

Planning Committee Meeting – Monday 21 November 2022

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0726/F**
Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units (Variation of condition 13 and removal of condition 14 from planning approval LA03/2018/0917/F relating to Heavy Goods Vehicles).

SITE/LOCATION: Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0809/F**
Extension to existing commercial yard/depot, containing precast concrete material storage bunkers, a storage shed, HGV and car parking.

SITE/LOCATION: Lands 85m North of 386A Ballyclare Road, Newtownabbey, BT36 4TQ

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0888/RM**
525 residential units (comprising 200 detached, 164 semi-detached, 77 townhouses and 84 apartments) and associated site works, 6 retail units (local shops), public open space and an equipped play park.

SITE/LOCATION: Lands/fields to the north east and south of 14 Niblock Road, Antrim (fields bounded by rail line to west and Dunsilly/Holywell Burn to north). Land situated between Durnish Road/Mull Road and railway line east and NE of meadow Lands north of Arran Street and Tiree Street north of Orkney Street and west of Niblock Oaks.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0520/F**
Development of 43 dwellings (34 semi-detached and 9 detached), new access from the Mill Road, landscaping with central open space and associated operational development.

SITE/LOCATION: Fronting Mill Road Doagh to the north east of the Mill Green housing development and 30m south east of 1 Carson Terrace Mill Road Doagh.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/1013/F**
Renewal of planning approval LA03/2015/0286/F (Proposed single wind turbine with 40m hub height and 30m rotor diameter)

SITE/LOCATION: Lands approximately 287m South of 133 Ballyhill Road, Ballyutoag, Belfast

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to the SPPS and Policy NH 5 of PPS 2 in that insufficient information has been submitted by the applicant to demonstrate that there will be no adverse impact on bats and the groundwater environment.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0731/F**
5 wind turbines, up to a maximum of 92.5m base to blade tip height, up to 57m hub height and up to 71m blade diameter (Removal of Condition 21 from planning approval T/2014/0478/F regarding implementation of Radar Mitigation Scheme).

SITE/LOCATION: Land approximately 1km North of No. 71 Ballyutoag Road, Belfast, BT14 8SS.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL 1. The proposed removal of condition 21 is contrary to the policy provisions of the SPPS and Policy RE 1 of PPS 18 in that it would, if permitted, have an unacceptable adverse impact on aviation safety.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0729/F**
Creation of a new vehicular access within the approved housing scheme (planning reference LA03/2020/0881/RM to serve No's 126 and 128 Doagh Road.

SITE/LOCATION: Lands 124m east of no's 126 and 128 Doagh Road, Ballyclare

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL 1. The proposal is contrary to the guiding principle of the Strategic Planning Policy Statement that sustainable development should be permitted, having regard to the development plan and all other material considerations, as the proposed development will cause demonstrable harm to an interest of acknowledged importance, namely the residential amenity of future residents at Plots 19A, 20A, 21A, 22A, 23A, 24A and 28A of Reserved Matters approval reference LA03/2020/0881/RM.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy OS 1 of PPS 8: Open Space, Outdoor Sport and Recreation, as the development proposal will result in the loss of areas of open space within an approved housing development.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15: Planning and Flood Risk in that the application site lies within a floodplain and it has not been demonstrated that the development proposal is subject to flooding or will exacerbate flooding elsewhere.

4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it has not been demonstrated that, if permitted, the development proposal would not prejudice the safety and convenience of road users.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:
PROPOSED REASON FOR REFUSAL

PLANNING APPLICATION NO: LA03/2022/0326/F

Retention of building for use as embroidery workshop and office.
22 Hollybrook Road, Randalstown.

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 1 and CTY 11 of PPS 21: Sustainable Development in the Countryside, in that the use of the building does not merit being considered as an exceptional case as the farm business is not shown to be established for 6 years.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:
PROPOSED REASONS FOR REFUSAL

PLANNING APPLICATION NO: LA03/2022/0776/F

Retention of building as hairdressing salon
3 Brookfield Road, Burnside, Doagh, Ballyclare

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that the retailing element of the development lies outside any designated town centre or other retailing area within Doagh and it has not been demonstrated that a suitable site does not exist within the town centre or other retailing area.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:
PROPOSED REASONS FOR REFUSAL

PLANNING APPLICATION NO: LA03/2022/0609/F

Retrospective application for retention of existing farm shed.
100m SW of 12a Irish Hill Road, Ballyclare, BT39 9NQ

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that the building is necessary for the efficient use of an active and established agricultural holding.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would not be sited beside existing farm buildings.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:
PROPOSED REASON FOR REFUSAL

PLANNING APPLICATION NO: LA03/2022/0881/O

Site for dwelling.

60m South West of 31 Largy Road Crumlin BT29 4RN.

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1, CTY 2a and CTY 8 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 and it fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 or a dwelling in an existing cluster in accordance with Policy CTY 2a of PPS21.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:
PROPOSED REASONS FOR REFUSAL

PLANNING APPLICATION NO: LA03/2022/0883/F

Conversion and extension of barn to form a dwelling.

50m SW of 26 Carmavy Road, Crumlin, BT29 4TG.

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.
2. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, Access Movement and Parking and the associated guidance DCAN 15 Vehicular Access Standards, as the proposed development would, if permitted, prejudice the safety and convenience of road users since it has not been demonstrated that adequate sight lines of 2.4 metres x 90 metres can be provided along Carmavy Road.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:
PROPOSED REASONS FOR REFUSAL

PLANNING APPLICATION NO: LA03/2022/0610/O

Site of dwelling and garage on a farm

30m Approx. South East of 76 Crosskennan Road, Antrim

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the new buildings would appear as prominent feature within the landscape.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, in that a new dwelling, if permitted, would result in a suburban style build-up of development; and the creation of ribbon development along the Crosskennan Road.

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 16 November 2022**.

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 18 November 2022**.

The Planning Committee meeting will continue to incorporate the use of technology to provide for remote access to public speakers as necessary. The meeting will also be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting.

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 **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.