staffordstown Road, Randalstown

APPLICANT: David McCaughey

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

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

- Trevor Clarke

Proposed by Alderman Campbell
Seconded by Councillor Bingham and

on the proposal being put to the meeting 5 Members voted in favour, 3 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 of the Strategic Planning Policy Statement and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that development opportunities have not been sold off from the farm holding within 10 years of the date of the application.**
- 2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, Access, Movement and Parking as it has not been demonstrated that a safe means of access to the site can be achieved.**

ACTION BY: John Linden

Councillor Ross withdrew from the meeting.

ITEM 3.10 APPLICATION NO: LA03/2017/0144/A

PROPOSAL: Single sided LED sign on existing canopy

SITE/LOCATION: 71B Roguery Road, Toomebridge, BT41 3TJ

APPLICANT: Gortgill Service Station

Barry Diamond, Principal 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-

- Ryan Dougan

Proposed by Councillor Duffin
Seconded by Councillor Cushinan

That advertisement consent be granted.

on the proposal being put to the meeting 3 Members voted in favour, 6 against and 0 abstentions, the proposal was declared fallen

In Favour: Alderman Swann
Councillors Duffin and Cushinan
Against: Aldermen Agnew, Campbell, Smyth
Councillors Bingham, Clarke and Beatty
Abstentions: None

Proposed by Alderman Smyth
Seconded by Councillor Beatty and

on the proposal being put to the meeting 6 Members voted in favour, 3 against and 0 abstentions, it was agreed as follows-

In Favour: Alderman Agnew, Campbell, Smyth
Councillors Bingham, Clarke and Beatty
Against: Alderman Swann
Councillor Duffin and Cushinan
Abstentions: None

that advertisement consent be refused for the following reason:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that the proposal, would result in an unacceptable detrimental impact on the visual amenity of the area.**

ACTION BY: John Linden

Councillor Ross had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on this item.

Councillor Clarke withdrew from the Chamber.

ITEM 3.11 APPLICATION NO: LA03/2017/0286/A

PROPOSAL: 3no '48 sheet' wall mounted advertising panels
SITE/LOCATION: 2 Hillhead Road, Ballyclare, BT39 9DS
APPLICANT: Stephen Shaw

Barry Diamond, Principal Planning Officer, advised that a reduced and amended proposal had been received in this case following publication of the original Planning Report and as a consequence an Addendum to the Planning Report had been prepared and circulated for Members. He introduced the Addendum to the Committee and made a recommendation to refuse advertisement consent.

There were no public speakers to address this item.

Proposed by Councillor Beatty
Seconded by Alderman Smyth and

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

that advertisement consent be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that, if permitted, it would result in an unacceptable detrimental impact on the visual amenity of the area.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy ATC 3 of Addendum to Planning Policy Statement 6: Areas of Townscape Character, in that, if permitted, it would result in unacceptable harm to the overall character and appearance of the Ballyclare Area of Townscape Character.**

ACTION BY: John Linden

Councillor Clarke had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on this item.

ITEM 3.12 APPLICATION NO: LA03/2017/0140/A

PROPOSAL: Illuminated Shop Signage
SITE/LOCATION: 64 Rashee Raod, Ballyclare
APPLICANT: Wim Den Haese

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

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

- Councillor McWilliam

Proposed by Alderman Campbell
Seconded by Alderman Smyth and

on the proposal being put to the meeting 3 Members voted in favour, 1 against and 4 abstentions, it was agreed

that advertisement consent be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that, if permitted, it would result in an unacceptable detrimental impact on the visual amenity of the area.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy ATC 3 of Addendum to Planning Policy Statement 6: Areas of Townscape Character, in that, if permitted, it would result in unacceptable harm to the overall character and appearance of the Ballyclare Area of Townscape Character.**

ACTION BY: John Linden

Councillor McWilliam left at this point of the meeting.

ITEM 3.13 APPLICATION NO: LA03/2017/0200/A

PROPOSAL: Retention of Advertising Hoarding
SITE/LOCATION: Gable Wall of 554 Shore Road, Newtownabbey
APPLICANT: H R Jess Architecture, Planning and Management

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

There were no public speakers to address this item.

