



Planning Section: 0300 123 6677 www.antrimandnewtownabbey.gov.uk

Planning Committee Meeting – Monday 22 April 2024 Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1047/F**
Proposed erection of 7 no. apartments to replace former dwelling and workshop, with associated parking, access and landscaping

SITE/LOCATION: 9 Nursery Park, Muckamore, Antrim, BT41 1QR

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0761/F**
Change of use from former bank premises to car wash (retrospective)

SITE/LOCATION: 39 Mallusk Road, Newtownabbey, BT36 4PP

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies PED 7 and PED 9 of Planning Policy Statement 4: Planning and Economic Development, in that the scale, nature and form is not considered appropriate to the location.
2. The proposal is contrary to the Strategic Planning Policy Statement and Policy PED 9 of Planning Policy Statement 4 and would, if permitted, cause harm to an interest of acknowledged importance, namely wastewater disposal in that it has not been demonstrated there is a satisfactory means of dealing with wastewater associated with the development.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0051/F**
Proposed 250kW wind turbine (30m to hub height, 29m rotor diameter), equipment cabin & associated ancillary works.

SITE/LOCATION: 450m East/Northeast of No. 70 Lylehill Road, Templepatrick, BT39 0HL

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposed development is contrary to the provisions of the SPPS and criteria a, c, v and vi of Policy RE 1 'Renewable Energy Development' of PPS 18 'Renewable Energy' in that the proposal fails to demonstrate that the development will not cause unacceptable adverse impacts on:
 - the amenity of any sensitive receptors (including future occupants of committed developments) arising from shadow flicker;
 - biodiversity and built heritage interests; and
 - aviation safety.
2. The proposal is contrary to the provisions of the SPPS and Policy NH 2 'Species Protected by Law' of Planning Policy Statement 2: Natural Heritage, in that the development would, if permitted likely harm a European species.
3. The proposal is contrary to the provisions of the SPPS and Policy NH 5 'Habitats, Species or Features of Natural Heritage Importance' of Planning Policy Statement 2: Natural Heritage, in that the development would, if permitted, have an unacceptable adverse impact on other natural heritage features worthy of protection, key site for bats/namely Lyle's Hill mine which is a candidate bat swarming site.
4. The proposal is contrary to the provisions of the SPPS and Policy BH 1 'The Preservation of Archaeological Remains of Regional Importance and their Settings' of Planning Policy Statement 6: Planning Archaeology and the Built Heritage; in that, it would result in an adverse impact upon the integrity of the setting of Lyles Hill scheduled monuments, hilltop enclosure (ANT 056:005) and round cairn (ANT 056:006).

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0687/F**
Retention of part use of building as an indoor dog sitting, training and play area with ancillary outdoor enclosure.

SITE/LOCATION: Building 8m south of 40 Kilgavanagh Road and lands 35m southeast of 40 Kilgavanagh Road, Antrim, BT41 2LJ

RECOMMENDATION: **REFUSE FULL PLANNING PERMISSION**
PROPOSED REASON 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.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0892/F**
Alteration and Extension to Dwelling

SITE/LOCATION: 13 Harmin Avenue, Glengormley, BT36 7UW

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL 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.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0059/O**
Off-site replacement dwelling and garage. Original dwelling to remain as outhouse

SITE/LOCATION: 60m North of 73 Carlane Road, Toomebridge

RECOMMENDATION: **REFUSE 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 Policy provisions of the Strategic Planning Policy Statement and Policy CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building to be replaced does not exhibit the essential characteristics of a dwelling and therefore is not eligible for replacement.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would lead to the creation of a ribbon of development within the countryside.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0063/O**
Erection of single storey dwelling

SITE/LOCATION: 100m NE of 31 Speerstown Road, Ballymena, BT42 3DD

RECOMMENDATION: **REFUSE 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 within the Strategic Planning Policy Statement and Policies NH2 and NH5 of PPS 2 in that it has not been demonstrated that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0929/F**
Erection of 2no 1.5 storey detached houses, with associated hard and soft landscaping, use of existing vehicular entrance off Ballycraigy Road to serve the new detached dwellings and no. 3 Ballycraigy Road

SITE/LOCATION: 4 Ballycraigy Road, Glengormley, Newtownabbey, BT36 5ZZ

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0326/O**
Site for dwelling and double garage

SITE/LOCATION: Lands 250m south east of 275 Ballymena Road, Tardree, Antrim, BT39 0TP

RECOMMENDATION: **GRANT OUTLINE 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 on **Wednesday 17 April 2024**.

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 19 April 2024**.

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.