

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 March 2010** at **2pm**.

In the Chair : Councillor H J Cushinan

Other Members Present : Aldermen -

S Dunlop
R J Loughran

Councillors -

A K Brady
T A Burns
T Clarke
A D Cochrane-Watson
O C J Keenan
D Kinahan
A A Lawther
P Lewis
A Logue
M Lucas
S Nicholl
J Smyth

In Attendance : Chief Executive
Director of Development and Leisure
Assistant Director - Administration
Assistant Director - Building Control
Planning Officer
Public Relations Manager
Environment Manager
Planning Service Representatives:
Mrs Cynthia Smith
Mrs Fiona McCandless
Mrs Karen Doyle
Committee Secretary (*K Smyth*)

Apologies : Alderman M Rea

Councillors -

D R J Ford
B Graham
D Ritchie

CHAIRMAN'S BUSINESS

On behalf of Committee the Chairman expressed condolences to Alderman Mervyn Rea on the bereavement of his mother.

The Chairman also wished Councillor Burns' wife a speedy recovery following her recent illness. Councillor Burns responded thanking Council Members and Officers on the support and sentiments forthcoming and also expressed his personal thanks to the staff in Antrim Area Hospital for the excellent care provided to his wife upon admission and afterwards.

PLANNING

Pages 6 & 19 of the Minutes of Public Services Committee Meetings held on 28 January 2010 & 25 February 2010 refer.

Committee Chairman, Councillor Cushinan, introduced and welcomed Planning Service representatives - Mrs Cynthia Smith (Chief Executive), Mrs Fiona McCandless (Divisional Planning Manager) and Mrs Karen Doyle (Senior Planning Officer) who were in attendance to address Members regarding the Planning Deferral Procedures and other general planning matters.

Mrs Smith thanked Members for the opportunity to address Committee and summarised the role of Planning Service, the relationship between Planning Service and statutory consultees, performance targets, the benefits of the streamlined system, future delegated authority to Councils and the deferral process.

The undernoted issues were discussed in detail with concerns from Members being acknowledged accordingly -

- the deferral procedure, particularly with reference to applications that demonstrate future economic potential within the Borough;
- the operational nature of the new streamlined planning process, particularly unauthorised enforcement;
- prioritised pilot plans for Antrim / Newtownabbey under the new Area Plan system for 2011;

**ATTENDANCE BY
PLANNING SERVICE:
DEFERRAL
PROCEDURE &
OTHER GENERAL
PLANNING MATTERS
7/6/3**

- Economic development and regeneration issues in the vicinity of Nutt's Corner, in particular, Council's objective of having appropriate development facilitated within the context of the planning regime;
- Planning policy relating to the regularisation of hydro plants;
- the proposed transfer of planning powers to local authorities and forthcoming consultative review of PPS1 (General Planning Principles);
- other general planning matters including - application and interpretation of planning policy, cumulative development, protection of hamlets, closer monitoring of riverside developments, safeguarding the character of established areas (Belfast and Greystone Roads) and unauthorised racetracks at Nutt's Corner.

**ATTENDANCE BY
PLANNING SERVICE:
DEFERRAL
PROCEDURE &
OTHER GENERAL
PLANNING MATTERS**
(continued)

NOTED: the undernoted 'commitments' from Planning Service -

- Economic considerations would be given appropriate weight in planning determinations, in line with the Ministerial Statement of 11 May 2009;
- Planning Service would seek to be as flexible as possible on disputed planning matters with Council, provided there were sound planning grounds for doing so;
- Planning Service were happy to consider the corporate opinion as to what applications should be included in the Monthly Schedule (and by default, taken off the streamlined list).
- Planning Service Enforcement Section would remain committed to effective action within the existing legislative context and actively pursue enforcement action where appropriate and specifically in relation to the unauthorised racetracks at Nutt's Corner.

Individual Members thanked the representatives for addressing Committee and welcomed the opportunity to have their concerns addressed.

There being no further questions the Chairman thanked the representatives for their attendance, following which, Mrs Smith and Mrs McCandless withdrew from the Meeting.

INTERVAL

There was an interval at 3.09pm. The Meeting reconvened at 3.30pm with the exception of Alderman Loughran and Councillors Cochrane-Watson and Keenan, all Members previously present resumed their seats.

PLANNING SCHEDULES

DEFERRED APPLICATIONS

AGREED: accept approval.

**T/2007/0717/O
MR P LAMONT**

AGREED: accept approval.

**T/2008/0734/F
MR K SWEENEY**

AGREED: accept approval.

**T/2009/0062/F
E & C INNS**

AGREED: accept approval.

**T/2009/0408/F
M McKINSTRY**

NEW APPLICATIONS

AGREED: accept approval, the objections having been noted.

**T/2009/0605/F
MR & MRS PRICE**

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

**T/2010/0028/F
DR P FITZGERALD**

AGREED: accept approval, the objections having been noted.

**T/2010/0036/F
NORTHERN IRELAND
HOUSING EXECUTIVE**

AGREED: accept approval, the objection having been noted.

**T/2010/0038/O
MRS C MILLER**

AGREED: automatic deferral - the Senior Planning Officer undertaking to visit the site and the opportunity to submit additional information remaining open - Councillor Nicholl.

**T/2010/0045/F
M GIBB**

NOTED: the application was withdrawn at the request of Planning Service.

**T/2010/0047/F
MR & MRS WALKER**

AGREED: accept refusal.

**T/2010/0051/F
C REID**

AGREED: accept approval, the objections having been noted.

**T/2010/0053/F
ANTRIM
CONSTRUCTION**

AGREED: accept approval, the objections having been noted.

