

Planning Committee Meeting – Wednesday 20 April 2022

Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2020/0653/F Proposed (Phase Two) development of 56 dwellings, (10 detached; 38 semi-detached and 8 apartments) with garages and associated site works and landscaping at Proposed (Phase Two) development of 56 dwellings, (10 detached; 38 semi-detached and 8 apartments) with garages and associated site works and landscaping.
SITE/LOCATION:	at former site of Northern Regional College, Fountain Street, Antrim, BT41 4A
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0893/F Demolition of existing buildings and construction of 63 no. apartments at 3 storey rising to 5 storey. Scheme includes a retail unit at ground floor level, parking provision, new vehicular access and associated development.
SITE/LOCATION:	333-335 Antrim Road, Glengormley. BT36 5DY
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/1103/F Proposed new free range poultry house 32k birds, new meal bins, litter store, swale and improved access onto Ahoghill Road
SITE/LOCATION:	Approximately 76m NW of 196 Ahoghill Road, Randalstown
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0743/F Retrospective application for raised single storey sunroom extension to rear of existing dwelling.
SITE/LOCATION:	21 Shore Road, Greenisland, Carrickfergus, BT38 8UA.
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0990/F Proposed dwelling.
SITE/LOCATION:	Approx 20m West of 42 Loughbeg Road, Toomebridge.
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL	1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 and Policy 13 of Planning Policy Statement 21, Sustainable Development in

the Countryside, in that the design of the proposed dwelling is inappropriate for the site and is not in keeping with the character of the surrounding area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0455/F**
Farm dwelling and detached garage with new access lane (Renewal of previous permission LA03/2015/0604/F).

SITE/LOCATION: Site adjacent to and 50m North of 9 Old Stone Hill Antrim BT41 4SB.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY10 of PPS 21: Sustainable Development in the Countryside, and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and established.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0862/F**
Change of use of existing dwelling (The Mill House) to hotel accommodation including kitchen, dining area, lounge, drawing room, pantry, and storage on the ground floor and 5no. bedrooms on the first floor .

SITE/LOCATION: The Mill House, Dunadry Hotel, 2 Islandreagh Drive, Dunadry

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/1068/O**
Proposed site for proposed infilling of a single dwelling.

SITE/LOCATION: Lands between 22 and 24 Long Rig Road, Nutts Corner, Crumlin .

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to the SPPS and Policy AMP 2 of Planning Policy Statement 3 Access, Movement and Parking as it has not been demonstrated that the access will not prejudice road safety or significantly inconvenience the flow of traffic on the Long Rig Road.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/1121/F**
Retention of detached garage.

SITE/LOCATION: 30 Park Road, Mallusk, Newtownabbey, BT36 4QF.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL 1. The proposal 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 garage by reason of its scale, siting and design, if permitted, would not be sympathetic with the design characteristics of the existing dwelling on site and would have a detrimental impact on the appearance of the surrounding area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0034/O**
Site for 1 no detached dwelling.

SITE/LOCATION: 90 metres South East of 49 Ballycraigy Road, Newtownabbey with access 55 metres north of No. 4 Kiln Road, Newtownabbey

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in 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 with the provisions for an infill dwelling in accordance with CTY8 of PPS21 in that the application site does not comprise a small gap (sufficient only to accommodate a maximum of two dwellings) within a substantial and continuously built up frontage.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, in the ancillary works associated with the proposed dwelling, if permitted, would fail to integrate into the landscape.
4. The proposal is contrary to the policy provisions of Policy BH 3 of Planning Policy Statement 6, Planning Archaeology and Built Heritage in that It has not been demonstrated through the submission of an Archaeological Evaluation that the proposal would not have any detrimental impacts upon potential archaeological remains at the application site.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0645/F**
Proposed cattle/storage/dual purpose shed and cattle crush facilities.

SITE/LOCATION: Approx 65m NNE of 7 Creggan Road, Randalstown, BT41 3LN

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 12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposed development does not provide an exceptional case for a new farm building sited at an alternative site away from the existing farm business and its buildings
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside and Policy NH1 of PPS2 Natural Heritage, in that the proposed development may have a detrimental impact on the site selection features of a European Designated Site through increased ammonia emissions.

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

PLANNING APPLICATION NO: LA03/2021/1008/F

Proposed farm shed for storage.

Approx. 300m South of 7 Ballylurgan Road, Randalstown, BT41 2NN.

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development has not demonstrated that the proposed development is necessary for the efficient use of the agricultural holding and does not provide an exception for a farm building sited to an alternative site away from existing farm buildings.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
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 the building would, if permitted, would be unduly prominent in the landscape.

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

PLANNING APPLICATION NO: LA03/2022/0053/O

Site for a dwelling and garage and associated ancillary works (infill opportunity as per CTY8 of PPS21).

50m south of 10a Ballyhill Lane, Nutts Corner, Crumlin.

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 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 fails to meet with 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 comprise a small gap within a substantial and continuously built up frontage.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, would result in a suburban style build-up of development; and the creation of ribbon development along Ballyhill Lane.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0054/O**
 Site for a dwelling and garage and associated ancillary works (infill opportunity as per CTY8 of PPS21)

SITE/LOCATION: 50m north of 14 Ballyhill Lane, Nutts Corner, Crumlin, BT29 4YP.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 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 fails to meet with 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 comprise a small gap within a substantial and continuously built up frontage.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, would result in a suburban style build-up of development; and the creation of ribbon development along Ballyhill Lane.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0076/O**
 Site for dwelling and garage.

SITE/LOCATION: Approximately 30m South of 82 Belfast Road, Ballyclare, BT39 9LS.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1, CTY 2a and CTY 8 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 CTY 8 or a dwelling in an existing cluster in accordance with Policy CTY 2a 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 Bruslee and the surrounding countryside.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 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: **PLANNING APPLICATION NO: LA03/2021/0435/F**
Below ground agricultural effluent storage tank.
SITE/LOCATION: 130 metres North West of 8 Ballydonnelly Road BT41 3JG and access taken 20 metres East of 135 Church Road Antrim.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the proposed development does not provide an exception for a farm building sited to an alternative site away from existing farm buildings.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0972/F**
Change of use of dwelling to religious meeting room with associated parking
SITE/LOCATION: 36 Ballyrobin Road, Templepatrick, BT39 0JH.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to 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.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0322/F**
Proposed drive through bakery/coffee shop, kiosk, indoor/outdoor seating, public toilets, landscaping and car parking
SITE/LOCATION: 26 Market Square, 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 on **Tuesday 12 April 2022**.

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 Thursday 14 April 2022**.

The Planning Committee meeting in April 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.

As part of the interim procedure that has now been put in place as the Council moves towards normal working arrangements, 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 for further information.