

# ANTRIM BOROUGH COUNCIL

Minutes of the proceedings of a Meeting of the **Public Services Committee** of Antrim Borough Council held in The Round Tower Chamber, Antrim Civic Centre, Stiles Way, Antrim on **Thursday 25 February 2010** at **2pm**.

In the Chair : Councillor H J Cushinan

Other Members Present : Aldermen -

S Dunlop  
R J Loughran  
M Rea

Councillors -

A K Brady  
T A Burns  
T Clarke  
A D Cochrane-Watson  
D Kinahan  
A A Lawther  
P Lewis  
A Logue  
M Lucas  
D Ritchie  
J Smyth

In Attendance : Chief Executive  
Assistant Director - Administration  
Assistant Director - Building Control  
Planning Officer  
Planning Service Representatives:  
Mr Melvin Bowman  
Ms Karen Doyle  
Ballyclare Housing Development Reps:  
Mr Ross Ellerby  
Mr Clyde Shanks  
Mr Andrew Jackson  
Mr Richard Hart  
Committee Secretary (*K Smyth*)

Apologies : Councillors -

D R J Ford  
B Graham  
O C J Keenan



## **CHAIRMAN'S BUSINESS**

The Chairman introduced and welcomed Ms Karen Doyle who would replace Melvin Bowman as the Planning Service representative at future Committee Meetings.

### **PLANNING SERVICE: REPRESENTATION AT FUTURE COMMITTEE MEETINGS**

The Chairman thanked Mr Bowman for his assistance during the last four and a half years, congratulated him on his new appointment and wished him well in his future role in the Magherafelt Division. These sentiments were endorsed by Group Leaders on behalf of their parties accordingly.

## **PLANNING**

### **DEFERRED APPLICATIONS**

**AGREED:** accept approval, the objections having been noted.

**T/2008/0331/F  
CONNSWATER  
HOMES LTD**

**AGREED:** accept refusal.

**T/2009/0110/F  
MR J BONNES**

**AGREED:** accept approval.

**T/2009/0391/F  
MR D WILSON**

**AGREED:** accept approval.

**T/2009/0410/F  
MRS P SLOAN**

**AGREED:** accept approval.

**T/2009/0419/F  
MR J O'BOYLE**

**AGREED:** accept approval.

**T/2009/0439/F  
MR P MULHOLLAND**

**AGREED:** accept approval.

**T/2009/0551/O  
MR G MAWHINNEY**

**AGREED:** accept approval, the objections having been noted.

**T/2009/0554/O  
MR J McCAMMOND**

**AGREED:** accept approval.

**T/2009/0586/F  
M McALISTER**

### **NEW APPLICATIONS**

**AGREED:** defer one month to allow Planning Service to investigate concerns from Council regarding site ownership, zoning and protection of open space - Councillor Clarke.

**T/2008/0501/O  
SHANES CASTLE  
ESTATES**

**NOTED:** Council to submit details in writing to Planning Service.

**AGREED:** accept approval, the objections having been noted.

**T/2009/0289/RM  
S DUNCAN**

**AGREED:** defer one month for a Planning Clinic, the material planning reasons outlined and accepted - Councillors Cochrane-Watson and Ritchie.

**T/2009/0562/F  
MR J MITCHELL  
WOODVALE**

A number of concerns (road safety, lack of privacy, adequate car parking, vehicle access) were expressed by several Members regarding the amendment application proposing an increase in apartment provision on the Belfast Road.

**T/2009/0589/F**  
**BALLYNURE**  
**DEVELOPMENTS LTD**

Frustration was expressed regarding the delay in the Belfast Road local character study to be conducted by Planning Service and several Members reiterated their objections against the principle of these types of developments.

*It was proposed by Councillor Clarke, seconded by Alderman Loughran, that the item be deferred for a Planning Clinic with representatives from both Planning and Roads Service.*

**AGREED:** on a vote of 14 in favour and 1 abstention, to defer one month for a Planning Clinic with representatives from both Planning and Roads Service.

It was also

**AGREED:** that Council write to Roads Service submitting the request from Members for a representative to be present at each of the Monthly Meetings during consideration of the Planning Schedules, to enable responses to enquiries regarding applications requiring Roads Service input.