Proposed by Councillor Beatty
Seconded by Alderman Smyth and

on the proposal being put to the meeting 8 Members voted in favour, 1 against and 0 abstentions, it was agreed

that advertisement consent be refused for the following reasons:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy AD 1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that, if permitted, it would not respect the visual amenity of this predominantly residential area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy ATC 3 of Addendum to Planning Policy Statement 6: Areas of Townscape Character, in that, if permitted, it would result in unacceptable harm to the character and appearance of the Whiteabbey Mill Area of Townscape Character.

ACTION BY: John Linden

ITEM 3.14 APPLICATION NO: LA03/2016/1079/F

PROPOSAL:	Outdoor dining area to include parasols and terrace screening
SITE/LOCATION:	Clotworthy House, Antrim Castel Gardens, Randalstown Road, Antrim, BT41 4LH
APPLICANT:	Big Occasions Ltd

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission for a temporary period of 5 years.

There were no public speakers to address this item.

Proposed by Councillor Beatty
Seconded by Councillor Duffin and unanimously agreed

that planning permission be granted for the application subject to an amendment to the condition proposed to restrict the temporary period to 2 years.

ACTION BY: John Linden

PART TWO OTHER PLANNING MATTERS

ITEM 3.15

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during April 2017 under delegated powers was circulated for Members' attention together with information received this month on planning appeals.

Proposed by Alderman Campbell
Seconded by Councillor Beatty and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.16

P/PLAN/1 PROPOSAL OF APPLICATION NOTIFICATION 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 were required to give at least 12 weeks notice to the Council that an application for planning permission was to be submitted. This was referred to as a Proposal of Application Notice (PAN). One PAN was registered during April and the details were set out below.

PAN Reference:	LA03/2017/0404/PAN
Proposal:	Construction of a supermarket to replace the existing Lidl supermarket that is to be demolished
Location:	Undeveloped land immediately east of Homebase, 140 Junction One Retail Park, Ballymena Road, Antrim
Applicant:	Lidl Northern Ireland GmbH
Date Received:	20 April 2017
12 week expiry:	13 July 2017

Members recalled that under Section 27 of the 2011 Planning Act obligations were 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 was submitted this must be accompanied by a Pre-Application Community consultation report outlining what consultation had been undertaken regarding the application and detailing how this had influenced the proposal submitted.

Proposed by Alderman Campbell
Seconded by Councillor Beatty and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.17

P/FP/LDP/109 LOUGH NEAGH CROSS BOUNDARY FORUM – UPDATE

The first meeting of the Lough Neagh Cross Boundary Planning Forum was held on 27 April 2017 and was attended by a wide range of interested bodies including neighbouring Councils, Government Departments and Members of the Lough Neagh Partnership Board.

Councillor Brian Duffin was elected Chair of the Group. The meeting was attended by Councillor Beatty and Principal Planning Officer, Sharon Mossman, on behalf of the Council.

There was general support for the setting up of the Forum and for the opportunity to discuss cross boundary planning issues in relation to Lough Neagh and Lough Beg.

Minutes of the working Group would be circulated to Members for information when received. It was also the intention of Mid Ulster Council to contact all other Councils with regards to issues relating to Lough Neagh and planning matters. This information would be brought forward to Members for consideration in due course.

The next meeting of the Forum was to be scheduled in September 2017.

Proposed by Alderman Campbell

Seconded by Councillor Beatty and unanimously agreed that

the report be noted

ACTION BY: John Linden

ITEM 3.18

P/FP/LDP/96 - DEVELOPMENT MANAGEMENT PRACTICE NOTE 21 – SECTION 76 PLANNING AGREEMENTS

The Department for Infrastructure had published Development Management Practice Note 21 which related to Section 76 Planning Agreements (copy circulated).

A planning agreement is a legally binding agreement between a Council or, as the case may be, the Department and a person (or persons) with an estate in land i.e. the landowner and/or developer. A planning agreement can play a meaningful role in the development management process as a valuable mechanism for securing certain planning matters arising from a development proposal. An agreement may mean that development can be permitted whilst potentially negative impacts on land use, the environment and infrastructure could be eliminated, reduced or mitigated.

This Development Management Practice Note was designed to guide all those involved in the planning system; planning officers, applicants, agents and members of the public through the legislative requirements relating to the use of planning agreements and deals primarily with procedures as well as good practice.

The Local Development Plan Steering Group had asked the Planning Section to discuss the issue of Section 76 agreements further with Members. This would be raised at the

forthcoming Local Development Plan Workshop event for Members – date to be confirmed by the Planning Section.

