



17 January 2024

Committee Chair: Councillor R Foster

Committee Vice-Chair: Councillor H Cushinan

Committee Members: Aldermen – T Campbell, M Magill and J Smyth

Councillors – J Archibald-Brown, A Bennington,
S Cosgrove, S Flanagan, R Kinnear, AM Logue and B Webb

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 22 January 2024 at 6.00 pm.**

You are requested to attend.

Yours sincerely

A handwritten signature in black ink, appearing to read "Richard Baker".

Richard Baker, GM, MSc
Chief Executive, Antrim & Newtownabbey Borough Council

PLEASE NOTE: Refreshments will be available from 5.00 pm

For any queries please contact Member Services:

Tel: 028 9448 1301/ 028 9034 0107

memberservices@antrimandnewtownabbey.gov.uk

AGENDA FOR PLANNING COMMITTEE – JANUARY 2024

Part One - The Planning Committee has the full delegated authority of the Council to make decisions on planning applications and related development management and enforcement matters. Therefore, the decisions of the Planning Committee in relation to this part of the Planning Committee agenda do not require ratification by the full Council.

Part Two - Any matter brought before the Committee included in this part of the Planning Committee agenda, including decisions relating to the Local Development Plan, will require ratification by the full Council.

- 1 Apologies.
- 2 Declarations of Interest.
- 3 Introduction of New Staff.
- 4 Report on business to be considered:

PART ONE - Decisions on Planning Applications

4.1 Planning Application: LA03/2023/0358/F

Residential development of 4 no. Units - 2no. detached (Site 1 Change of house type as approved under extant planning permission T/2008/0210/F) & 2 no. semi-detached dwellings to include access via Portmore Hall, landscaping, car parking, garages and all other associated site works at Lands 3m west of 99 Portmore Hall, 5m south of 101-104 Portmore Hall, approx. 10m north of 28-32 Weavers Meadow, 30m NE of 1a-3 Weavers Meadow and 15m SE of 5 Ballydonaghy Road, Crumlin, BT29 4ZU

4.2 Planning Application: LA03/2023/0650/O

Site of dwelling and garage on a farm at 100m approx. east of 17 Whitehill Drive, Randalstown

4.3 Planning Application No: LA03/2023/0623/F

Extension to site curtilage at 23 Ashbourne, Newtownabbey, BT36 6SW

4.4 Planning Application: LA03/2023/0622/F

Alteration to dwelling at 175 Church Road, Newtownabbey, BT36 6HA

4.5 Planning Application: LA03/2023/0735/RM

Dwelling and garage at 340m north of 38 Shaneoguestown Road, Dunadry, Antrim, BT41 4TQ

4.6 Planning Application: **LA03/2023/0798/LBC**

Retention of Randalstown Viaduct Community Garden (incorporating 8 no. metal arches) at Randalstown Viaduct, approx. 10m South of Millmount, Randalstown, BT41 2AH

PART TWO – Other Planning Matters

4.7 Draft Rates Estimates Update 2024/25

4.8 Delegated Planning Decisions and Appeals December 2023

4.9 Proposal of Application Notices for Major Development December 2023

4.10 Natural Environment Division Update

4.11 Northern Ireland Planning Statistics 2023/24 Second Quarterly Bulletin July – September 2023

4.12 NILGA Correspondence - New Home Quality Code

4.13 Department for Infrastructure (DfI) Public Consultation - Review of Planning (Development Management) Regulations (NI) 2015

4.14 Department for Infrastructure (DfI) Call for Evidence - Future Focussed Review of the SPPS on the issue of Climate Change

4.15 Positive Planning Notes Approach

4.16 Northern Ireland Federation of Housing Associations (NIFHA)

4.17 Local Plan Policies Update

PART TWO – Other Planning Matters - In Confidence

4.18 Local Development Plan Update - In Confidence

4.19 Planning Improvement Programme Update - In Confidence

4.20 Planning Appeal Commission Decision Update - In Confidence

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE
PLANNING COMMITTEE ON 22 JANUARY 2024**

PART ONE

PLANNING APPLICATIONS

COMMITTEE ITEM	4.1
APPLICATION NO	LA03/2023/0358/F
DEA	AIRPORT
COMMITTEE INTEREST	PREVIOUS COMMITTEE APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Residential development of 4 no. Units – 2 no. detached (Site 1 Change of house type as approved under extant planning permission T/2008/0210/F) & 2 no. semi-detached dwellings to include access via Portmore Hall, landscaping, car parking, garages and all other associated site works.
SITE/LOCATION	Lands 3m west of 99 Portmore Hall, Crumlin, BT29 4ZU
APPLICANT	Bill Porter
AGENT	HERE Architects
LAST SITE VISIT	4th July 2023
CASE OFFICER	Sairead de Brún Tel: 028 903 40406 Email: sairead.debrun@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk	
SITE DESCRIPTION	
<p>The application site is located on lands 3 metres west of 99 Portmore Hall, Crumlin. The site is located within the settlement limits of Crumlin as defined by the Antrim Area Plan (AAP) 1984-2001. The site is zoned as "Development land primarily residential" within the AAP.</p> <p>The topography of the site falls gradually in an east to west direction. The site is currently defined as a disused yard area, with large areas of hardstanding with a large disused shed on the western end of the site. The southern and south-western boundaries of the site are defined by 2 metre high close boarded timber fence with hedging of similar height set in behind. Beyond these boundaries are dwellings within the Weaver's Meadow development. The western and northern boundaries of the site adjoin a large shed.</p> <p>Access to the site will be taken through the Portmore Hall development east of the site. The surrounding area is largely distinguished by residential properties.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: T/2008/0210/F Location: East of 5 Ballydonaghy Road, Crumlin. Development: Residential housing development of 110 dwellings. Decision: PAC Approval.</p>	
PLANNING POLICY AND GUIDANCE	
Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.	

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan Stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984-2001: The site is located within the settlement limits of Crumlin as defined within the plan. The site is zoned as "Development Land Primarily Residential" within the plan. There are no Key Site Requirements (KSR) on the site.