**AGREED:** accept approval, the objection having been noted.

**T/2009/0619/F**  
**B PHILLIPS**

**AGREED:** defer one month for a Planning Clinic, the material planning reasons outlined and accepted - Councillors Clarke and Ritchie.

**T/2009/0625/F**  
**J McPOLIN**

As a result of an office meeting with the Divisional Planning Manager and MLA, the Senior Planning Officer sought Committee's approval to change the opinion on the schedule from refusal to approval.

**T/2009/0628/F**  
**MR M WARWICK**

**AGREED:** accept approval.

Councillor Kinahan sought a Planning Clinic, however, an objection based on road safety concerns was forthcoming from Councillor Logue. The Senior Planning Officer clarified the nature of the objections and confirmed that the Developer had offered to revisit the scheme in order to address concerns.

**T/2009/0638/F**  
**AQUA**  
**DEVELOPMENTS LTD**

Following a number of proposals the Senior Planning Officer confirmed that the decision to defer was one that Council had to agree to.

Members again highlighted the need for a Roads Service representative to be present to respond to roads issues.

*It was proposed by Councillor Cochrane-Watson, seconded by Councillor Kinahan, that on the basis of due custom and practice the applicant be afforded the opportunity of a Planning Clinic involving representatives from both Planning and Roads Service.*

*It was counter-proposed by Councillor Logue, seconded by Councillor Brady, that Council accept the refusal opinion.*

Voting on the counter-proposal resulted with 5 in favour, 6 against and 3 abstentions.

**AGREED:** defer one month for a Planning Clinic involving representatives from Planning and Roads Service - Councillors Cochrane-Watson and Kinahan.

**AGREED:** accept refusal.

**T/2009/0650/F**  
**CROSSKEYS MEATS**

A Planning Clinic was requested by Councillor Burns, however, the Senior Planning Officer confirmed he had communicated with the Agent who was happy to accept the automatic deferral and submit additional information.

**T/2009/0662/O**  
**MR & MRS G**  
**McKAVANAGH**

**AGREED:** automatic deferral, pending the outcome of Draft PPS21, the opportunity for submission of additional information

remaining open.

**AGREED:** automatic deferral, pending the outcome of Draft PPS21, the opportunity for submission of additional information remaining open - Councillor Clarke.

**T/2010/0009/0  
MR A HANNA**

**AGREED:** defer one month for a Planning Clinic, the material planning reasons outlined and accepted - Alderman Loughran.

**T/2010/0011/F  
MR L FULLAN**

**NOTED:** that the Planning Clinic would be held on Wednesday 10 March 2010 commencing 1.30pm in Civic Room 1.

**PLANNING CLINIC**

The Planning Service representatives withdrew from the Meeting at this point.

### **INTERVAL**

There was an interval at 3.20pm. The Meeting reconvened at 3.54pm with the exception of Alderman Loughran and Councillors Burns and Logue, all Members previously present resumed their seats. The Chief Executive joined the Meeting at this point.

## **OTHER PLANNING MATTERS**

### **PRESENTATION**

***Page 158 of the Minutes of the Public Services Committee Meeting held on 22 December 2009 refers.***

Committee Chairman, Councillor Cushinan, introduced and welcomed each of the undernoted representatives who were in attendance to give a project briefing and update on the proposed Major Residential Application at Ballyclare West, specifically to address queries regarding the impact of the development on the Sixmilewater River and the potential for flooding within the Antrim Borough area.

Mr Clyde Shanks (Turley Associates)  
Mr Ross Ellerby (KPL Developments)  
Mr Andrew Jackson (RPS)  
Mr Richard Hart (Cherton Enterprise Ltd)

**RESIDENTIAL  
DEVELOPMENT  
PLANNING  
APPLICATION IN  
BALLYCLARE:  
U/2009/0405/O;  
U/2009/0406/F;  
U/2009/0407/F  
7/6/5**

**NOTED:** copies of powerpoint presentation were available from Committee Secretariat upon request.

The presentation overviewed completion timescales for each individual phase of the overall development scheme comprising three planning applications over a 12 year construction period. The planning context, design, landscaping, flood modelling exercises and environmental studies undertaken were summarised.

