



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 20 NOVEMBER 2017 AT 6.30 PM**

- In the Chair** : Councillor P Brett
- Committee Members Present** : Aldermen – F Agnew, T Campbell, J Smyth and R Swann
Councillors - J Bingham, H Cushinan, B Duffin, T Hogg, M Magill and W Webb
- Non-Committee Members Present** : Councillors – L Clarke, M Goodman, R Lynch, S McCarthy, J Montgomery, N McClelland, V McWilliam and M Rea
- In Attendance** : Nancy Montgomery - Public Speaker
Paul Lilley - Public Speaker
Trevor Clarke – Public Speaker
David Donaldson- Public Speaker
Andrew Paul - Public Speaker
Neil Phillips - Public Speaker
Joe Fox - Public Speaker
Allan Newbronner - Public Speaker
Johnny Clarke – Public Speaker
Peter Friel – Public Speaker
Richard Burnside – Public Speaker
Drew Kyle – 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
Senior Planning Officer – Ms J McKendry
Acting Senior Planning Officer – Mr M O'Reilly
Borough Lawyer - Mr P Casey
Media & Marketing Manager – Ms N McCullough
ICT Officer – Mr C Bell
Member Services Officer - Mrs D Hynes

CHAIRPERSON'S REMARKS

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

The Chief Executive reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

1 APOLOGIES

Councillor Hollis

2 DECLARATIONS OF INTEREST

None.

PART ONE DECISIONS ON PLANNING APPLICATIONS

Members agreed that Items 3.1, 3.2 and 3.3 would be taken together and that speaking rights would be combined. The Chairperson advised that separate votes would then be taken on each item.

ITEM 3.1 APPLICATION NO: LA03/2015/0016/RM

PROPOSAL: Phase 2 of development with 146 dwellings (59 detached, 84 semi detached and 3 town houses) with associated new access to Ballygore Road, site works and landscaping.

SITE/LOCATION: Lands south of Birch Hill Road and north of Ballygore Road, Antrim.

APPLICANT: Mearne Construction Ltd

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

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

- Councillor Lynch
- Councillor Rea
- Councillor Montgomery
- Nancy Montgomery

- Paul Lilley
- Trevor Clarke, MLA
- David Donaldson

Proposed by Councillor Magill
 Seconded by Councillor Duffin and

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

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

ACTION BY: John Linden

ITEM 3.2 APPLICATION NO: LA03/2016/1085/RM

PROPOSAL:	Phase 3 of development with 97 no. dwellings (45 no. detached and 52 no. semi detached) with associated new access to Ballygore Road, site works and landscaping.
SITE/LOCATION:	Lands south-east of no 20 Birch Hill Road and north of Ballygore Road, Antrim.
APPLICANT:	Mearne Construction Ltd

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

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

- Councillor Lynch
- Councillor Rea
- Councillor Montgomery
- Nancy Montgomery
- Paul Lilley
- Trevor Clarke, MLA
- David Donaldson

Proposed by Councillor Magill
 Seconded by Councillor Duffin and

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

that reserved matters be approved for the application subject to the conditions set out in the Planning Report together with additional conditions requiring (a) advanced planting to take place along the Birch Hill Road boundary with an enhanced mix of tree species; and (b) the

provision of an information board relating to the history of the site within the proposed open space area adjacent to Marymount House, the precise detail of which was delegated to Officers

ACTION BY: John Linden

ITEM 3.3 APPLICATION NO: LA03/2016/1084/RM

- PROPOSAL:** Phase 4 of development with 13 no. dwellings (8 no. apartments and 5 no. detached dwellings) with associated new access to Ballygore Road, site works and landscaping.
- SITE/LOCATION:** Lands approximately 142m South of no 16 Birch Hill Road and 140m East of Ballygore Road, Antrim.
- APPLICANT:** Mearne Construction Ltd
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Michael O'Reilly, Acting Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to approve reserved matters.

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

- Councillor Lynch
- Councillor Rea
- Councillor Montgomery
- Nancy Montgomery
- Paul Lilley
- Trevor Clarke, MLA
- David Donaldson

Proposed by Councillor Magill
Seconded by Councillor Duffin and

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

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

ACTION BY: John Linden

ITEM 3.4 APPLICATION NO: LA03/2017/0242/O

- PROPOSAL:** Proposed development of 6 no. detached dwellings and garages

SITE/LOCATION: Lands between 72 and 76 Kingsmoss Road, Newtownabbey

APPLICANT: Miss E McClean

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

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

- Andrew Paul
- Neil Phillips

Proposed by Councillor Webb

Seconded by Councillor Magill and unanimously agreed

that the application be deferred for a 4 week period to allow for consultation with the Northern Ireland Environment Agency.