Strategic Planning Policy Statement for Northern Ireland (SPPS): sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements.

PPS 8: Open Space, Sport and Outdoor Recreation: sets out planning policy for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and outdoor recreation.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

CONSULTATION

Council Environmental Health Section – No objection.

Department for Infrastructure Roads – No objection, subject to conditions.

Norther Ireland Water – Recommend refusal.

Department for Infrastructure Rivers – No objection.

REPRESENTATION

Forty-seven (47) neighbouring properties were notified, and five (5) letters of objection have been received from three (3) properties, one of which the address is undefined. The full representations made regarding this proposal are available for Members to view online at the Planning Portal

<https://planningregister.planningsystemni.gov.uk>.

A summary of the key points of objection raised is provided below:

- Traffic concerns;
- Neighbour amenity (loss of light, overlooking, noise, loss of privacy);
- Loss of design and character;
- Drainage and flooding; and
- Loss of property value.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters
- Policy Context and Principle of Development
- Design, Appearance and Impact on the Character of the Local Area
- Neighbour Amenity
- Road Safety
- Other Matters

Preliminary Matters

This application, as initially submitted, was seeking full planning permission for the erection of five residential units, consisting of four semi-detached dwellings and one detached dwelling. This initial development proposal was assessed against the Local Development Plan, the Strategic Planning Policy Statement for Northern Ireland (SPPS), and the relevant Planning Policy Statements (PPSs), and was found to be contrary to the policy provisions contained in the SPPS and PPS 7 Policy QD 1, in terms of overdevelopment of the site, and overlooking to another proposed dwelling. The application was due to be presented to the Planning Committee on 16 October 2023 as a refusal, however, an amended scheme, reducing the number of residential units to four, was submitted by the applicant. Officers withdrew the application from the October Planning Committee and it is the reduced scheme that is assessed in this report.

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local

Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The application site is located within the development limit of Crumlin as defined in the AAP 1984-2001. The site is zoned as "Development Land Primarily Residential" within the Plan. There are no Key Site Requirements (KSR) on the site.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs).

In respect of the proposed development, there is no conflict or change of policy direction between the provisions of the SPPS and that contained in the following PPSs which provide the relevant regional policy context for consideration of the proposal:

- PPS 7: Quality Residential Environments;
- 2nd Addendum to PPS7 (APPS7): Safeguarding the Character of Established Residential Areas;
- PPS 2: Natural Heritage;
- PPS 3: Parking and Movement;
- PPS 8: Open Space, Sport and Outdoor Recreation; and
- PPS 15: Planning and Flood Risk.

Within this policy context, it is considered the principle of housing development on the site would be acceptable, subject to the development complying with the Plan's provisions for residential development, and the creation of a quality residential environment, as well as meeting other requirements in accordance with regional policy and guidance, which are addressed in detail below.

Design, Appearance and Impact on the Character of the Area

Policy QD 1 of PPS 7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposed development will create a quality and sustainable residential environment. It goes on to state that all such proposals will be expected to conform to all of a number of criteria.

The first criterion (a) requires that the proposed development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures, and landscaped and hard surfaced areas.

The application proposes a relatively small housing development of four dwelling units, comprising two detached dwellings and two semi-detached dwellings.

The dwelling on site 1 can essentially be considered as a change of house type; given that a dwelling was previously approved at this location as part of application Ref: T/2008/0210/F, which granted full planning permission for a residential development of 110 units. As this approval for the development of Portmore Hall has since been implemented, a dwelling on site 1 could be built as

part of the 2008 grant of planning permission. The other proposed dwellings (Units 2-4) do not benefit from any other grant of planning permission.

The proposed properties are accessed through the existing Portmore Hall development, with a private drive leading from this internal estate road to serve the four dwellings. The design features of the new development reflect the style and character of the adjacent Portmore Hall, with similar window to void ratios and detailing around doorways. The dwellings proposed are two storey, with a ridge height of 9 metres above ground level, which is similar to the surrounding development. Finishes include red brick external walls and dark grey/black roof slates, which are finishes typical of the adjacent Portmore Hall.

Private amenity space is provided for each unit and averages around 138sqm. This level of provision is in accordance with the Creating Places design guide. Given the scale of the development, there is no requirement made within the policy for the provision of public open space. Boundary treatments are shown as a 1.8 metre high close boarded timber fence to the rear garden areas, with 1.1 metre high estate railing and hedging to the front gardens which is considered acceptable.

The proposed layout of the new development shows the dwelling on site 1 as largely following the existing building line, with site 2 tucked slightly in behind and sitting at an angle to the new private drive. The dwelling on sites 3 and 4 front onto this private drive and are set at an angle to the existing internal estate road. While this proposed layout is not a direct replication of the existing Portmore Hall development, which is largely characterised by dwellings arranged in straight lines along the internal estate road, it can be seen as a rounding off opportunity, given its location in the western most corner of the development and at the end of the current estate road. There are other units within the existing development which are also positioned at angles to the road, notably Nos. 101 and 102, which are located immediately northwest of the application site, and therefore it is considered that the proposed layout would not disrupt the character of the surrounding development.

Objections have been received in relation to the design of the proposed development and its impact on the character and visual aesthetic of the nearby area. As discussed above, the design and layout is reflective of the larger Portmore Hall development, and it is considered that the proposed development respects the surrounding context, and is appropriate to the character of the site. In this regard, the proposal is found to be acceptable under part (a) of Policy QD 1 of PPS 7.

Neighbour Amenity

Criterion (h) of Policy QD1 states that the design and layout should not create conflict with adjacent land uses and there should be no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise, or other disturbance.

Objectors raised concerns regarding noise disturbance, and it is acknowledged that this may be an issue, but such disturbance will be during the construction period only. On completion of the development, noise disturbance should

cease to be a concern.

The area immediately surrounding the application site is residential, and as the proposed land use for this application site is also residential, the new development will not create conflict with the adjacent land use. Well-designed layouts should, wherever possible, seek to minimise overlooking between dwellings and provide adequate space for privacy. As noted above, the amount of private space being provided for each unit is considered sufficient. To ensure there is no significant loss of amenity to adjoining dwellings, there must also be an adequate separation distance between new and existing developments.

