



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON WEDNESDAY 13 DECEMBER 2017 AT 6.00 PM**

- In the Chair** : Councillor P Brett
- Committee Members Present** : Aldermen – F Agnew, T Campbell, J Smyth and R Swann
Councillors – H Cushinan, B Duffin, T Hogg, D Hollis, M Magill and W Webb
- Non-Committee Members Present** : Alderman – T Burns
Councillors – L Clarke, S McCarthy and J Montgomery
- In Attendance** : Mr John Eltham - Public Speaker
Mr Simon Moon - Public Speaker
Mr Tom Stokes – Public Speaker
Mr Alastair Coulson– Public Speaker
Mr Nick Brown – Public Speaker
Mr David McKillen – Public Speaker
Mr Damien Kearney – Public Speaker
Mr Christopher Cassidy – Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon
Director of Community Planning & Regeneration - Ms M McAlister
Head of Planning - Mr J Linden
Senior Planning Officer – Ms J Winters
Senior Planning Officer – Mr K O'Connell
Acting Senior Planning Officer – Mr M O'Reilly
ICT Officer – Mr A Cole
Member Services Officer - Mrs D Hynes
Member Services Manager – Mrs V Lisk

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the monthly Planning Committee Meeting and sought a resolution to consider the In Confidence items.

1 APOLOGIES

Councillor – J Bingham

2 DECLARATIONS OF INTEREST

Item 3.6 – Councillor Magill
Item 3.12 – Councillor Webb

PROPOSAL TO PROCEED ‘IN CONFIDENCE’

Proposed by Councillor Magill
Seconded by Councillor Smyth and agreed

that the following Committee business be taken In Confidence.

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

ITEMS IN CONFIDENCE

DECISIONS ON ENFORCEMENT CASES

ITEM 3.1 - ENFORCEMENT CASE: LA03/2015/0129/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress Enforcement action.

Proposed by Councillor Hogg
Seconded by Councillor Duffin and unanimously agreed

that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers

ACTION BY: John Linden

Councillor Magill left the Chamber at this point.

ITEM 3.2 - ENFORCEMENT CASE: T/2007/0039/CA

Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress Enforcement action.

Proposed by Alderman Campbell

Seconded by Councillor Duffin and

on the proposal being put to the meeting 10 Members voted in favour, 0 against and
0 abstentions and it was agreed as follows:

that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers

ACTION BY: John Linden

Councillor Webb raised a query in relation to Longlands Road, it was agreed that Officers would look into this.

ACTION: John Linden

Councillor Magill had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on item 3.2.

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Hogg
Seconded by Councillor Duffin and agreed

that any remaining Committee business be conducted in Open Session.

At this point the Chairperson advised there would be a short interval, with the remainder of Committee business resuming at 6.30pm when the meeting would be open to the public and audio-recording would resume.

PART ONE DECISIONS ON PLANNING APPLICATIONS

CHAIRPERSON'S REMARKS

At this point the Chairperson welcomed everyone to the meeting and reminded all present of the protocol for speaking and timeframes accorded.

1 APOLOGIES

Councillor - J Bingham

2 DECLARATIONS OF INTEREST

Item 3.6 – Councillor Magill
Item 3.12 - Councillor Webb

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.

ITEM 3.3 APPLICATION NO: LA03/2017/0234/O

PROPOSAL: Outline masterplan to facilitate the comprehensive regeneration of Junction One, including the Factory Outlet Centre, Retail and Leisure Park, and vacant lands. Proposals include demolition and reconfiguration of existing buildings; erection of new buildings to include provision of restaurants/coffee shops, bulky goods retail warehousing, retail kiosks, indoor leisure and factory outlet units; creation of new children's play area, outdoor multi-purpose recreational facility, new gateway entrance road and re-configuration of internal road network; reconfiguration of car parking; provision of environmental improvement scheme featuring hard/soft landscaping and all associated site works (Proposed Master Plan layout to also incorporate the re-configuration of existing car park and 2 No drive thru restaurants/cafes, 1 No ancillary external seating area and 1 No ancillary children's play area granted planning permission by LA03/2017/0014/F)

SITE/LOCATION: Junction One Retail and Leisure Park, Ballymena Road, Antrim

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

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

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

- Councillor Montgomery
- John Eltham
- Simon Moon
- Alastair Coulson
- Tom Stokes

Proposed by Alderman Campbell
Seconded by Councillor Hollis and

on the proposal being put to the meeting 10 Members voted in favour, 1 against and 0 abstentions and it was agreed as follows:

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

ACTION BY: John Linden

ITEM 3.4 APPLICATION NO: LA03/2016/1089/F

PROPOSAL:	Proposed development of 45No. residential units comprising 15No. detached and 30No. semi-detached dwellings, car parking, site access, construction of bridge, open space and landscaping and all other associated site works.
SITE/LOCATION:	Lands located between Hydepark Road and Hydepark Lane to the North and West of 39 Hydepark Road, Mallusk
APPLICANT:	Hydepark Road Developments Ltd

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

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

- Mr Tom Stokes
- Mr Nick Brown
- Mr David McKillen

Proposed by Councillor Magill

Seconded by Councillor Duffin and unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report with the inclusion of an additional condition the precise detail of which was delegated to Officers. The additional condition is (a) to require the applicant to submit a revised scheme for an alternative and extended pedestrian footpath arrangement within the approved open space area prior to the occupation of the first dwelling at the site and (b) to ensure that there is a robust landscape framework enveloping the site and that existing vegetation is retained.

ACTION BY: John Linden

ITEM 3.5 APPLICATION NO: LA03/2016/0704/F

PROPOSAL:	Construction of 13 dwellings with associated car parking and landscaping (mix consists of 13No. 3P2B Cat 1 accommodation).
SITE/LOCATION:	Vacant land adjacent to Cunningham Way, Fennel Road and 60 Fountain Street, Antrim, BT41 1SY
APPLICANT:	Apex Housing

Kieran O'Connell, Senior Planning Officer, advised that an 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 defer the application to allow for reconsultation with a final report anticipated to return to Committee no later than February 2018.

There were no public speakers to address this item.

Proposed by Councillor Hogg
Seconded by Alderman Smyth and

On the proposal being put to the meeting 9 Members voted in favour, 1 against and 1 abstention, it was agreed as follows-

In Favour: Aldermen Agnew, Swann, Smyth
Councillors Brett, Cushman, Hogg, Hollis, Magill, Webb
Against: Alderman Campbell
Abstentions: Councillor Duffin

That planning permission be approved to the amended scheme for 10 dwellings with authority delegated to Officers to issue the decision without further recourse to the Committee subject to the following provisos:

- (1) that the threshold set out in the Scheme of Delegation relating to the number of objections made, if any, following readvertisement is not met; and**
- (2) that the applicant provides all additional information requested by Officers to resolve any outstanding issues**

Should either of the above not be met then the application should be returned to the February 2018 meeting of the Planning Committee for further consideration.

ACTION BY: John Linden

Councillor Magill withdrew from the meeting having declared an interest in the next item.

ITEM 3.6 APPLICATION NO: LA03/2017/0811/O

PROPOSAL: Site for Infill dwelling

SITE/LOCATION: Between 108 & 108a Cidercourt Road, Crumlin, Antrim

APPLICANT: Mr & Mrs B Farr

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 speaker addressed the Committee and responded to enquiries from Members as requested -

- Alderman Burns
- Mr Damien Kearney

Proposed by Alderman Campbell
 Seconded by Alderman Agnew and

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

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy 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 not be located within a settlement and it fails to meet with the provisions for an infill dwelling in accordance with Policy CTY8 of PPS21.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal if developed would further erode the rural character of the area due to a build-up of development.**
- 3. The proposal is contrary to Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk (PPS 15), in that the applicant has failed to provide a flood risk assessment to demonstrate that there are adequate measures to manage and mitigate any increase in flood risk arising from the development.**
- 4. 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 a detailed drainage assessment has not been carried out and the development, if permitted may increase the risk of flooding elsewhere through increased surface water runoff.**

ACTION BY: John Linden

Councillor Magill returned to the meeting.

ITEM 3.7 APPLICATION NO: LA03/2017/0839/O

PROPOSAL: Site for dwelling and garage

SITE/LOCATION: 20m South East of 161 Staffordstown Road, Randalstown

APPLICANT: Robert French

Kieran O'Connell, Senior 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 Alderman Campbell
Seconded by Alderman Agnew and unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies CTY1 and CTY2a of Planning Policy Statement 21, Sustainable Development in the Countryside in that the cluster of development is not associated with a focal point, the site does not provide a suitable degree of enclosure and the development of the site would not constitute rounding off and consolidation of an existing cluster.**
- 2. 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, the site is unable to provide a suitable degree of enclosure and would be a prominent feature in the landscape.**
- 3. 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, would be unduly prominent in the landscape and would result in a suburban style of build-up, thereby further eroding the rural character of the area.**

ACTION BY: John Linden

Alderman Agnew left at this point of the meeting.

