

Planning Committee Meeting – Monday 18 January 2021

Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0842/F**
Demolition of existing building and replacement with Class A1 Foodstore and associated eight-bay Petrol Filling Station and associated works including car parking, access from Doagh Road, Click-and-Collect facility and landscaping. Access from Doagh Road facilitated by new roundabout to replace Doagh Road and Monkstown Road junction; and off-site road improvement works at Doagh Road/Station Road/O'Neill's Road junction
- SITE/LOCATION:** 229-233 Doagh Road, Monkstown Industrial Estate, Newtownabbey
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0185/F**
Proposed demolition of existing pig farm (6no units housing 4,200 finishing pigs) and replacement with 3no new pig units (to house 2,755 sows, 235 replacement breeders and 5 boars) with air scrubber units, associated underground slurry and washings stores, scrubber water storage tank, 7no feed bins, welfare facilities, feed kitchen/store, concrete hardstanding and 2no turning areas, loading bay, landscaped bund, tree and shrub planting, parking and new access.
- SITE/LOCATION:** Lands adjacent and to the north of 10 Calhame Road, Ballyclare
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0918/F**
Retention of existing silo building to include control switch room. Re-contouring of land including earth mounding/earth bunds (part proposed and part existing). Provision of attenuation pond (reduction in size from that previously approved). Proposed landscaping and other works. Retention of bunded area around bio-digester plant. Retention of existing plant and machinery including (i) stand by generator (relocated 20 metres east of previously approved location), (ii) emergency flare (relocated approx. 41 metres south west of previously approved location), (iii) boiler, manifold and pump block (approx. 22 metres east of previously approved location). This application includes amendments to Planning Permission LA03/2015/0051/F for a proposed pig farm and the retention of development works beyond the previously approved site boundary.
- SITE/LOCATION:** Lands 166 metres North West of no. 10 Reahill Road, Newtownabbey.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0082/F**
17 dwellings (Change of house types to previously approved sites 11-27 under LA03/2015/0173/F). The proposal involves alterations to the location and curtilage of 5 previously approved dwellings and also for 12 new dwellings consisting of 4 townhouses and 8 semi-detached houses.
- SITE/LOCATION:** Portion of lands at Trench Lane to the east of Ballymartin Water and west of housing developments at Parkmount Road, Tudor Park and Hyde Park Manor, Mallusk, Newtownabbey
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0359/F**
Demolition of existing single storey structure and construction of new two storey extension to rear of property. New timber shed with roof mounted photovoltaic panels.
- SITE/LOCATION:** 14 Glenavie Park, Jordanstown, Newtownabbey
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0419/F**
Erection of 4 bedroom infill dwelling
- SITE/LOCATION:** Land between No. 32 and No. 38 Carnvue Road, Glengormley, Newtownabbey
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0833/F**
Proposed development of 2no. detached dwellings
- SITE/LOCATION:** Land north and east of 1A Nursery Park, Antrim
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0315/O**
Site for detached dwelling and garage
- SITE/LOCATION:** Rear garden of 62 Jordanstown Road, Newtownabbey (frontage to Gleneden Park)
- RECOMMENDATION:** **REFUSE OUTLINE PLANNING PERMISSION**
- PROPOSED REASON FOR REFUSAL** 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0229/F**
Proposed 2 storey dwelling with attached garages to the rear with associated works (Change of house type as approved under LA03/2017/0587/RM)
- SITE/LOCATION:** 21A Belfast Road, Nutts Corner, Crumlin
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASON FOR REFUSAL** 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the height, scale, massing and design of the dwelling would not be appropriate for the site or the locality.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0641/O**
Site for replacement dwelling
SITE/LOCATION: 250m north east of 44 Belfast Road, Nutts Corner, Crumlin
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to Planning Policy Statement 21, Sustainable Development in the Countryside, Annex 1, Policy AMP 3 Access to Protected Routes (Consequential Revision), in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0410/F**
Proposed site for a dwelling and attached domestic garage (Policy CTY 10)
SITE/LOCATION: Approx. 200metres south east of No.178 Staffordstown Road, Randalstown.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1 and CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the dwelling if permitted, would not be visually linked or sited to cluster with an established group of buildings on a farm.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the dwelling if permitted, would not integrate into the countryside.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0384/O**
Site of dwelling and garage
SITE/LOCATION: Approx. 65m North West of 35 Clonkeen Road, Randalstown
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL 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 CTY2A of Planning Policy Statement 21, Sustainable Development in the Countryside, in that;
(a) the identified site fails to provide a suitable degree of enclosure and is not bounded on at least two sides with other development in the cluster: and
(b) development of the site cannot be absorbed into the existing cluster through rounding off and consolidation and will significantly alter its existing character and visually intrude into the open countryside;

3. 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 the provisions for an infill opportunity as the site is not located within a substantial and continuous built-up frontage; and
 - (b) would result in the loss of an important visual break in the developed appearance of the locality and the extension of a ribbon of development.

4. 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:
 - (a) the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the buildings to integrate into the landscape.
 - (b) The development proposal relies primarily on the use of new landscaping for integration; and
 - (c) The dwelling and garage would be prominent features in the landscape.

5. 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;
 - (a) it would be unduly prominent in the landscape.
 - (b) it would result in a suburban style build-up of development when viewed with existing and approved buildings resulting in a detrimental change to and further eroding the rural character of the area; and
 - (c) it would add to an existing ribbon of development.

PLANNING APPLICATION NO: LA03/2020/0724/A

PROPOSAL: Relocation of existing 7m high totem sign for shop signage and fuel pricing

SITE/LOCATION: 4 Ballynure Road, Ballyclare

RECOMMENDATION: **REFUSE ADVERTISEMENT CONSENT**

PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17: Control of Outdoor Advertisements, in that the signage has an unacceptable detrimental impact on visual amenity of the area.

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 13 January 2021**.

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak

and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 15 January 2021**.

Due to COVID-19 the Planning Committee meeting in January will continue to incorporate the use of technology to provide for remote access to Members and public speakers as necessary. It is also intended that the meeting will be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting.

Whilst the Council Offices remain closed to the general public for normal business, as part of the interim procedure that has now been put in place, facilitated public access to Mossley Mill will be considered for anyone who cannot for good reason access the Committee meeting remotely. However, this will be subject to availability and social distancing requirements and **all requests to attend in person must therefore be registered with the Council in advance providing the reason for this**. The Council would however encourage all those with an interest in the meeting to use the remote access measures wherever possible.

Information on all planning applications in the Borough, including the relevant forms and drawings, consultation responses and any representations received is available to view online using the Public Access tool on the Planning Portal. This can be accessed easily from our website.

If you have any queries on the arrangements for the Planning Committee meeting, please contact the Planning Section by telephone on 0300 123 6677 or email at planning@antrimandnewtownabbey.gov.uk for further information.