Concerns have been raised by objectors in relation to neighbour amenity, specifically the perceived impact of overlooking and loss of light upon their property. The proposed dwellings back onto existing dwellings in Weavers Meadow, and all have a separation distance of at least twenty (20) metres (when measured back-to-back) between existing dwellings within Weavers Meadow, which are to the south and southwest. This is the minimum standard separation distance as set out within the Creating Places design guide, and at this distance, the potential for overlooking to private rear amenity spaces is greatly reduced.

Furthermore, given the separation distance it is considered that there will not be a significant loss of sunlight impacting upon the dwellings or their gardens and residential amenity will not be significantly impacted upon. Consequently, little weight is afforded to such objections in this regard.

The dwelling proposed for site 2 is set behind the building line of the adjacent dwelling on site 1, which could potentially give rise to overlooking to the rear garden of site 1. However, this dwelling on site 2 has been designed with only one ground floor living room window on the eastern elevation, and no first floor gable windows. The dwelling is also located approximately 10 metres from the rear garden of site 2. With an adequate separation distance, and appropriate design, it is considered that there will be no significant loss of privacy through overlooking to the private amenity space of site 1.

Overall, it is considered that the proposal complies with part (h) of Policy QD 1 of PPS 7 in that, design and layout does not create conflict with adjacent land uses and there will be no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise, or other disturbance.

Road Safety

Access to the proposed development is taken from the existing internal estate road for the Portmore Hall development, with two in-curtilage parking spaces provided per unit, and two communal visitor spaces. Objections have been raised in relation to the traffic impact of the proposal upon Portmore Hall, and the Ballydonaghy Road, which the objectors state cannot sustain another increase in traffic.

This aspect of the proposal has been assessed by DfI Roads, who have raised no

objection to the proposed means of access, the number of parking spaces and their arrangement. It is therefore considered that access and parking arrangements are acceptable for the development.

Other Matters

NI Water Capacity issues

NI Water was consulted on the proposal and has responded recommending a refusal as the receiving foul sewer network in the area has reached capacity. The agent has advised on 25 July 2023 that a Waste Water Impact Assessment (WWIA) has been submitted and is currently being processed by Sheehy Consulting in conjunction with NI Water. This can be a time consuming process and is likely to take a number of months to complete.

The issue of a connection to the public sewer is a matter controlled by separate legislation, namely, Article 161 of the Water (Northern Ireland) Order 1999. The role of the planning system is not to duplicate the regulatory controls of other statutory bodies and matters which lie outside the control of planning should not form part of the decision making process unless it is demonstrated that the development would result in adverse impacts on the environment. In this case the adverse impacts would arise from the development causing capacity issues to the Waste Water Treatment Works resulting in an overloading of the system. NI Water can make an assessment of whether the sewage infrastructure has sufficient capacity to cope with the development and then decide to grant or refuse consent to connect to the sewer. Provided that no development could commence until such times as the necessary Article 161 agreement was obtained then no adverse impacts would arise. This is a matter which could be negatively conditioned should planning permission be forthcoming and therefore a reason for refusal on this issue could not be sustained.

House Values

An objection has been raised in relation to the detrimental impact upon house values in the area if an approval were to be forthcoming. With respect to concerns regarding the devaluation of existing neighbouring properties, the perceived impact of a development upon neighbouring property values is not generally viewed as a material consideration to be taken into account in the determination of a planning application. In any case no verifiable evidence has been submitted to indicate what exact effect this proposal is likely to have on property values. Therefore, there is no certainty that this would occur as a direct consequence of the proposed development nor would there be any indication that such an effect in any case would be long lasting or disproportionate. Accordingly, it is considered that this issue should not be afforded determining weight in the consideration of this application.

Drainage and Flooding

An objector has raised concerns about potential changes in local drainage patterns and the increased risk of flooding. DfI Rivers has assessed the proposed development from a drainage and flood risk aspect, and has offered no objection. DfI Rivers has advised that the site is traversed by culverted watercourses which run from east to west, and from south to north. These watercourses are designated under the terms of the Drainage (Northern Ireland) Order 1973, and are known to DfI Rivers as 'Entwistle Drain'. With regards to this

culverted watercourse, and as required by Policy FLD 2 of PPS 15, it is essential that an adjacent working strip is retained to facilitate further maintenance by DfI Rivers, other statutory undertakers or the riparian landowners. This working strip is shown on the proposed site plan, Drawing Number 03B, date stamp received 23 October 2023.

For this application, a Drainage Assessment is not required, as the proposal does not meet any of the criteria in Policy FLD 3. Additionally, the Strategic Flood Map does not indicate that there is potential for surface water flooding at the application site. It is considered the proposal complies with Revised PPS 15.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of development is acceptable;
- The size, scale, massing, design and layout of the proposal are suitable for the site and surrounding area;
- A negative condition is proposed to address an sewerage issues;
- There will be no unacceptable adverse impact on neighbouring amenity; and
- The application site can be safely, and conveniently accessed and appropriate provision has been made for car parking.

RECOMMENDATION GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

1. The development hereby permitted must be begun within five years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access including visibility splays and any forward sight distance shall be provided in accordance with Drawing Number 03B, date stamped 23 October 2023 prior to the commencement of the development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the levels of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

