

Planning Committee Meeting – Tuesday 20 March 2018
Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2017/0624/F Construction of 44No. dwellings with associated car parking and landscaping. The mix consists of 10No. 3P2B apts, 2No. wheelchair 3P2B apts, 4 No. 2P1B apts, 10No. 5P3B houses and 18No. 3P2B houses
SITE/LOCATION:	Land bounded by Mount Street, Shore Road, Dandy Street and Newton Gardens, Newtownabbey
RECOMMENDATION: PROPOSED REASON(S) FOR REFUSAL	REFUSE PLANNING PERMISSION <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, 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:<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, scale and massing of buildings, structures and landscaped and hard surfaced areas;b) insufficient levels of public and private amenity space have been proposed as an integral part of this development; andc) it will have an unacceptable adverse effect on the amenity of proposed residents in terms of overlooking, and an unacceptable outlook for existing dwellings2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and 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 adjoining properties in terms of potential noise disturbance from the adjoining Shore Road and proposed substation.3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy FLD 3 of PPS15 Planning & Flood Risk in that it has not been demonstrated, through a detailed drainage assessment, that the development, if permitted would not increase the risk of flooding beyond the site through increased surface water runoff.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0709/F**
Erection of 4No. detached dwellings with integral garages and associated landscaping

SITE/LOCATION: 42 Circular Road, Jordanstown, BT37 0RG

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON(S) FOR REFUSAL

1. The proposed development is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of the addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' and the associated guidance 'Creating Places', in that, it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality and that incorporates a design and layout which draws upon the positive aspects of the surrounding area.
2. The proposed development is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of Revised Planning Policy Statement 15 'Planning and Flood Risk, in that, it has not been demonstrated that the proposed development will have adequate drainage provision.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2016/0704/F**
Construction of 10no dwellings with associated car parking and landscaping (mix consists of 10no 3P2B Cat 1 accommodation)

SITE/LOCATION: Vacant land adjacent to Cunningham Way, Fennel Road and 60 Fountain Street, Antrim

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0760/F**
Erection of dwelling and detached garage (Change of house type from previously approved T/2010/0541/RM)

SITE/LOCATION: Site 40m north of 18 Hollybank Road, Parkgate

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON(S) FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that: the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy NH 2 & 5 of Planning Policy Statement 2, Natural Heritage, in that insufficient information has been provided by the applicant to ascertain the potential effects protected/priority species as a result of the proposed development.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0578/O**
Proposed infill dwelling

SITE/LOCATION: Between 61 and 63 Glenavy Road, Crumlin

RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0836/F**
 Two replacement dwellings and associated garages (replacing two existing dwellings located within the existing farmyard, which are to be retained as ancillary accommodation)

SITE/LOCATION: Lands adjacent to 20 Umgall Road, Nutts Corner, Crumlin.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON(S) FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 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 the provisions for replacement dwelling in accordance with Policy CTY3 of PPS21 as the buildings to be replaced do not exhibit the essential characteristics of a dwelling.
2. The proposal is contrary to the provisions of the Strategic Planning Statement and Policies CTY 3 and 13 of Planning Policy Statement 21 – Sustainable Development in the Countryside, in that the height, scale and massing of 'Replacement Dwelling A' is unacceptable and would have a visual impact significantly greater than the existing building which is being replaced and the design of both replacement dwellings is inappropriate for the site and its locality.
3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21 – Sustainable Development in the Countryside, as 'Replacement Dwelling A' fails to integrate into the landscape, the site lacks a suitable degree of enclosure and relies on new landscaping for integration and would if permitted, further erode the character of the rural area by reason of being unduly prominent and would result in a suburban style build-up of development when viewed with existing and approved buildings.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0071/F**
 Erection of two polytunnels.

SITE/LOCATION: Antrim & Newtownabbey Borough Council Newpark Household Recycling Centre, Orchard Way, Greystone Road

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 on Wednesday 14th March 2018.

The Council has introduced speaking rights at the Planning Committee meetings and we have 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.

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. Please contact the Planning Section by telephone on 0300 123 6677 for further information.