Proposed by Alderman Campbell
Seconded by Councillor Beatty and unanimously agreed that

the report be noted

ACTION BY: John Linden

ITEM 3.19

P/FP/LDP/1 - LOCAL DEVELOPMENT PLAN 2017-2018 QUARTERLY PROGRESS REPORT

The Council's Local Development Plan Timetable advised that progress reports would be submitted on a quarterly basis to the Planning Committee. This report covered the last quarter of the Business Year 2016-17 (Jan- March 2017).

The Council's Preferred Options Paper (POP) was published on 18th January 2017 and consultation closed on 12th April 2017. A number of public engagement events were held across the Borough during this period. The POP was also widely publicised and promoted throughout this period. Planning staff were also available during working hours at Mossley Mill and Antrim Civic Centre for any public queries.

A total of 147 responses were received from a large cross section of representatives including the general public, statutory consultees, key local organisations, neighbouring councils and planning agents.

The Planning Section are currently examining in detail all responses received and will produce a report for Members' consideration. An update would also be provided at the Local Development Plan workshop for Members on 14 June 2017.

A meeting of the LDP Steering Group also took place during this period.

Proposed by Alderman Campbell
Seconded by Councillor Beatty and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.20

P/FP/LDP/53 - LISBURN AND CASTLEREAGH CITY COUNCIL- PREFERRED OPTIONS PAPER

Lisburn and Castlereagh City Council (LCCC) had consulted the Council on its Preferred Options Paper (POP) for its emerging new Local Development Plan (copy of letter circulated). The POP and all associated documents could be viewed at:

<https://www.lisburncastlereagh.gov.uk/resident/planning/local-development-plan>.

The LCCC Preferred Options Paper is subject to an 8 week consultation period ending on 25th May 2017.

The Lisburn and Castlereagh POP set out a vision and strategic objectives for the City Council Area. One of the key aims of the new Local Development Plan was to support the growth and regeneration of the area economically, environmentally and socially. A number of options were set out for the Lisburn and Castlereagh Council Area, under 6 main Strategic Objectives and were summarised below.

The POP proposed that the population of the Council area was expected to grow from 140,205 in 2015 to 158,618 in 2030; a 13.1% increase. It was also estimated that 13,300 new dwellings were required over the Plan period and that there was potential to create an additional 6,500 jobs on zoned employment land.

Summary of Strategic Objectives

Enabling Sustainable Communities and Delivery of New Homes - This objective provided options regarding 4 key issues. These included the preferred option to maintain the existing Settlement Hierarchy, Facilitating Future Housing Growth, Facilitating Sustainable Development in the Countryside and regarding the facilitation of Education, Health, Community and Cultural Facilities.

Driving Sustainable Economic Growth - This set out options regarding the safeguarding of existing employment land along with the Major Employment Location (MEL) at West Lisburn/Blaris and the MEL at the Purdysburn Mixed Use Site. Options were also proposed regarding the Lands at the Maze (Strategic Land Reserve of Regional Importance), and facilitating sustainable rural economic development. The POP also set out options for Mineral safeguarding zones and areas of Mineral constraint.

Growing Our City, Town Centres, Retailing and Offices - This set out options for growing Lisburn City Centre, strengthening town centres and the preferred option to retain and reinforce Sprucefield as a Regional Shopping Centre. There were options relating to strengthening District and Local Centres as well as options for growing the night time economy. Options were also provided regarding the direction for City Centre Development Opportunity Sites and the promotion of office development within the City, Town and Local Centres.

Promoting Sustainable Tourism, Open Space and Recreation - This objective included options regarding the promotion of Hillsborough Castle and the Lagan Navigation as Key Tourism/Recreational Areas. Options were also put forward regarding protecting and promoting the Lagan Valley Regional Park as a key tourism/recreation opportunity area and for protecting and enhancing open space sport and outdoor recreation.

Supporting Sustainable Transport and Other Infrastructure - This objective set out options regarding Key Transportation Infrastructure Schemes (Road and Rail), retention of Key Park and Ride sites and the promotion of active travel. Options were also provided regarding greenways, renewable energy, telecommunications and waste management. Lisburn and Castlereagh also support the retention of the Knockmore Rail Line.