The undernoted issues were elaborated upon -

- Water quality and potential flooding risks;
- Consultees - Council, Rivers Agency, Community Groups and local Angling Club;
- Sewerage capacity;
- Prevention and management of pollution during construction;
- Environmental assessments (including flora and fauna).

The representatives assured Committee of the robust flood model and repeat assessments undertaken. They were confident that there would be no increase in flood risk either up or downstream as a result of the development, the outcome of these findings being endorsed by Rivers Agency and independent agencies on their behalf.

The representatives noted the requests from Members for regular and ongoing communications with the affected parties throughout the development process and asked if periodic updates could be provided to Council going forward.

Individual Members thanked the representatives for their presentation and welcomed the opportunity to have their original concerns addressed.

There being no further questions the Chairman thanked the representatives for addressing Committee and for the detailed responses to questions. Each of the representatives withdrew from the Meeting at this point.

***Page 141 of the Minutes of the Public Services Committee Meeting held on Thursday 26 November 2009 refers.***

**DRAFT CORPORATE RESPONSE:** No. 3 and Consultation Document had been circulated, closing date for comments being 5 March 2010.

**AGREED:** unanimously, approval of the draft corporate response as circulated to the Consultation from Planning Service entitled "Draft Addendum to PPS7 - Safeguarding the Character of Established Residential Areas", subject to incorporating the undernoted comments from Members -

- the need for adequate accessibility for Council Service Vehicles;
- Road safety issues as a result of increased traffic.

**NOTED:** any further comments for inclusion in the corporate response to be submitted to the Planning Officer by Wednesday 3 March 2010.

**RESIDENTIAL  
DEVELOPMENT  
PLANNING  
APPLICATION IN  
BALLYCLARE**  
*(continued)*

**PLANNING SERVICE:  
PUBLIC  
CONSULTATIONS -  
DRAFT ADDENDUM  
TO PPS7 -  
SAFEGUARDING THE  
CHARACTER OF  
ESTABLISHED  
RESIDENTIAL AREAS**  
7/6/3

## ROADS

**LETTER:** No. 5 had been circulated (map available at Meeting).

**AGREED:** that the proposed traffic calming scheme for Ballytromery Road, Crumlin be welcomed.

**PROPOSED TRAFFIC  
CALMING SCHEME:  
BALLYTROMERY  
ROAD, CRUMLIN  
6/3/1**

**LETTER:** No. 6 had been circulated (map available at Meeting).

**AGREED:** that the proposed traffic calming scheme for Randalstown (Phase 2) incorporating Church Road, Ashdale, The Meadows and Barnish Road be welcomed.

**PROPOSED TRAFFIC  
CALMING SCHEME:  
RANDALSTOWN  
(PHASE 2)  
6/3/1**

**CONSULTATION DOCUMENT:** No. 7 had been circulated, closing date for comments being 1 March 2010.

**TABLED:** Report from the Cleansing Manager.

**AGREED:** approval of the proposed response in the tabled report, namely - *Council welcomes the opportunity to participate in the DOE consultation exercise entitled "Amendment of Motor Vehicles (Construction and Use) Regulations (NI) 1999 to increase maximum width of certain trailers" and corporately endorses Option 2 for the adoption of the EU specification.*

**DOE:  
AMENDMENT OF  
MOTOR VEHICLES  
(CONSTRUCTION AND  
USE) REGULATIONS  
(NI) 1999 TO  
INCREASE MAXIMUM  
WIDTH OF CERTAIN  
TRAILERS  
6/3/1**

## HOUSING

**LETTER:** No. 8 had been circulated.

**AGREED:** that Northern Ireland Housing Executive (NIHE) representatives be invited to address Members to present their District Housing Plan for the Antrim Council area at the Monthly Public Services Committee Meeting on Thursday 24 June 2010.

**NIHE:  
PRESENTATON OF  
DISTRICT HOUSING  
PLAN FOR ANTRIM  
COUNCIL AREA  
2/32/1**

## **TENDERS**

**AGREED:** Councillors Cushinan and Kinahan to open the undernoted Tenders immediately following the Committee Meeting -

- Tender T/10 - Security Services
- Tender T/57 - Ice Cream Franchise
- Tender T/41 - Grass Cutting Machinery

**NOMINATION OF MEMBERS TO OPEN TENDERS:  
T/10; T/57; T/41**

## **CORRESPONDENCE**

**NOTED:** Tabled letter dated 24 February 2010 from Tesco's Ltd officially notifying Council that construction for the Tesco Store in Crumlin Town Centre was due to commence in March with opening anticipated in late summer or early Autumn.