ITEM 3.8 APPLICATION NO: LA03/2017/0671/O

PROPOSAL:	Proposed site for a single storey dwelling and domestic garage.
SITE/LOCATION:	Approx. 20m west of No.42 Loughbeg Road, Toomebridge, BT41 3TN
APPLICANT:	Mr Michael Magee

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

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

- Mr Christopher Cassidy

Proposed by Alderman Campbell
Seconded by Councillor Hogg and

on the proposal being put to the meeting 7 Members voted in favour, 3 against and 0 abstentions and agreed as follows

that outline planning permission be refused for the following reasons

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement (SPPS) and Policy CTY 1 of Planning Policy Statement 21: Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement (SPPS) and Policy CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposed development:**
 - 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; and,**
 - b) would result in the loss of an important visual break in the developed appearance of the locality.**
- 3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement (SPPS) and Policy CTY 14 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposed development would, if permitted, add to a suburban style of build-up resulting in a further erosion of the rural character of the area.**
- 4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement (SPPS) and Policy CTY 2a of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposed development:**
 - is not located within an existing cluster of development, which is associated with a focal point such as a social/community building/facility, and not located at a cross-roads;**
 - would result in an adverse impact upon the residential amenity of the occupiers of No. 42 Loughbeg Road, and the prospective occupiers of the proposed dwelling.**

ACTION BY: John Linden

ITEM 3.9 APPLICATION NO: LA03/2017/0546/F

PROPOSAL: Removal of existing single storey rear extension and replacement with new 2 storey rear extension.

SITE/LOCATION: No. 37 Abbeyhill Park, Glenville Road, Jordanstown

APPLICANT: Mr & Mrs D Martin

John Linden, Head of Planning, 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 Hogg
Seconded by Councillor Duffin 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

ITEM 3.10 APPLICATION NO: LA03/2017/0848/F

PROPOSAL: Proposed annex accommodation to allow for downstairs living accommodation

SITE/LOCATION: 173 Staffordstown Road, Randalstown, BT41 3LT

APPLICANT: Mr Reid

Kieran O'Connell, Senior Planning Officer, advised that an 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 grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Hollis
Seconded by Councillor Hogg 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

ITEM 3.11 APPLICATION NO: LA03/2017/0890/A

PROPOSAL: Installation of an 8m Totem Sign

SITE/LOCATION: Land 73m South of Omniplex Cinema, Junction One Outlet Centre, Ballymena Road, Antrim

APPLICANT: McDonalds Restaurant Ltd

John Linden, Head of Planning, advised that an 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 grant advertisement consent.

There were no public speakers to address this item.

Proposed by Councillor Hogg
Seconded by Councillor Webb and

on the proposal being put to the meeting 9 Members voted in favour, 0 against and 1 abstention and agreed as follows:

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

In response to a query from Councillor Cushinan, the Head of Planning advised he would ascertain if there was any restriction on opening hours at this site.

ACTION BY: John Linden

Councillor Webb withdrew from the meeting having declared an interest in the next item. 3.12.

ITEM 3.12 APPLICATION NO: LA03/2017/0780/F

PROPOSAL: Demolition of existing garage and erection of 2 storey extension to side of dwelling.

SITE/LOCATION: No.36 Whitehouse Park, Newtownabbey, BT37 9SQ

APPLICANT: Mr & Mrs Robert Lee

John Linden, Head of Planning, 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 Hollis
Seconded by Alderman Smyth and

on the proposal being put to the meeting 9 Members voted in favour, 0 against and 0 abstentions and agreed as follows:

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

ACTION BY: John Linden

Councillor Webb returned to the meeting.

PART TWO OTHER PLANNING MATTERS

ITEM 3.13

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during November 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 Hogg and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.14

PUBLICATION OF THE ANNUAL HOUSING MONITOR 2017

In order to inform the Local Development Plan process it is useful to gain an understanding of the amount of housing land supply that remains available within the 30 settlements in the Borough. This work was taken forward by the Planning Section and Members recalled that the Annual Housing Monitor 2015 was published as part of the Council's Preferred Options Paper supporting evidence earlier this year.

The Annual Housing Monitor takes account of all sites where the principle of housing has 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. Details for the individual sites were set out in a series of maps and associated tables.

Information from Building Control commencements and completions were used to inform the survey and Housing Monitor results. During the summer months, Officers in both the Planning and Building Control Sections had worked together to refine this process and ensure the survey information is as up to date as possible.

The results of the 2017 Monitor (circulated) indicated that there are 13,029 remaining potential dwelling units and 545 hectares of housing land remaining within the settlements of the Borough. It is intended that the findings of the 2017 survey would now be made available to the public on the Council's website.

