

Planning Committee Meeting – Monday 15 March 2021

Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0349/F**
Proposed erection of 5no. detached and 2no. semi-detached dwellings, landscaping, associated site works and access arrangements from Lenamore Drive
- SITE/LOCATION:** Lands 30m north and north east of 21 Lenamore Drive, Newtownabbey
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0322/F**
Proposed erection of 4no dwellings, sunrooms, garages, parking, landscaping and access via shared surface turning head (amendment to previous approval LA03/2018/0987/F) with all other associated site works
- SITE/LOCATION:** Lands situated between Fountain Hill and Stiles Way adjacent and south of former Antrim Cineplex, 1 Fountain Hill and immediately north of Crossreagh Drive, Antrim
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0469/F**
Proposed new dwelling
- SITE/LOCATION:** 17 metres South of 20 Church Road, Randalstown
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASONS FOR REFUSAL**
1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development represents an overdevelopment of the site as: it does not respect the surrounding context and would result in a cramped form of development that is not in keeping with the overall character and environmental quality of this established residential area.
 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, in that, if approved, the proposal would:
 - (a) have an unacceptable adverse effect on existing properties in terms of overlooking; and
 - (b) fail to make best use of materials for boundary treatments in relation to the western garden boundary.

PROPOSAL:	PLANNING APPLICATION NO: LA03/2020/0828/F
SITE/LOCATION:	Erection of 2no detached dwellings (& retention of existing dwelling) 34 Glebecoole Park, Newtownabbey, BT36 6HX
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	<ol style="list-style-type: none"> 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of PPS 7 'Quality Residential Environments' and Policy LC 1 of the Addendum to PPS 7, in that the proposed development represents an overdevelopment of the site as: <ol style="list-style-type: none"> (a) it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout, design, scale and massing; (b) the proposed development would result in a pattern of development that is not in keeping with the overall character and environmental quality of this established residential area; and (c) the layout will have an adverse impact on the amenity of existing and proposed residents in terms of overlooking; and there is inadequate provision of private amenity areas. 2. The proposal is contrary to Policy AMP 2 of PPS 3, 'Access, Movement and Parking', in that it has not been demonstrated that the development proposal would not, if permitted, prejudice the safety and convenience of road users as a safe and appropriate parking arrangement has not been proposed in accordance with the standards contained in 'Creating Places' and Development Control Advice Note 15.

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 10 March 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 12 March 2021**.

Due to the Coronavirus the Planning Committee meeting in March 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.