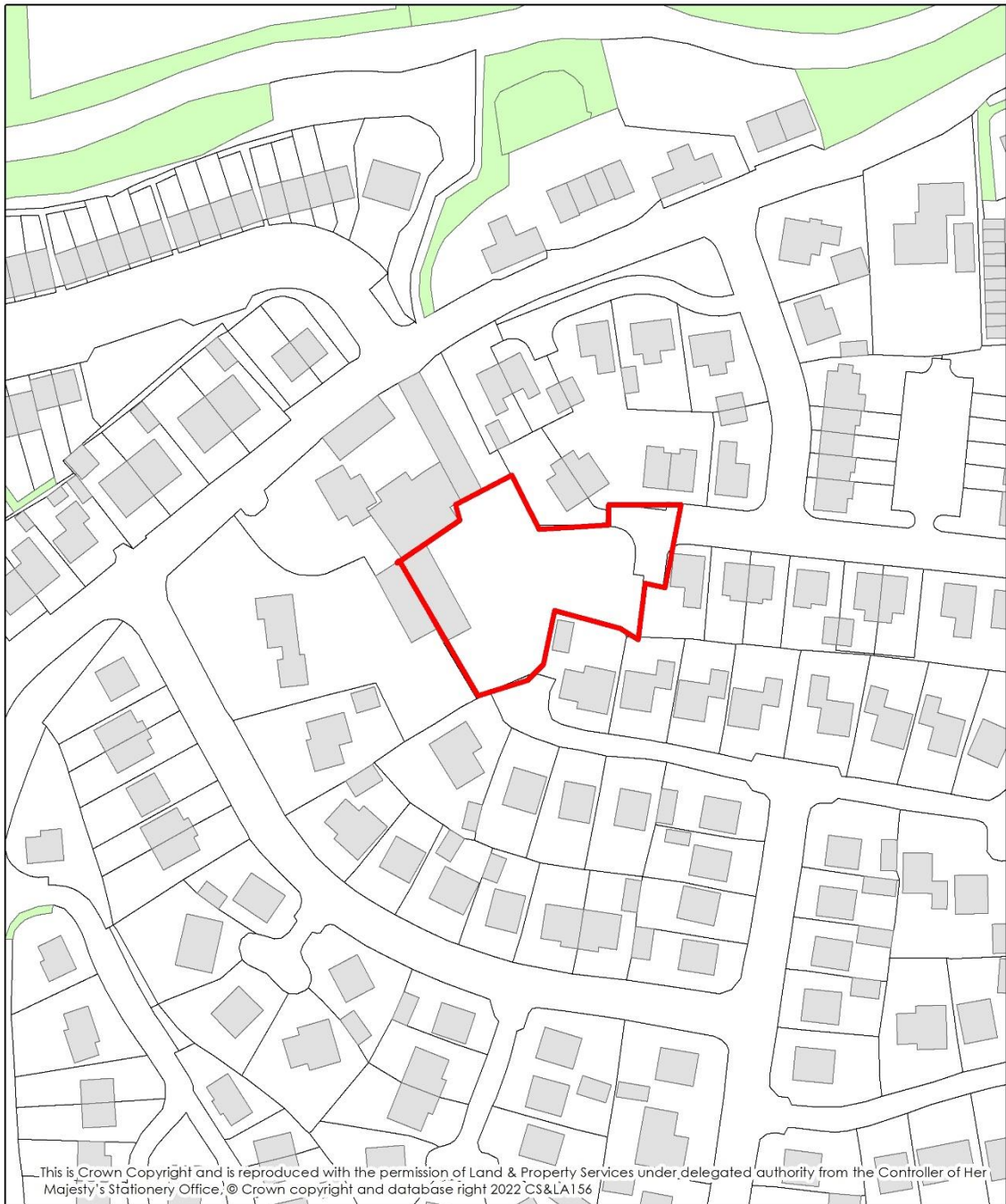
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.

4. The proposed landscaping works as indicated on Drawing Number 03B, date stamped 23 October 2023 shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice during the first planting season after the commencement of development.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

5. No development shall commence until it has been demonstrated to the satisfaction of the Council that the mains sewer and the receiving Waste Water Treatment Works has the capacity to receive the waste water and foul sewerage from the development. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.



Planning Application Reference: LA03/2023/0358/F

Location: Lands 3m west of 99 Portmore Hall

Proposal: Residential Development

Scale: 1:1250



 Site Location



COMMITTEE ITEM	4.2
APPLICATION NO	LA03/2023/0650/O
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site of Dwelling and Garage on a Farm
SITE/LOCATION	100 metres East of 17 Whitehill Drive, Randalstown
APPLICANT	Brian McKeown
AGENT	Ivan McClean
LAST SITE VISIT	3rd October 2023
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk	
SITE DESCRIPTION	
<p>The application site is located 100 metres east of No. 17 Whitehill Drive, Randalstown, outside of the development limit of any settlement defined in the Antrim Area Plan 1984-2001.</p> <p>The application site comprises part of a larger agricultural field. The part of the field immediately north of the application site is used for the keeping of birds and contains a number of 'pheasant runs'. All site boundaries are defined by existing mature vegetation with the exception of the northern site boundary which remains undefined. The application site is accessed off Whitehill Drive via a short existing agricultural laneway. Public views into the application site are very restricted given the presence of the existing mature boundary vegetation along the sites western boundary and also given the presence of roadside hedging. The area in which the application site is located is rural in character.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2022/0667/O Location: Approximately 70 metres south west of 9 Whitehill Drive, Randalstown Proposal: Site of Dwelling and Garage (CTY 2a) Decision: Permission Granted 25/10/2023</p> <p>Planning Reference: LA03/2021/0059/O Location: Between 9 and 9B Whitehill Drive, Randalstown Proposal: Site of Dwelling and Garage (infill) Decision: Permission Granted 17/05/2021</p>	
PLANNING POLICY AND GUIDANCE	
<p>Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.</p> <p>Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984-2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development</p>	

proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is located outside any settlement limit and lies in the countryside as designated by the Plan, which offers no specific policy or guidance pertinent to this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

PPS 21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

CONSULTATION

Council Environmental Health Section – No objection

Northern Ireland Water – No objection

Department for Infrastructure Roads- No objection, subject to condition

Historic Environment Division – No objection

DAERA Countryside Management Branch – No objection

DfI Rivers – No objection, comments made in relation to culvert

REPRESENTATION

Two (2) neighbouring properties were notified of the application and no objections have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development
- Design and Appearance
- Neighbour Amenity
- Access and Parking
- Other Matters

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to determination of the proposal. The application site is located within the countryside outside any development limit defined in AAP. There are no specific operational policies or other provisions relevant to the determination of the application contained in the Plan.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is PPS 21: Sustainable Development in the Countryside. Taking into account the transitional arrangements of the SPPS, retained PPS 21 provides the relevant policy context for the proposal. Supplementary guidance on PPS 21 is contained in the document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

Policy CTY 1 of PPS 21 indicates that there are certain types of development acceptable in principle in the countryside and that will contribute to the aims of sustainable development. There are a number of cases when planning permission will be granted for an individual dwelling house. One of these is a dwelling on a farm in accordance with Policy CTY 10.