ACTION BY: John Linden

ITEM 3.5 APPLICATION NO: LA03/2016/1105/F

PROPOSAL: Proposed residential development comprising of 25 No. detached dwellings, associated car parking, site access, open space and landscaping and all other associated site works.

SITE/LOCATION: Lands at 401 Shore Road, Newtownabbey

APPLICANT: Amulet Developments Ltd

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

There were no 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 3.6 APPLICATION NO: LA03/2017/0039/F

PROPOSAL: Proposed 3G pitch with clubhouse and seating, 12.2m floodlights, 2.4m high perimeter fencing, 3 No. 200 seater stands, safe standing area, toilet blocks, turnstiles, dugouts, car parking and associated groundworks

SITE/LOCATION: Lands at 96-100 Hightown Road, Glengormley

APPLICANT: Edmund Rice Schools Trust (NI) Limited

Johanne McKendry, 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 –

- Joe Fox
- Allan Newbronner
- Johnny Clarke
- Peter Friel

Proposed by Councillor Duffin
Seconded by Councillor Cushinan and

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

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

ACTION BY: John Linden

(Amended by Council at the Council Meeting on Monday 27 November 2017)

Councillor Hogg left the Chamber.

ITEM 3.7 APPLICATION NO: LA03/2017/0560/F

PROPOSAL: Proposed construction of 3 no. dwellings (change of house type to sites 37-38 from that previously approved under U/2007/0331/F) including associated car parking and landscaping.

SITE/LOCATION: Lands at Ballycraigy Road, west of 6-10 Sentry Hill Drive and east of 7 & 14 Foxtan Avenue, Ballyhenry.

APPLICANT: Glenoak Ltd

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 Bingham
Seconded by Councillor Webb and

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

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

ACTION BY: John Linden

Councillors Brett and Magill left the Chamber. Councillor Bingham presiding during Councillor Brett's absence.

ITEM 3.8 APPLICATION NO: LA03/2016/0607/O

PROPOSAL: Proposed 2 storey dwelling and garage

SITE/LOCATION: Site adjacent to No. 1 Church View, Randalstown

APPLICANT: Mr James McGlone

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

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

- Trevor Clarke, MLA

Proposed by Alderman Campbell
Seconded by Alderman Agnew and

On the proposal being put to the meeting 7 Members voted in favour, 1 against and 0 abstentions, it was agreed as follows-

that outline planning permission be refused for the following reason:

- 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement (SPPS) and Policy QD1 'Quality in New Residential Development' of Planning Policy Statement 7 (PPS 7) in that the proposed development represents an overdevelopment of the site as:**

- a. it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout, scale, and proportions;
- b. it will have an unacceptable adverse effect on the character and appearance of this area in that the layout does not draw from the best of local traditions in terms of its form;
- c. it will have an unacceptable adverse effect on the amenity of existing residents in terms of overlooking, loss of privacy, overshadowing and loss of light;
- d. the layout will have an unacceptable adverse effect on the amenity of proposed residents.

ACTION BY: John Linden

Councillors Hogg, Brett and Magill returned to the Chamber

ITEM 3.9 APPLICATION NO: LA03/2017/0608/O

PROPOSAL: Dwelling and garage on a farm

SITE/LOCATION: 30m NW of Eskylane Road, Antrim, BT41 2LL.

APPLICANT: Mr Noel McKee

Barry Diamond, Principal 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
- Richard Burnside
- Trevor Clarke, MLA

Proposed by Alderman Campbell
 Seconded by Councillor Duffin and

on the proposal being put to the meeting 7 Members voted in favour, 2 against and 2 abstentions, it was agreed

that outline planning permission be refused for the following reason:

1. **The proposal is contrary to the provisions of the Strategic Planning Policy Statement, and Policies CTY 1 and CTY 10 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the applicant's farm.**

ACTION BY: John Linden

ITEM 3.10 APPLICATION NO: LA03/2017/0615/F

PROPOSAL: Extensions and alterations to dwelling including raising of roof.
SITE/LOCATION: No. 7 Old Manse Road, Newtownabbey
APPLICANT: Gemma Vance

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

There were no speakers to address this item.

Proposed by Alderman Smyth
Seconded by Alderman Campbell and unanimously agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the addendum to PPS7 in that the proposed extension will result in a loss of amenity to the adjoining residential property due to overlooking.**

ACTION BY: John Linden

ITEM 3.11 APPLICATION NO: LA03/2017/0812/F

PROPOSAL: 2 Storey extension to the rear of dwelling
SITE/LOCATION: 14 Creeve Road, Randalstown
APPLICANT: Mr Colin Millar

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and advised Members that an amended scheme had now been received and as a consequence an Addendum to the Planning Report had been prepared. This Addendum was introduced to the Committee and a recommendation made to grant planning permission.