**TESCO'S:  
CRUMLIN STORE**

**AGREED:** to defer the tabled letter from Planning Service dated 18 February 2010 regarding Planning Application T/2009/0360/F (13 Glenavy Road, Crumlin) for consideration at the March Monthly Public Services Committee Meeting - the Planning Officer to seek additional relevant information and prepare a report accordingly.

**PLANNING SERVICE:  
13 GLENAVY ROAD,  
CRUMLIN**

## **ANY OTHER BUSINESS**

***Page 6 of the Minutes of the Public Services Committee Meeting held on 28 January 2010 refers.***

**NOTED:** reminder that topics of interest (in addition to the undernoted) to be raised with the Chief Executive of Planning Service during the March Monthly Committee Meeting were to be forwarded to either the Planning Officer or Committee Secretariat as soon as possible to enable advance notice to be progressed.

- outstanding queries in respect of the operational nature of the new streamlined planning process;
- the status of the pilot Antrim Area Plan initiative;
- general queries relating to the proposed transfer of planning powers to local authorities.

**TABLED:** Financial Assistance Proforma from Killead Girls Brigade.

**NOTED:** Declaration of interest from Alderman Rea, the necessary entry being progressed in the Members' and Officers' Disclosures Register.

Councillor Kinahan returned to the Meeting at this point.

**AGREED:** on the proposal of Alderman Dunlop, seconded by Councillor Ritchie, that Council contribute £500 to Killead Girls Brigade towards sponsorship of their 40<sup>th</sup> Anniversary celebrations during March 2010.

**PLANNING SERVICE -  
DEFERRAL  
PROCEDURE:  
ATTENDANCE BY  
CHIEF EXECUTIVE OF  
PLANNING SERVICE  
7/6/3**

**FINANCIAL  
ASSISTANCE  
REQUEST:  
KILLEAD GIRLS  
BRIGADE  
12/25/1**

**Pages 145-147 of the Minutes of the Public Services Committee Meeting held on 26 November 2009 refers.**

**NOTED:** tabled letter dated 4 February 2010 from Roads Service in response to various roads issues raised by Members during their recent presentation to Committee.

**ADOPTION OF ARCHES FOOTWAY**

**NOTED:** confirmation that because of the nature and construction of this footway Roads Service would be unable to adopt, largely due to the archway and the controlled access with security gates.

The Assistant Director (Administration) reminded Members that the request had been in connection with obtaining access to John Street Playground and added that Roads Service had also offered the opportunity to meet Members on-site for further discussion if desired.

**AGREED:** acceptance of the offer from Roads Service to meet with the Antrim North West Members on-site to discuss further the possibility of adopting Arches Footway. Councillor Ritchie to be included in this Meeting, if available, as Secretary of the Road Safety Committee.

**Page 128 of the Minutes of the Resources Committee Meeting held on 17 December 2009 refers.**

**REPORTED:** details of receipt of expressions of interest from Members for a place on the 2010 Somme Pilgrimage, none of the two places booked being filled by a Member not having previously attended.

**AGREED:** on the proposal of Councillor Kinahan, seconded by Councillor Ritchie, that one of the two reservations be allocated to Council's Somme Representative, Alderman Rea, who was present and accepted accordingly.

**NOTED:** due to the limited number of Members present, the matter be raised again at the next available Committee Meeting to allocate the one remaining place.

**ROADS SERVICE:  
RESPONSE TO  
ENQUIRIES FROM  
ELECTED MEMBERS  
AT MONTHLY  
MEETING HELD IN  
NOVEMBER 2009  
6/3/1**

**2010 SOMME  
PILGRIMAGE FOR THE  
94<sup>th</sup> ANNIVERSARY:  
MONDAY 28 JUNE TO  
FRIDAY 2 JULY 2010  
3/32/7**

There being no further business the Meeting concluded at 4.55pm.

**Mayor** \_\_\_\_\_

**Chief Executive** \_\_\_\_\_

**Date** \_\_\_\_\_