Policy CTY 10 provides the appropriate policy context for the proposed development. It states that planning permission will be granted for a dwelling house on a farm where all of the following criteria can be met:

- a) The farm business is currently active and has been established for at least six years.
- b) No dwellings or development opportunities out with the settlement development limits have been sold off from the farm holding within ten years of the date of application.
- c) The new building is visually linked or sited to cluster with an established group of buildings on the farm where practicable.
- d) The Department for Agriculture Environment and Rural Affairs – Countryside Management Branch Inspectorate (DAERA) was consulted as part of the assessment of the planning application. DAERA has confirmed that the farm business has been in existence in excess of 6 years and that the Farm Business ID was allocated on 1st March 2004. The applicant has however only claimed Single Farm Payment in the years 2021, 2022 and 2023. In order to prove that the farm is active it was therefore appropriate to invite further evidence in

order to demonstrate active farming for the three years prior to 2021.

The agent has provided three (3) invoices, one for each of the required years, 2018, 2019 and 2020. These invoices are from Darragh Agricultural Contracts and they are for works to include round bailing, slurry spreading and weed killing. The applicant has also provided a Herd Book. The details of the cattle within the Herd Book suggest that the applicant may have cattle now but there are no details provided to show that the applicant has had cattle for a prolonged period of time, or to include 2018, 2019 and 2020.

The applicant is therefore relying on the three (3) invoices (from Darragh Agricultural Contracts) in order to demonstrate active farming for years 2018, 2019 and 2020. Further information to include proof of payment was requested for these invoices, however, the applicant is said to have paid cash for the works and thus no further evidence can be provided in order to enhance the validity of these invoices.

The applicant is relying solely on the submission of just three invoices to substantiate his role as an active farmer for the years 2018, 2019 and 2020. It is noted that the invoices do not identify the lands on which these works were carried out. In addition, as the applicant did not have any farm animals at this time it is assumed that the silage must have been sold to a third party, however, there are no invoices or accounts for these transactions. It is considered that there is insufficient evidence provided in order for the Council to accept that the farm business has been established for at least 6 years in accordance with criteria (a) of Policy CTY 10.

Criteria (b) of Policy CTY 10 states that no dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application. In this case, a history search has been completed for the lands identified on the farm maps submitted with the application. This search reveals that the applicant benefits from a number of outline approvals for dwellings to include those recently granted under planning application Ref's; LA03/2021/0059/O and LA03/2022/0667/O. The lands to which these applications relate are highlighted in blue on the submitted Site Location Plan, (Drawing No. 01 date stamped 6th September 2023), which accompanied the application and indicates that whilst these sites are development opportunities, they have not been sold off the farm holding to date.

Based on Council records, no other development opportunities appear to have been sold off in the last 10 years. It is also noted that the applicant has declared that no development opportunities have been sold off since November 2008 as per Q. 5 of the P1C Form. Given the above, it is considered that criteria (b) of Policy CTY 10 can be met.

Criteria (c) of Policy CTY 10 states that the new building shall be visually linked or sited to cluster with an established group of buildings on the farm, where practicable. In this case, the application site is sited 180 metres away from the applicant's farm group, which exists to the west of the applicant's dwelling at No. 13 Whitehill Drive. The policy goes on to state that, exceptionally, consideration may be given to an alternative site elsewhere on the farm, provided there are no other sites available at another group of buildings on the farm or out-farm, and where there are either; demonstrable health and safety reasons; or verifiable plans to expand the farm

business at the existing building group(s).

The applicant submitted a Supporting Statement from SWK Health and Safety Consulting, Document 01 date stamped 6th September 2023, with the application. This document provided information in relation to the potential hazards associated with having a house located adjacent to his main residential dwelling and farm group. These hazards included operations and movement of tractors and HGV's in the area, the storage of hay bales and hazards associated with cattle. Further information provided suggested that the farmyard area is also used for lorry parking giving rise to concerns in relation to safety. Based on the information provided it is considered that the activities taking place at this farm are not unusually dangerous or qualify as an exceptional case in relation to health and safety.

The applicant owns lands to the rear and side (north) of No. 13 Whitehill Drive and its associated outbuildings. There are a number of sites under the applicant's ownership, which appear to be available for development. More specifically, these include opportunities immediately to the north of the dwelling at No. 13 and a site approximately 100 metres northwest of No. 13; both these sites would be considered to visually link and be sited to cluster with the applicant's farm buildings.

The agent has argued that the site immediately to the north of No. 13 Whitehill Drive is used for the storage of hay bales and would also give rise to a number of amenity concerns given its location in relation to the existing dwelling at No. 13, the farmyard and the neighbouring horse track located to the south. Whilst it is accepted that this site may be impacted in relation to amenity, the site further to the southwest is considered to be a serviceable option. The agent has dismissed this site from consideration given that it is currently planted out with young trees and the removal of these trees would raise environmental concerns.

The removal of existing vegetation is not ideal, however, it is considered that given this site would otherwise comply with the policy criteria within Policy CTY 10, that the removal of this small portion of immature vegetation is not so significant as to discount this site and justify a site for a farm dwelling away from the farm group as an exceptional case.

Based on the information provided, it is considered that the proposal does not form an exceptional case, which would permit an alternative site elsewhere on the farm and therefore is contrary to criteria (c) of Policy CTY 10. Given that the proposal does not meet the requirements of criterion (a) and (c) of Policy CTY 10, the principle of development cannot be established.

Design, Layout and Appearance of the Area

All dwellings in the countryside must integrate with their surroundings in accordance with the policy requirements of the SPPS and Policies CTY 13 and CTY 14 of PPS 21.