Protecting and Enhancing the Built and Natural Environment - This objective gave options regarding the protection and enhancement of Built Heritage Assets and Archaeological Remains and further options relating to the protection and enhancement of Natural Heritage Assets.

Planning Officials met recently with planning officials from LCCC and had identified common cross boundary issues including strategic employment sites, transport issues and in particular transport links to Belfast International Airport and also Lough Neagh.

These matters would be taken forward as both Councils consider their Preferred Options Paper public consultation responses and move to the next key stage of the Plan.

Proposed by Councillor Duffin

Seconded by Councillor Beatty and unanimously agreed that

Officers respond to the Lisburn and Castlereagh City Council Preferred Options Paper based on the cross boundary issues identified.

ACTION BY: John Linden

ITEM 3.21

P/FP/LDP/62 - PLANNING APPEALS COMMISSION - PROCEDURES FOR INDEPENDENT EXAMINATION OF LOCAL DEVELOPMENT PLANS

The Planning Appeals Commission had written to the Council to advise of the publication of guidance for the new Local Development Plan Procedures (copy circulated). The guidance explained how the Planning Appeals Commission proposes to carry out independent examinations into local development plans and it was intended to assist those who would be taking part in the examination process.

In summary the guidance provided information on:-

- The Examination Process
- Soundness
- Making Representations
- Submitting the Plan
- Initial Assessment
- Pre Hearing Stage
- The Hearing Sessions
- The Commission's Report
- Concerns about the Examination
- How information should be submitted by the Council in relation to representations
- What information the Council will be expected to submit

A number of points were of particular interest. Firstly, the PAC indicated the Examination Process would take 9 to 12 months for each stage of the Local Development Plan process i.e. the Plan Strategy stage and the Local Polices Plan

stage. A copy of the **Main Events** anticipated as part of this process was set out in Appendix 2 of the PAC Procedures for Independent Examination publication.

In relation to the Commissioner's report, it would be based on the **Tests for Soundness** of the plan and not on individual representations or sites. This represented a fundamental change from the development plan system that existed before the new development plan provisions contained in the 2011 Planning Act came into force on 1 April 2015. Soundness would be based on a number of key tests which were set out in Appendix 3 of the PAC publication.

Proposed by Alderman Campbell
Seconded by Councillor Beatty and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.22

P/PLAN/12 - REPLACEMENT OF THE NORTHERN IRELAND PLANNING PORTAL

Members recalled that the Council had previously agreed to participate in the Discovery Exercise being led up by the Department for Infrastructure in relation to a potential shared service model for the planned replacement of the current NI Planning Portal.

Correspondence was subsequently received from the Department in February 2017 (copy circulated) advising that the procurement of consultants to undertake the Discovery exercise was ongoing and that it was anticipated the contact would be awarded during March. This correspondence confirmed that Antrim and Newtownabbey Council had offered a member of staff to participate in this exercise.

Subsequent to receipt of this correspondence the Department advised Councils at the March meeting of the Planning Portal Governance Board, attended by the Head of Planning on behalf of the Council that there had been a delay in appointing the Consultants for the Discovery exercise due to an issue with the procurement process which only came to light after the evaluation of the submitted bids. As a consequence, the procurement process had to be restarted and it is now understood that consultants should be appointed this month.

As a result of this delay, the Department had indicated that the overall timetable for the Discovery phase (including the Outline Business Case) had been adjusted and was now not expected to be completed until September/October 2017. All Councils represented on the Planning Portal Governance Board expressed their disappointment and frustration at the delay, but indicated that they would continue to work positively with the Department to help deliver the Discovery exercise in a timely fashion.

Proposed by Alderman Campbell
Seconded by Councillor Beatty and unanimously agreed that

the report be noted.

ACTION BY: John Linden

The Chairman took this opportunity on behalf of himself and the Vice Chair to thank all Members of Committee, Chief Executive, Directors, Heads of Service, Planning Team, and other staff for their commitment throughout the year. Members present conveyed appreciation to the Chair and Vice Chair for the manner in which business had been conducted in the meetings throughout the year.

There being no further Committee business under Part 2 of the agenda the Chairman thanked everyone for their attendance and the meeting concluded at 9.43pm.

MAYOR

Council Minutes have been redacted in accordance with the Freedom of Information Act 2000, the Data Protection Act 1998 and legal advice.

