

Planning Committee Meeting – Monday 20 November 2023

Schedule of Applications expected to be considered

	PLANNING APPLICATION NO: LA03/2023/0438/F
PROPOSAL:	10no. dwellings.
SITE/LOCATION:	2m east of 9 Abbeyville Street, Newtownabbey
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	<ol style="list-style-type: none"> 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Planning Policy Statement 7, Policy QD 1 in that, if approved, the development would fail to respect the site and surrounding area in terms of layout. The proposed development, if approved, would not respect the existing building line of adjacent dwellings. 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Planning Policy Statement 7, Policy QD 1 in that if approved, the works would have an acceptable adverse effect upon No.9 Abbeyville Street in terms of dominance and loss of light. 3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement, Planning Policy Statement 7 part (f) of Policy QD 1 and Planning Policy Statement 3, Policy AMP 7 and ancillary document , Parking Standards, in that if approved, an unsatisfactory level of parking would be provided to serve the proposed housing development. 4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance in that it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.
	PLANNING APPLICATION NO: LA03/2023/0491/F
PROPOSAL:	Proposed erection of 2 No. distribution warehouse buildings with ancillary facilities, including parking and landscaping. Access from established entrance onto Doagh Road at Houstons Corner.
SITE/LOCATION:	80 metres south of 34 Ballynure Road, with access from Doagh Road, Houstons Corner, Doagh Road/ Ballynure Road, Newtownabbey, BT36 4TP
RECOMMENDATION:	GRANT PLANNING PERMISSION

PLANNING APPLICATION NO: LA03/2023/0692/S54

PROPOSAL: Proposed 3 storey office development comprising of flexible office accommodation, break-out space and meeting rooms along with associated site works, car parking and boundary treatments.
(Variation of Condition 17 of Planning Approval LA03/2022/0852/F regarding waste water and foul sewage.)

SITE/LOCATION: Lands at former PSNI site, Glenwell Road, Glengormley

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2023/0664/F

PROPOSAL: 20No. storage units and toilet block.

SITE/LOCATION: 50m SE of 401 Ballyclare Road, Newtownabbey

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) 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.
2. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policies PED 4 and PED 9 of PPS 4 in that the scale, massing, design, and external materials of the proposal would be out of character with the surrounding area; the increase in site area is considered significant; there would be no environmental benefits as a result of the redevelopment and the proposal will have a detrimental visual impact.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement (SPPS) and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would appear a prominent feature in the landscape; the site relies primarily on new landscaping for integration; the design of the proposal is inappropriate for the site and locality; and the proposal does not respect the traditional pattern of settlement exhibited in the area.
4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP2 of Planning Policy Statement 3, Access, Movement & Parking, and Development Control Advice Note 15 Vehicular Access Standards as there is insufficient information to demonstrate that a safe and suitable means of access can be achieved.
5. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP7 of Planning Policy Statement 3, Access, Movement & Parking, as there is insufficient information to demonstrate and sufficient parking for the proposed development can be achieved.

6. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy NH2 of the Planning Policy Statement 2: Natural Heritage and the Strategic Planning Policy Statement for Northern Ireland in that insufficient information has been submitted to demonstrate that the proposed development will not have a detrimental impact on ecological features.
7. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of PPS 15 Planning and Flood Risk in that it has not been demonstrated that a satisfactory means of drainage associated with the development has been achieved that would not increase the risk of flooding elsewhere.

PLANNING APPLICATION NO: LA03/2022/0307/F

PROPOSAL:	Change of use from existing industrial unit and extension to building for the production, cultivation and processing of medicinal cannabis plants and all associated site works.
SITE/LOCATION:	23 Rickamore Road Upper, Templepatrick, County Antrim, BT39 0JE
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 (SPPS) and 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. 2. The proposal is contrary to the Strategic Planning Policy Statement and criteria (b) and (e) of Policy PED 9: General Criteria for Economic Development of Planning Policy Statement 4: Planning and Economic Development as it has not been demonstrated that the development, if permitted, would not have a detrimental impact on neighbour amenity by way of noise and odour.

PLANNING APPLICATION NO: LA03/2023/0405/F

PROPOSAL:	Alteration and extension to dwelling to include raised platform to rear.
SITE/LOCATION:	42 Meadowbank, Newtownabbey, Co. Antrim, BT37 0UP
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 and Policy EXT1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that, the proposed development, if permitted, would result in a detrimental impact to the amenity of neighbouring residents by way of dominance and the overbearing nature of the proposal. 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and criteria (b) of Policy EXT 1 of the Addendum to Planning Policy Statement 7, Residential Extensions

and Alterations, in that, the proposed development, if permitted, would result in a detrimental impact to the privacy and amenity of neighbouring residents by way of overlooking.