Policy CTY 13 of PPS 21 requires that a dwelling in the countryside will not be prominent in the landscape and will integrate into its surroundings. Policy CTY 13 also makes specific reference to farm dwellings and states that a new building will be unacceptable where it is not visually linked or sited to cluster with an established group of buildings on a farm. Policy CTY 14 of PPS 21 states that planning permission will be granted where the proposed building will not cause a detrimental change to,

or further erode the rural character of an area.

As the application seeks outline planning permission, full and proper details to include, scale, siting and design have not been provided. The application site avails of mature boundary vegetation, which would provide screening and a significant degree of enclosure for any dwelling. Given the set back of the site from the public road and the limited opportunity for public views into the site, it is considered that the proposal is compliant with the provisions of Policy CTY 13; is that the dwelling would not be visually linked or sited to cluster with an established group of buildings on the farm.

Due to the location of the application site being set back from the public road, the presence of the existing mature boundary vegetation and the lack of any real direct public views into the application site, it is considered that the dwelling would not have a significant detrimental impact on the character of the area and therefore meets the policy requirements of Policy CTY 14.

Neighbour Amenity

Given the site's distant proximity to any neighbouring dwellings, it is considered that an appropriately designed dwelling could be facilitated on the application site without any adverse impact on neighbour amenity.

Access and Parking

Although full details have not been provided at this stage, the access is to be taken from an existing agricultural access of Whitehill Drive. DfI Roads was consulted in relation to the development proposal and responded to advise that it has no objection subject to conditions being attached to any planning approval.

Other Matters

DfI Rivers has highlighted in its consultation response that an undesignated watercourse which traverses the western boundary of the application has been culverted. Whilst Policy FLD 4 states that, permission for the artificial modification of a watercourse may be permitted under exceptional circumstances to include the provision of access to a development site, subject to the applicant obtaining Schedule 6 approval from DfI Rivers. In this case, given that the principle of development has not been established, culvert works would not be considered an exceptional case. For clarity, although separate to this application, the culverting works may require the grant of planning permission.

CONCLUSION

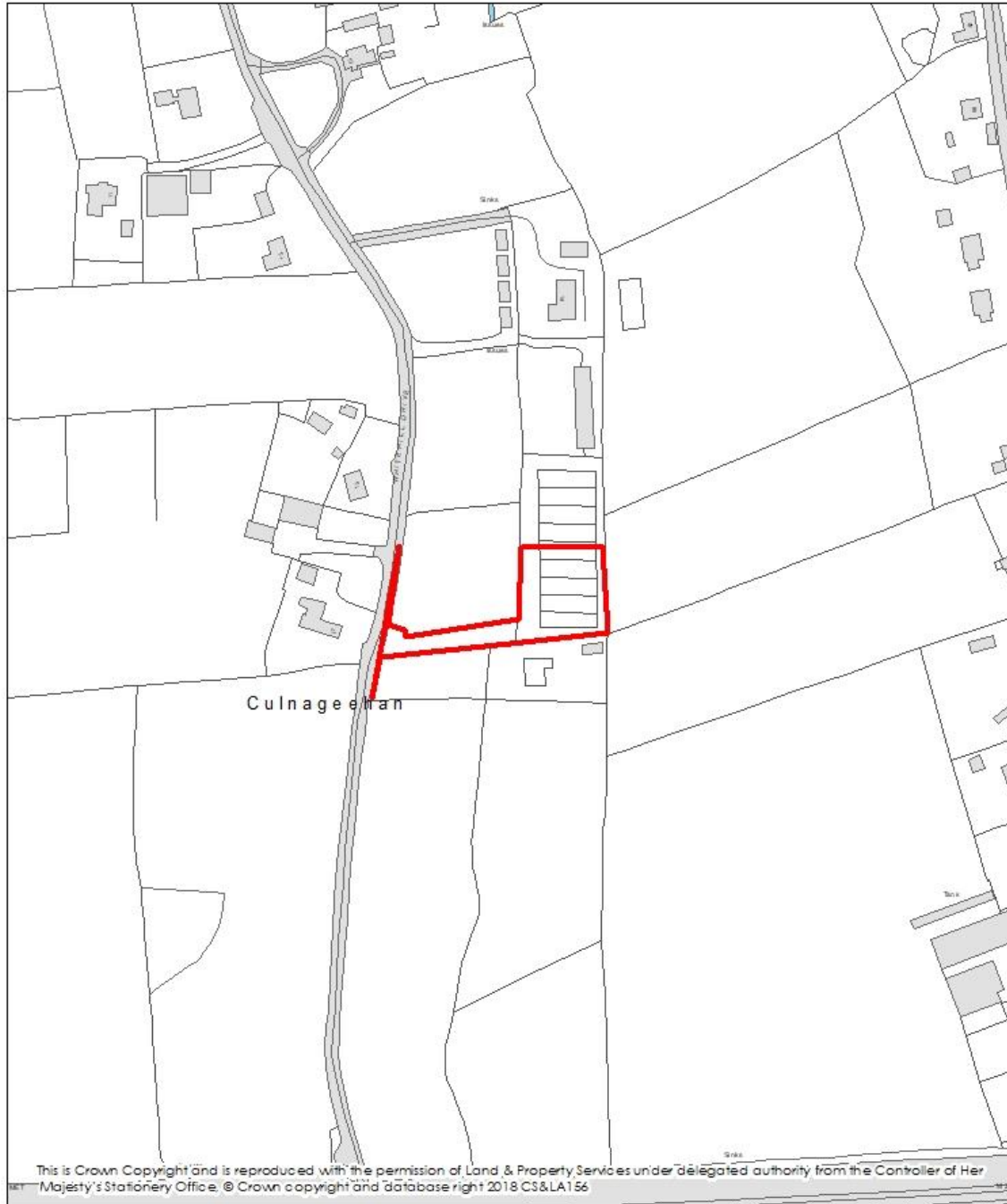
The following is a summary of the main reasons for the recommendation:

- The principle of the development has not been established in accordance with the policy provisions of Policy CTY 10;
- The proposal would fail to meet the policy provision of Policy CTY 13 in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm;
- The proposal would not result in a detrimental impact on the character of the area; and
- The proposal would not have a detrimental impact on neighbour amenity.

