

Planning Committee Meeting – Monday 19 July 2021

Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0402/F**
Extension to terminal building to accommodate enhanced security area and external facade re-cladding
- SITE/LOCATION:** Belfast International Airport, Airport Road, Belfast
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0891/F**
Site for 1 no. detached dwelling (one and a half storey and single bay detached garage)
- SITE/LOCATION:** Garden to rear of 16 Lenamore Drive, Jordanstown, Newtownabbey
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0480/O**
2 No. sites for proposed new dwellings and garages.
- SITE/LOCATION:** 50m North of 85 Old Ballyrobin Road, Antrim
- RECOMMENDATION:** **REFUSE OUTLINE PLANNING PERMISSION**
- PROPOSED REASONS OF REFUSAL**
1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 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 the provisions for a dwelling within a cluster in accordance with Policy CTY2a of PPS21.
 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 and of Planning Policy Statement 21, in that the site lacks long established natural boundaries and the proposed development therefore relies on the use of new landscaping for integration.
 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of PPS 21, Sustainable Development in the Countryside, in that the proposed development, if permitted, would result in a detrimental change to the rural character of the countryside.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0175/A**
Retention of digital advertising panel
SITE/LOCATION: 450 – 456 Shore Road, Newtownabbey
RECOMMENDATION: **REFUSE ADVERTISEMENT CONSENT**
PROPOSED REASON OF REFUSAL 1. The retention of the digital advertising panel is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17, in that the proposal would result in an unacceptable detrimental impact on the visual amenity of the area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0512/F**
Infill 2 No. dwellings and garages/stores.
SITE/LOCATION: 50m SE of 192 Portglenone Road, Randalstown
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS OF 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 provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, in that the two dwellings would, if permitted, result in a suburban style build-up of development; and the creation of ribbon development along the Portglenone Road.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0797/F**
Reinstatement of fire damaged building (Council Offices)
SITE/LOCATION: Steeple House, 16 Steeple Road, Antrim
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0798/LBC**
Reinstatement of fire damaged building (Council Offices)
SITE/LOCATION: Steeple House, 16 Steeple Road, Antrim
RECOMMENDATION: **GRANT LISTED BUILDING CONSENT**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0532/F**
Retrospective application for an outdoor ice-cream kiosk and bar servery to existing beer garden, including low level wall & new steps
SITE/LOCATION: 129 Antrim Road, Belfast, BT36 7QS
RECOMMENDATION: **GRANT PLANNING PERMISSION (TEMPORARY PERIOD)**

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

PLANNING APPLICATION NO: LA03/2021/0360/O

Two no. dwellings & garages

Lands 30m North West of 2 Derryhollagh Lane, Randalstown

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions contained in 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 CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it fails to meet with the provisions for a new dwelling in an existing cluster.
3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.
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 two dwellings and their associated garages on this site, if permitted, would be prominent, represent skyline development and fail to integrate into the countryside.
5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build up when viewed with the existing dwellings along Derryhollagh Lane.

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

PLANNING APPLICATION NO: LA03/2021/0221/F

Proposed milk vending station (Agricultural farm gate diversification)

Approx 80m south east of 44 Calhame Road, Ballyclare

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1, CTY 11 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal does not involve the re-use or adaption of an existing farm building and the building if permitted on the site proposed, would not be satisfactorily integrated with an existing group of buildings, rather it would constitute a prominent feature in the rural landscape with consequent adverse impact on the character and appearance of the locality.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building, if permitted, would result in the creation of a ribbon of development that would adversely affect the character and appearance of this rural area.
3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and within Policy FLD 3 of Planning Policy Statement 15 in that it has not been demonstrated that the proposal, if permitted, would not result in an unacceptable increase in flood risk due to an increased level of surface water run-off.

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 14 July 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 16 July 2021**.

Whilst the Members of the Planning Committee will meet in person in July, due to the ongoing impact of Coronavirus, the 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.

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.