**T/2010/0059/F
MR & MRS M YOUNG**

NOTED: that the Planning Clinic would be held on Wednesday 14 April 2010 commencing 2pm in Meeting Room 1, Antrim Civic Centre.

PLANNING CLINIC

The Senior Planning Officer withdrew from the Meeting at this point.

TENDERS

AGREED: Councillors Kinahan and Lawther to witness the opening the Electronic Tenders for Tender PM/TEN/033 (Vehicle Hire) during the Committee Meeting.

**NOMINATION OF
MEMBERS TO OPEN
TENDER:
PM/TEN/033 -
VEHICLE HIRE**

OTHER PLANNING MATTERS

LETTER: No. 4 had been circulated.

AGREED: that Council express corporate support for the applicant regarding the appeal against enforcement on land south of 8 Tamlough Road, Randalstown (T/2008/0088/CA & EN/2009/0738) on the basis of employment provision and other commercial activity in the area.

**PLANNING APPEALS
COMMISSION:
APPEAL AGAINST
ENFORCEMENT -
T/2008/0088/CA &
EN/2009/0738
7/6/5**

Page 18 of the Minutes of the Public Services Committee Meeting held on 25 February 2010 refers.

REPORT: No. 5 had been circulated.

TABLED: full set of plans for Members' perusal.

Council's Planning Officer spoke to the report outlining Council's previous response and ongoing concerns regarding the amended scheme.

The principle of the development was recognised and accepted, however, constraints regarding the lack of an Area Plan, preservation of open space, traffic management and the provision of a pavilion/changing facility were acknowledged.

AGREED: that Council respond to the Planning Service reiterating the original concerns regarding Planning Application T/2009/0360/F (13 Glenavy Road, Crumlin) insisting on additional assurances regarding the amended planning application and resolution of outstanding issues prior to granting of planning permission.

**PLANNING
APPLICATION:
T/2009/0360/F -
13 GLENAVY ROAD,
CRUMLIN
7/6/5**

ROADS

LETTER: No. 6 had been circulated.

AGREED: that Roads Service representatives be invited to address Members to present their Roads Programme for the Antrim Council area at the Monthly Meeting of the Public Services Committee on Thursday 27 May 2010.

NOTED: request for no further presentations at the above Committee Meeting.

**ROADS SERVICE:
PRESENTATION OF
ROADS PROGRAMME
FOR THE ANTRIM
COUNCIL AREA
6/3/1**

CONSULTATIONS

Page 22 of the Minutes of the Environment and Borough Services Committee Meeting held on 18 March 2010 refers.

REPORT: No. 7, Draft Corporate Response and Consultation Document had been circulated, closing date for comments being 12 April 2010.

The Environment Manager spoke briefly to the document and draft corporate response which mirrored that of arc 21.

AGREED: approval of the draft corporate response to the DOE Consultation 'The Legal Definition of Waste and its Application'.

Councillor Lucas left the Meeting at this point.

LETTER: No. 8 and Consultation Document had been circulated, closing date for comments being 15 June 2010.

AGREED: to refer the DOE Consultation Document 'Preparing a New Road Safety Strategy for Northern Ireland' to both the District Policing Partnership and Antrim District Road Safety Committee.

**DOE:
THE LEGAL
DEFINITION OF
WASTE AND ITS
APPLICATION**

**DOE:
PREPARING A NEW
ROAD SAFETY
STRATEGY FOR
NORTHERN IRELAND
2010/2020
6/3/1**

CORRESPONDENCE

Erection of 7084 sq. m of retail warehouse/retail warehouse club floorspace with associated landscaping, access and infrastructure.

NOTED: receipt of letter from Planning Service notifying Council of the opinion to approve planning application T/2007/0251/O, proposing the above development at land extending approximately 110m to the North-East of Enkalon Industrial Estate, Randalstown Road, Antrim.

**PLANNING SERVICE:
MAJOR PLANNING
APPLICATION
T/2007/0251/O
7/6/5**

NOTED: receipt of report from The National Federation of SubPostmasters entitled 'Six Steps to a Sustainable Post Office Network', copies of the Executive Summary having been copied to Members for information and the report being placed in the Members Library.

**THE NATIONAL
FEDERATION OF
SUBPOSTMASTERS:
SIX STEPS TO A
SUSTAINABLE POST
OFFICE NETWORK**

AGREED: that Economic Development Officers review the document and report to Members what action can be taken to build a case to support local post offices to maintain a service within the community.

NOTED: receipt of letter from NILGA requesting support for Banbridge District Council in lobbying Planning Service to include Agents Telephone Numbers on Planning Schedules.

**NILGA:
AGENTS TELEPHONE
NUMBERS ON
PLANNING
SCHEDULES
7/6/3**

AGREED: to mark the above correspondence as read.

ANY OTHER BUSINESS

Proposed Storage / Distribution Centre including landscaping, access, parking and infrastructure works at Lands south west of Nutts Corner Roundabout, Antrim.

**PLANNING APPEALS
COMMISSION:
HERON PROPERTY
LTD - T/2003/1107/O &
2006/A1563
7/6/5**

DECISION LETTER: from the Commissioner, Planning Appeals Commission had been circulated with the Agenda for information.

AGREED: that, although the decision to grant outline planning permission to the appellant was welcomed, Council write to the Planning Appeals Commission expressing concern regarding the brevity and lack of detail afforded by the Commission in its report and requesting a more detailed appeal decision, noting all the points conceded and agreed by the Department at the Appeal Hearing.

There being no further business the Meeting concluded at 4.17pm.

Mayor _____

Chief Executive _____

Date _____