RECOMMENDATION :	REFUSE OUTLINE PLANNING PERMISSION
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PROPOSED REASONS FOR REFUSAL

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 a dwelling on a farm in accordance with Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that insufficient evidence has been provided to demonstrate that the farm business has been established for at least 6 years and the application site is not visually linked or sited to cluster with an established group of buildings on the farm and it has not been successfully demonstrated that there is any exceptional reason as to why an alternative site away from the farm would be permitted.

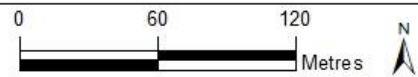


Site Location Plan

Application Reference: LA03/2023/0650/O

Location: 100m approx east of 17 Whitehill Drive, Randalstown

Proposal: Site of dwelling on a farm



Site boundary

1:2,500



COMMITTEE ITEM	4.3
APPLICATION NO	LA03/2023/0623/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	REFUSE FULL PLANNING PERMISSION
PROPOSAL	Extension to site curtilage
SITE/LOCATION	23 Ashbourne, Newtownabbey, BT36 6SW
APPLICANT	Samuel Jameson
AGENT	Simon Houston
LAST SITE VISIT	9th October 2023
CASE OFFICER	Eleanor McCann Tel: 02890340422 Email: eleanor.mccann@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>This application was initially presented to the December 2023 Planning Committee where it was decided that the application should be deferred to allow time for Officers to consider additional implications for further consideration at the January Committee meeting. This addendum report should be read in conjunction with the previously circulated Committee Report.</p> <p>Following internal discussions of the issues with Officers across the Council the following matters were considered relevant.</p> <p>DfI Roads stated in their consultation response that the parking provision and the road layout of the said development is sub-standard and would therefore require the service road to remain private. As Members are aware the proposed extension to the residential curtilage encroaches on 2 visitor car parking spaces and therefore if allowed would leave 8 spaces serving the development for residents. Condition 2 of the previous grant of planning permission (Ref: LA03/2016/0485/F) requires that there are 10 parking spaces for the development, 2 of which are communal visitor spaces and were to be provided on the current application site.</p> <p>At the Committee meeting the applicant stated that he owned the land on which the 2 parking spaces were to be located and that he was advised that he could put the garage on the site. However, these are not planning considerations and the applicant should seek legal advice as to the status of his ownership of the 2 parking spaces and the restrictions in respect of the same. The applicant further stated that he required the garage to protect his car from the inclement weather to ensure that the car is ready should he need to bring his wife to hospital to treat her medical condition. There has been no evidence of any personal medical circumstances submitted during the course of the application. While these matters can be material planning considerations, given the lack of any corroborating evidence this matter should be disregarded by the Members as a consideration.</p> <p>Members can only approve the application based on valid material planning considerations and a failure to do so could give rise to a Judicial Review challenge</p>	

through the High Court. In addition, should permission be granted, other residents of the area could submit planning applications which affect the use of other visitor parking spaces. Therefore by approving the current application the Council may be setting a precedent for how similar applications would be processed.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of the development is considered unacceptable as the proposed extension to the residential curtilage is incompatible with the previous approval for residential development approved under planning application Ref: LA03/2016/0485/F;
- The development proposal will result in inadequate parking provision for the residential development approved under Ref: LA03/2016/0485/F;
- The proposal will have a detrimental impact on the character and appearance of the surrounding area;
- The scale, mass and design of the proposal is considered acceptable; and
- There are no neighbour amenity concerns.

RECOMMENDATION	REFUSE PLANNING PERMISSION
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PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 7 of Planning Policy 3 Access, Movement and Parking and Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential and Environmental Alterations in that the proposed development would result in the loss of designated visitor car parking spaces and the loss of the car parking spaces would have a detrimental impact on the character and appearance of the area.



Planning Application Reference: LA03/2023/0623/F

Location: 23 Ashbourne, Newtownabbey

Proposal: Extension to site curtilage

Scale: 1:1250



 Site Location



COMMITTEE ITEM	4.4
APPLICATION NO	LA03/2023/0622/F
DEA	GLENGORMLEY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Alteration to dwelling
SITE/LOCATION	175 Church Road, Newtownabbey, BT36 6HA
APPLICANT	Edward O'Donnell
AGENT	Arca Design
LAST SITE VISIT	25/09/23
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk
The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk.	
SITE DESCRIPTION	
<p>The application site is located at 175 Church Road, Newtownabbey and is within the development limits of Metropolitan Newtownabbey as designated by the Draft Belfast Metropolitan Area Plan (dBMAP).</p> <p>The application site comprises a three storey mid-terrace dwelling finished in brick and concrete roof tiles. Amenity space is afforded to the rear of the dwelling and parking provision is afforded by a driveway at the front elevation. An internal garage is situated on the ground floor of the dwelling. The northern boundary is defined by a 3.5m high wall and the rear (eastern) and western boundaries are defined by a 1.5m close boarded fence.</p> <p>The application site is situated adjacent to the Glengormley Town Centre as defined by dBMAP and is surrounded by a variety of land uses.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: U/2000/0710/F Location: 171-173 Church Road, Glengormley, Newtownabbey Proposal: Development of four (4) 3 storey townhouses with internal garages Decision: Permission Granted Decision Date: 09.10.2001</p>	
PLANNING POLICY AND GUIDANCE	
<p>Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.</p> <p>The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy</p>	

and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Draft Belfast Metropolitan Area Plan (2004): The application site is located inside the settlement limits of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

Addendum to PPS 7 - Residential Extensions and Alterations: sets out planning policy and guidance for achieving quality in relation to proposals for residential extensions and alterations.