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

the report be noted and that the Annual Housing Monitor 2017 be published on the Council website.

ACTION BY: John Linden

ITEM 3.15

P/FP/LDP/1 LOCAL DEVELOPMENT PLAN QUARTERLY UPDATE JULY-SEPTEMBER 2017

The Council's Local Development Plan (LDP) Timetable advises that progress reports would be submitted on a quarterly basis to the Planning Committee. This report covers the third quarter of the Business Year 2017-2018 (July-September 2017).

POP Interim Report - August 2017

The Council's Preferred Options Paper interim consultation report was published in August 2017 and is available online for viewing. This report summarises the 148 consultation responses received as part of the Preferred Options Paper public consultation, which ran from the 18 January to 12 April 2017.

The consultation report is required in accordance with Regulation 11 of the Planning (Local Development Plan) Regulations (NI) 2015 (LDP Regs) and is also a commitment within the Council's published Statement of Community Involvement. The report ensures the Local Development Plan will meet 'soundness' specifications by demonstrating how consultation responses have been considered, summarised and taken account of during the plan's preparation and as required under Regulation 20 of the LDP Regs, it will be submitted as part of the Independent Examination process.

Mid and East Antrim POP

On 7 August 2017, the Council responded to Mid and East Antrim Preferred Options Paper (POP) consultation. The Mid and East Antrim POP and all associated documents can be viewed at: <https://www.midandeastantrim.gov.uk/pop>

The Council's response identified a number of cross boundary issues at the strategic level that require further discussion as each Council progresses the preparation of their respective new Local Development Plans. These include the relationship of Antrim, Ballymena and Larne as a cluster as well as the topics of employment, natural heritage, tourism, transport/linkages and waste management.

Plan Strategy - Evidence Base

The Forward Plan Team have been working towards developing a strong evidence base to support the Plan Strategy. As part of this, the team had met with several internal and external consultees with a view to updating the plan evidence base so that it is robust at the time of Independent Examination. This work is ongoing.

The first meeting of the LDP Sub Working had also taken place to discuss forthcoming matters to be set out in the forthcoming Plan Strategy document.

Formulating Policies

Work is progressing on the formulation of new draft Planning Policy for the Plan Strategy document.

Planning Committee Members recalled an initial workshop hosted by officers on 19 June 2017, where extant planning policy and potential policy gaps were discussed. On 28 June 2017, this workshop was followed with a '*Revised Planning Policy Review Paper*' for Member's consideration. It was agreed that further workshops should be held with the Planning Committee Members to discuss these policies and a number of these have now taken place.

Working Groups

Members were aware that a number of cross boundary working groups have been set up including Lough Neagh and Lough Beg Forum and the Metropolitan Area Spatial Working Group. Minutes of these meetings had previously been circulated to Members.

Proposed by Alderman Campbell

Seconded by Councillor Hogg and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.16

CORRESPONDENCE FROM DEPARTMENT FOR COMMUNITIES HISTORIC ENVIRONMENT DIVISION

Iain Greenaway, Director of the Historic Environment Division (HED) of the Department for Communities, wrote to the Chief Executive on 29 November 2017 (copy circulated) to advise that HED is currently experiencing staff resource pressures which had impacted on their performance in responding to consultations on planning applications and attendance at meetings.

The Planning Section had already been in direct contact with senior staff in HED with responsibility for advice on archaeological matters and listed buildings to indicate those cases which the Section would wish to see afforded a degree of priority. The Planning Section would continue to work closely with colleagues in HED to mitigate the impact of the current staff resource issues it is experiencing until such time as this is resolved.

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

the report be noted.

ACTION BY: John Linden

ITEM 3.17

THE PLANNING (NOTIFICATION OF APPLICATIONS) DIRECTION 2017

Angus Kerr, Director of the Planning Policy Division of the Department for Infrastructure, wrote to the Council on 13 November 2017 attaching a new Departmental Direction, the Planning (Notification of Applications) Direction 2017, which came into operation on 1st December 2017 (copy of letter and Direction circulated).

The new Direction replaces and generally replicates the previous Departmental Direction dated 23rd March 2015. The key change relates to the level of information that must be sent to the Department in those cases where the Council is required to consult with the Department.

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

the report be noted.

ACTION BY: John Linden

There being no further Committee business under Part 2 of the agenda the Chairperson thanked everyone for their attendance and wished everyone a very Merry Christmas and a Happy New Year. The meeting concluded at 8.24pm.

MAYOR

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