

## Planning Committee Meeting – **Monday 18 October 2021** Schedule of Applications expected to be considered

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0900/F**  
Proposed demolition of existing rear sub-standard attached outhouses and replacement with two storey rear extension. Demolition of existing non complaint detached gable garage to create access to rear amenities.

**SITE/LOCATION:** 33 Whitehouse Park, Newtownabbey, BT37 9SQ

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0431/O**  
Proposed dwelling & garage on a farm

**SITE/LOCATION:** 40m North of No.4 Cranfield Road, Randalstown

**RECOMMENDATION:** **REFUSE OUTLINE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL**

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 provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the principle of an active and established farm has not been demonstrated and that the proposed dwelling is not sited to cluster or visually link with a group of buildings on the farm.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building if permitted, would fail to achieve an adequate sense of enclosure and would not be integrated into the countryside.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0224/F**  
Replacement Garage

**SITE/LOCATION:** 37 Abbeyview, Muckamore, Antrim, BT41 4QA

**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy FLD 1 of Planning Policy Statement 15 in that all sources of flood risk to and from the proposed development have not been identified and it has not been demonstrated that there are adequate measures to manage and mitigate any increase in flood risk arising from the development.

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

**PLANNING APPLICATION NO: LA03/2021/0646/O**

Proposed farm dwelling

50m North West of 20 Ballygowan Road, Doagh, BT39 0TR

**REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 10 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
  - It has not been fully demonstrated that no dwelling or development opportunities have been sold off from the farm holding.
  - the building if permitted, would not be visually linked or sited to cluster with an established group of buildings on the farm holding.
  - This site is not considered an exceptional case as it has not been demonstrated that there are demonstrable health and safety reasons or verifiable plans to expand the farm business at the existing building group.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building, if permitted, would fail to integrate into the countryside due to the lack of enclosure and suitable backdrop.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a suburban build-up of development when viewed with existing buildings in this area that will result in a detrimental change to, and erode, the rural character of the countryside.

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

**PLANNING APPLICATION NO: LA03/2021/0566/F**

Detached garage/store

37 Ballylurgan Road, Randalstown, Antrim

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement as the proposal if developed would create ribbon development contrary to Policy CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the

application site would form ribbon development and create an infill opportunity by creating a substantial and continuously built up frontage.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0752/O**  
Site for detached dwelling with associated site works

**SITE/LOCATION:** Lands approx. 4m West of 20 Belfast Road, Antrim

**RECOMMENDATION:** **REFUSE OUTLINE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL** 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of PPS 7 'Quality Residential Environments' and paragraph 16.6 of the Antrim Area Plan 1984 – 2001 in that the proposed development:

- (a) does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of its layout and general arrangement; and
- (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.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0805/F**  
Dwelling and Garage

**SITE/LOCATION:** 120m East of 44 Rickamore Road Upper, Templepatrick, BT39 0JE

**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal is not visually linked or sited to cluster with an established group of buildings on the farm.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, in that the site lacks long established natural boundaries and relies on the use of new landscaping for integration and the ancillary works do not integrate with their surroundings and the proposal is not visually linked or sited to cluster with an established group of buildings on the farm.
3. 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 dwelling on this site results in a suburban style of build-up when viewed with existing and approved buildings and the impact of ancillary works would damage rural character.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0753/F**  
Change of use to restaurant/cafe with outdoor area and bin storage

**SITE/LOCATION:** The Gateway, Antrim Lough Shore Park, Lough Road, Antrim

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

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](http://www.antrimandnewtownabbey.gov.uk) on **Wednesday 13 October 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 October 2021**.

Due to the Coronavirus the Planning Committee meeting in October 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](mailto:planning@antrimandnewtownabbey.gov.uk) for further information.