



Planning Section: 0300 123 6677 [www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk)

**Planning Committee Meeting – Monday 18 February 2019**  
**Schedule of Applications expected to be considered**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0865/F**  
Proposed development comprising multi-screen cinema, café/restaurant units, parking, landscaping and all associated access and site works

**SITE/LOCATION:** Lands adjacent and east of Old Church Road, adjacent and west of Church Road and adjacent and north east, east and south east of 17 and 57 Old Church Road, Newtownabbey

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

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0185/F**  
Proposed demolition of existing pig farm (6no units housing 4,200 finishing pigs) and replacement with 3no new pig units (to house 2,755 sows, 235 replacement breeders and 5 boars) with air scrubber units, associated underground slurry and washings stores, scrubber water storage tank, 7no feed bins, welfare facilities, feed kitchen/store, concrete hardstanding and 2no turning areas, loading bay, landscaped bund, tree and shrub planting, parking and new access.

**SITE/LOCATION:** Lands adjacent and to the north of 10 Calhame Road, Ballyclare, BT39 9NA

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

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/1005/RM**  
New gateway entrance road with reconfiguration of internal road network and car parking arrangement with environmental improvement scheme consisting of hard and soft landscaping and all associated site works.

**SITE/LOCATION:** The Junction Retail and Leisure Park, Ballymena Road, Antrim (Lands to the West of Stiles Way Roundabout).

**RECOMMENDATION:** **APPROVE RESERVED MATTERS**

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

**PLANNING APPLICATION NO: LA03/2018/0965/O**

Infill dwelling and garage

32m South East of 14 Logwood Road, Bruslee, Ballyclare

**REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1 and CTY8 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 CTY8 of PPS21.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 15 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, mar the distinction between the settlement of Hillhead and the surrounding countryside.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY8 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a build-up and ribbon of development and would therefore result in a detrimental change to, and further erode, the rural character of the countryside.

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

**PLANNING APPLICATION NO: LA03/2018/1128/O**

Infill dwelling and garage

Between no. 31 and 29a Ballyarnot Road, Muckamore, Antrim

**REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1 and CTY8 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 CTY8 of PPS21.
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 as the site is unable to provide a suitable degree of enclosure for a building to integrate.
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 the proposal, if permitted, would further erode the rural character of the area due to a build-up of development.

4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement as the development, if permitted, would have an unacceptable impact on the residential amenity of existing residents at No.31 Ballyarnot Road by reason of restricted amenity provision, overlooking and privacy intrusion.
5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed property in terms of noise disturbance and odour from the nearby poultry sheds.
6. 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 the development, if permitted, would not result in an unacceptable increase in flood risk through increased surface water runoff.

**PROPOSAL:**  
**SITE/LOCATION:**

**PLANNING APPLICATION NO: LA03/2018/1091/O**

Proposed new dwelling and garage on a farm  
130m north east of 2 Ballydunmaul Road, Randalstown, Co Antrim,  
BT41 3JD

**RECOMMENDATION:**  
**PROPOSED REASONS FOR REFUSAL**

**REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building if permitted, would not be visually linked with an established group of farm buildings on the farm holding.
2. 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 the building would, if permitted, create a ribbon of development and would therefore result in a detrimental change to, and further erode, the rural character of the countryside.

**PROPOSAL:**  
**SITE/LOCATION:**  
**RECOMMENDATION:**

**PLANNING APPLICATION NO: LA03/2018/1068/F**

Retention of 10 semi-detached dwellings in two blocks (change of house types approved under LA03/2017/0414/F)  
8 Longlands Avenue, Newtownabbey.

**GRANT PLANNING PERMISSION**

**PROPOSAL:**  
**SITE/LOCATION:**  
**RECOMMENDATION:**

**PLANNING APPLICATION NO: LA03/2018/0350/F**

Construction of premises for sale of hot food for consumption off the premises

Site adjacent to and southwest of 1 Abbots Cross, Newtownabbey,  
BT37 9QT

**GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0784/A**  
Advertisement hoarding  
**SITE/LOCATION:** 44 Old Carrick Road, Newtownabbey, BT37 0UE  
**RECOMMENDATION:** **REFUSE ADVERTISEMENT CONSENT**  
**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that the proposed signage would result in an unacceptable detrimental impact on the visual amenity of the area and the proposal does not constitute a simple form of directional signage to a business premises.

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 13 February 2019.

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. Requests to speak at this Planning Committee meeting must be received by Noon on Friday 15 February 2019.

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.