The undernoted public speakers withdrew their requests to speak –

- Trevor Clarke, MLA
- Drew Kyle

Proposed by Councillor Duffin
Seconded by Councillor Hogg and unanimously agreed

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

ACTION BY: John Linden

ITEM 3.12 APPLICATION NO: LA03/2017/0782/O

PROPOSAL: Proposed detached dwelling (infill)

SITE/LOCATION: Site north of 42 Carntall Road

APPLICANT: Mr Colin Gault

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

There were no speakers to address this item.

Proposed by Alderman Smyth
Seconded by Councillor Duffin and unanimously agreed

that outline planning permission be refused for the following reason:

- 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 no 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 as the application site does not have a road frontage.**

ACTION BY: John Linden

ITEM 3.13 APPLICATION NO: LA03/2017/0741/O

PROPOSAL: New storey & half domestic residence with garage

SITE/LOCATION: 70m south east of No.37a Belfast Road, Crumlin

APPLICANT: Mr A McNickle

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

ACTION BY: John Linden

ITEM 3.14 APPLICATION NO: LA03/2017/0825/O

PROPOSAL:	Proposed Replacement Dwelling
SITE/LOCATION:	Land 25m to the east of No. 36 Reahill Road, Newtownabbey
APPLICANT:	Ms Joanne Brown

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

There were no public speakers to address this item.

Proposed by Alderman Smyth
Seconded by Alderman Campbell and unanimously agreed

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

ACTION BY: John Linden

PART TWO OTHER PLANNING MATTERS

ITEM 3.15

P/FP/12 THE BELFAST METROPOLITAN AREA PLAN 2015

An update regarding the position of the Belfast Metropolitan Area Plan (BMAP) was provided to the Planning Committee in June 2017. Officers advised at that time that the Court of Appeal had overturned the remedy provided by the High Court in relation to the adoption of the Plan. It confirmed the High Court view that the adoption of BMAP by the then Department of the Environment (DOE) in September 2014 had been unlawful and as a consequence it confirmed that the draft BMAP remains in its entirety unadopted.

Officers advised, in light of the judgement and until such time as the Department provides advice on the matter, that all planning applications within the legacy Newtownabbey Council area would be assessed against the provisions of the extant adopted Development Plan - the Belfast Urban Area Plan. Account would also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which as consequence of the judgement made by the Court of Appeal had reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals

Following the Report presented to Committee in June, Officers had continued to liaise with the Department and colleagues in other Council areas which were affected by

the judgement on BMAP. It is understood that a report setting out options on a way forward had now been prepared by Officials in the Department and presented to the Permanent Secretary for consideration. In the meantime Officers had discussed the matter with colleagues in other affected Councils and in particular the weight that should be afforded to the version of BMAP published in September 2014 and which was treated as an adopted Plan on the basis of presumptive validity until the Court of Appeal issued its judgement quashing the adoption of the Plan.

It is understood that, pending any action or announcement by the Department, all other affected Councils were now generally giving significant weight to the version of BMAP published in September 2014. In effect this document was being treated as the "latest draft" of BMAP on the basis that it provides the most up to date position of the Department on the matters that were considered at the Public Inquiry for the Plan which was held by the Planning Appeals Commission. Officers have now discussed this matter with the Borough Lawyer and concluded that this is a pragmatic and reasonable position that should be adopted by the Council for planning in the legacy Newtownabbey Council area. In reaching this view account had also been taken of the fact that the Executive during the litigation into BMAP had agreed to the adoption of all those elements affecting the legacy Newtownabbey Council area contained in the September 2014 version of BMAP without change; and furthermore that the High Court and Court of Appeal judgements solely relate to the adoption process for the Plan rather than the contents of the document itself.

Proposed by Councillor Hogg

Seconded by Alderman Smyth and unanimously agreed that

the provisions of the version of BMAP published in September 2014 be afforded significant weight in the planning process pending clarification by the Department for Infrastructure on how it intends to progress this matter.

ACTION BY: John Linden

ITEM 3.16

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

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

Proposed by Councillor Hogg

Seconded by Councillor Bingham and unanimously agreed that

the report be noted

Alderman Smyth commended officers on the number applications that had been dealt with during this period.

ACTION BY: John Linden

ITEM 3.17

P/PLAN/1 PROPOSAL OF APPLICATION NOTIFICATIONS 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). Three PANs were registered during October the details are set out below.