PLANNING APPLICATION NO: LA03/2023/0577/F

PROPOSAL:	Extension of residential curtilage and erection of a domestic shed (retrospective).
SITE/LOCATION:	190m SE of 28A Lislunnan Road, Kells
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	<ol style="list-style-type: none">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 Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would appear a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the design of the building is inappropriate for the site and locality; the proposal fails to blend with the existing landform; the proposal does not respect the traditional pattern of development exhibited in the area.3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 2 of PPS 3 Access, Movement and Parking in that it has not been demonstrated the development will not prejudice road safety or significantly inconvenience the flow of traffic.

PLANNING APPLICATION NO: LA03/20232/0489/F

PROPOSAL:	Proposed demolition of existing dwelling and replacement with 3No. 2 storey dwellings with associated amenity space, car parking and access.
SITE/LOCATION:	10 Shanes Street, Randalstown, BT41 2AD
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	<ol style="list-style-type: none">1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments in that the proposed development represents an overdevelopment of the site as it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout.2. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Planning Policy Statement 6, Policy BH 12 'New Development in a Conservation Area' in that it has not been demonstrated that the proposed

development preserves or enhances the character and appearance of the area.

3. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policies NH 2 and NH5, in that it has not been demonstrated that the proposed development will not have a detrimental impact on bats.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed properties in terms of noise from nearby noise generating activities.
5. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments in that the proposed development represents an overdevelopment of the site as insufficient private amenity space has been provided for the proposed dwellings.

PLANNING APPLICATION NO: LA03/2023/0490/DCA

PROPOSAL:

Proposed demolition of existing dwelling and replacement with 3No. 2 storey dwellings with associated amenity space, car parking and access.

SITE/LOCATION:

10 Shanes Street, Randalstown, BT41 2AD

RECOMMENDATION:

REFUSE DEMOLITION CONSENT

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy BH14 of Planning Policy 6 'Planning, Archaeology and the Built Heritage' in that the existing building makes a positive contribution to the character and appearance of the Randalstown Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Council, justifies its demolition.
2. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy BH14 of Planning Policy 6 'Planning, Archaeology and the Built Heritage' in that the applicant has failed to provide a suitable redevelopment scheme to permit the demolition of the existing dwelling.

PLANNING APPLICATION NO: LA03/2023/0686/F

PROPOSAL:

Erection of boarding kennels and ancillary enclosed exercise area.

SITE/LOCATION:

13 Moneyrod Road, Randalstown, BT41 3JB

RECOMMENDATION:

REFUSE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement (SPPS) 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.

2. The proposal is contrary to the policy provisions of the SPPS and Criteria (a), (b) and (e) of Policy PED 9 of PPS 4 in that it has not been demonstrated that the development proposal shall not have an unacceptable impact to the residential amenity of existing residents at No.15 Moneyrod Road by reason of noise and general disturbance.

PLANNING APPLICATION NO: LA03/2023/0176/O

PROPOSAL: Proposed demolition of existing garage/office and proposed site for the erection of 2 no. dwellings.

SITE/LOCATION: Lands approx. 10m South East of 139 Church Road, Glengormley, BT36 6HH

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 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 does not respect the surrounding context and if permitted 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 QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that, if permitted, the dwelling on Site 1 would be adversely impacted by way of overlooking and loss of privacy from No. 139 Church Road.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy AMP 7 of Planning Policy 3 (PPS 3), Access, Movement and Parking, in that the proposed development will result in the inadequate provision for car parking for the day care facility located at No. 139 Church Road, Newtownabbey, and would prejudice road safety and significantly inconvenience the flow of traffic.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, 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.

PLANNING APPLICATION NO: LA03/2023/0602/O

PROPOSAL:	2 no. dwellings and garages
SITE/LOCATION:	30 metres North East of 98 Craigstown Road, Randalstown (Between No. 98 and No. 102 Craigstown Road)
RECOMMENDATION:	REFUSE OUTLINE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	<ol style="list-style-type: none">1. The proposal is contrary to the 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 within the Strategic Planning Policy Statement and fails to meet 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 represent a gap within an otherwise substantial and continuously built up frontage.3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal, if permitted, will fail to integrate into the countryside.4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal, if permitted, will result in ribbon of development, resulting in a suburban style build-up of development when viewed with the existing buildings along the Craigstown Road.

PLANNING APPLICATION NO: LA03/2023/0649/F

PROPOSAL:	Alteration and Extension to Dwelling.
SITE/LOCATION:	38 Longlands Road, Newtownabbey, BT36 7LZ
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	<ol style="list-style-type: none">1. The development is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7- Residential Extensions and Alterations, in that the extension will have an unacceptable impact on the amenity of neighbouring residents by way of loss of light, overshadowing and dominance.

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 15 November 2023.**

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 17 November 2023**.

In addition to attending the meeting in person, 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.

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.