PAN Reference: LA03/2017/0896/PAN
Proposal: Proposed amendments to ancillary elements of Planning Permission LA03/2015/0051/F including reduction in size of attenuation pond, retention of relocation of CHP Plant, retention of extension to silo bay to provide control/switch room, increase in site area to allow re-contouring of land within the site and landscaped earth bunds and other ancillary works
Location: Lands 166m north west of 10 Reahill Road, Newtownabbey BT36 5SF
Applicant: Halls Pig Farm
Date Received: 6 October 2017
12 week expiry: 29 December 2017

PAN Reference: LA03/2017/0940/PAN
Proposal: Proposed erection of 1no. storage and distribution centre and 3no. light industrial units, associated car parking, site access from Doagh Road, landscaping and all associated site and access works
Location: Approx. 350 metres South East of 632 Doagh Road and 150m South of 618 Doagh Road, Newtownabbey
Applicant: Kemark No 2 Limited
Date Received: 25 October 2017
12 week expiry: 17 January 2018

PAN Reference: LA03/2017/0954/PAN
Proposal: Proposed infrastructure and enablement works for industrial development, access taken from Doagh Road internal road, fencing, landscaping and all associated site works
Location: Major employment location (MEL) zoned lands situated approx. 350m south east of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey
Applicant: Kemark No 2 Limited
Date Received: 30 October 2017
12 week expiry: 22 January 2018

Members recalled that under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12 week

period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining what consultation has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

Proposed by Councillor Hogg
Seconded by Councillor Bingham and unanimously agreed that

the report be noted

ACTION BY: John Linden

ITEM 3.18

P/FP/LDP/5 LOCAL DEVELOPMENT PLAN – POLICY DEVELOPMENT

The Forward Plan Team had held several planning policy workshops with Planning Committee Members concerning the development of new planning policy for the Plan Strategy section of the emerging Local Development Plan.

Topics discussed within these workshops had included rural planning, Lough Neagh and Lough Beg proposals, 'delivery' policies (such as developer contributions and community benefit, affordable housing), and renewable energy. The Forward Plan Team also plan to hold a final workshop to discuss Belfast Lough, and Areas of High Scenic Value.

Following this, the Forward Plan Team would engage with all Members on the new planning policies, which would make up the Plan Strategy of the Local Development Plan. It was proposed to hold three sessions with all Members in the New Year to discuss the new planning policy, under the themes of 'Facilitating Economic Development', 'Meeting the Needs of Society', and 'Shaping our Environment'. After these three sessions, the Forward Plan Team would engage with consultees and key stakeholders prior to final agreement of the Plan Strategy by the Council.

Work is on-going on other key topic areas such as housing, countryside/coast, economy, minerals etc. Countryside/coast would be brought forward to Members in December 2017.

Proposed by Councillor Hogg
Seconded by Councillor Bingham and unanimously agreed that

the report be noted.

Councillor Webb highlighted the importance of this work and encouraged Members of the Committee to attend these meetings.

ACTION BY: John Linden

ITEM 3.19

P/FP/LDP/79 LOCAL DEVELOPMENT PLAN – STEERING GROUP

The quarterly meeting of the Local Development Plan Steering Group took place on 26 October 2017, in Antrim Civic Centre.

A number of items were discussed, including housing and the emerging Belfast Metropolitan Transport Strategy. Updates were given on the recent PAC meeting, the Plan work programme, and cross boundary working groups.

A copy of the minutes were circulated for information.

Proposed by Councillor Hogg

Seconded by Councillor Bingham and unanimously agreed that

the report be noted.

ACTION BY: John Linden

ITEM 3.20

P/FP/LDP/112 LOCAL DEVELOPMENT PLAN – METROPOLITAN AREA WORKING GROUP

Following its inaugural meeting at Mossley Mill in September, the Metropolitan Area Working Group held its second meeting on 01 November 2017. On this occasion it was hosted by Belfast City Council.

The meeting commenced with discussions on cross-boundary issues, including housing and transport.

The Department of Infrastructure provided a verbal update on the proposed Belfast Metropolitan Transport Strategy. They are due to go to tender, with an estimated timescale of a draft plan being published and released for public consultation during the first quarter of 2018. It was hoped a final plan could be adopted during the last quarter of 2018.

The Department of Infrastructure had also indicated they wish to produce a regional infrastructure plan for Northern Ireland.

The Working Group is planning their next meeting in January 2018, when they propose to discuss cross-boundary natural heritage and economy (including employment and retail) issues.

A copy of the minutes from the previous Working Group meeting were circulated for information.

Proposed by Councillor Hogg

Seconded by Councillor Bingham 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 the meeting concluded at 9.30pm.

MAYOR

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