CONSULTATION

N/A

REPRESENTATION

Five (5) neighbouring properties were notified and no letters of objection have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Access and Parking
- Impact on Trees and Environmental Quality of this Area.
- Amenity Space, Parking and Manoeuvring

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

In these circumstances, the provisions of both the dNAP and dBMAP (2004) are considered to be material considerations in the assessment of the current application. Given that dNAP was never adopted, it is considered that dBMAP (2004) provides the most up to date development plan position for this part of the Borough and should therefore be afforded greater weight than dNAP in the decision-making process.

The dBMAP (2004) and dNAP shows the site within the settlement limits of

Metropolitan Newtownabbey. Significant weight will be afforded to the more up-to-date dBMAP (2004). There are no specific operational policies or other provisions relevant to the determination of the application contained within these plans.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements. Amongst these is the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations (APPS 7). Taking into account the transitional arrangements of the SPPS, retained APPS 7 provides the relevant policy context for consideration of the proposal.

Policy EXT 1 of APPS7 indicates that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

- (a) the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area;
- (b) the proposal does not unduly affect the privacy or amenity of neighbouring residents;
- (c) the proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality; and
- (d) sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

APPS7 also advises that the guidance set out in Annex A of the document will be taken into account when assessing proposals against the above criteria.

Scale, Massing, Design and Appearance

The application seeks full planning permission for the alteration to the dwelling. The first alteration consists of two main elements; firstly the conversion of the ground floor internal garage to ancillary accommodation. The proposal incorporates its own living area, kitchen, shower room and external door. However, the internal door is retained between the converted garage and the entrance hallway to the dwelling so that it remains dependent upon the host dwelling. The external alterations to the dwelling regarding this aspect of the development are minimal and consist of replacing the existing garage doors with windows and a door. Given the minimal nature of this change and the large glass frontages that are located opposite the subject dwelling, this design element of the proposal is considered acceptable.

The second element of the development proposal involves the erection of an external stairwell to the rear of the dwelling which provides access to the dwelling between the ground and first floors via a new door. The stairwell projects from the rear elevation of the dwelling by approximately 2.6m and steps down to ground level. The platform at the top of the stairwell is approximately 1.3m from finished floor level. A 1.1m high handrail and guardrail, at a depth of approximately 1.1m is proposed at each side of the platform at the top of the stairwell. The guardrail and doors are finished to match the existing dwelling. This element is situated to the rear of the dwelling and as such, is not visible to public views from the roadside.

In summary, it is considered that the scale, massing, design and external materials of

the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area.

Neighbour Amenity

The application site is bounded by residential properties on its eastern boundary at No. 173 Church Road and on its western boundary at No. 177 Church Road. Commercial properties bound the site to the north at No. 11 Carnmoney Road and opposite its front southern boundary at Nos. 172 and 174 Church Road.

The windows proposed on the ground floor have southern views towards the shopfront windows at Nos. 172 and 174 Church Road. However, this is across a public road at a separation distance of approximately 15m and it is considered that there will be no adverse amenity impact upon these properties.

The proposed external stairwell to the rear of the subject dwelling will bring a degree of overlooking to No. 177 Church Road to the west and to No. 173 Church Road to the east, particularly with regards to the presence of the platform at the top of the stairwell. The impact of overlooking on the rear amenity area at No. 173 Church Road is considered to be greater, as the platform is situated closer to the shared boundary with this property and is at a similar height to the existing boundary fence. Oblique views of the neighbouring gardens are currently afforded by the existing window, which is to be replaced by the door to serve this staircase. It is also noted that the existing close boarded fence is only approximately 1.5m in height and the rear amenity areas of the gardens of these terraced dwellings are raised by approximately 1m. As such, overlooking between the neighbouring dwellings at this location is already established.

In the original approval for the application site (Ref: U/2000/0710/F), a door served by an external stairwell was approved to the rear of the dwelling, in a similar location to what is proposed on the rear elevation, albeit the stairwell was perpendicular to the rear elevation of the dwelling, as opposed to projecting from it in the current proposal. The platform at the previously approved stairwell was located slightly closer to the boundary with No. 173 Church Road. As such, given that an external stairwell was approved at a similar height within the original approval, the proposed external stairwell would not significantly increase the level of overlooking when compared with that already approved on the application site. Additionally, given that the majority of the stairwell is situated behind the existing fence, it is not considered to have a significant impact upon the neighbouring properties by way of dominance or loss of light.

No. 11 Carnmoney Road is a commercial property situated approximately 10m to the north of the site, which is screened by a 3.5m high boundary wall. It is considered the replacement of the existing window with a door and staircase is unlikely to adversely impact the amenity of this property. Consequently, it is considered that the proposed development will not create any significant impacts on the amenity of any neighbouring properties in relation to dominance, overlooking or a loss of light.

Impact on Trees and Environmental Quality of this Area

It is considered that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local

environmental quality because there are no trees or other landscape features present where the development is proposed to be located.

Amenity Space, Parking and Manoeuvring

It is considered that sufficient space remains within the curtilage of the property for recreational and domestic purposes.

The dwelling currently has two in-curtilage car parking spaces with one provided by the internal garage and one facilitated by the existing driveway. Both the Parking Standards document and the Creating Places Design Guide indicate that terrace dwellings with 2-3 bedrooms require two (2) parking spaces and the proposed conversion of the garage leaves the three-bedroom dwelling with only one (1) car parking space. Not only does the proposal remove one of the car parking spaces from the site, it also increases the likelihood of an increased requirement for car parking at the site through the provision of an ancillary living unit.

The applicant's agent has provided information stating that the application site is located adjacent to Glengormley Town Centre and he contends that access to public transport, public car parks and on-street parking are within walking distance of the application site. The agent has also stated that there is ample space available for bicycle parking at the front of the site. Whilst the site's location allows it to benefit from other modes of transport and facilitates easier access to local amenities, the proposed development reduces the level of parking available at the site. These matters, however, do not address the concerns with the lack of parking provision due to the provision of an ancillary living unit within the subject dwelling and the loss of an existing parking space.

It is considered that the proposal, if permitted, would detrimentally impact upon the parking provision available within the application site. Additionally, the proposed development, if approved, would set an unacceptable precedent in the area, resulting in the reduction of the level of in-curtilage parking available, putting further strain on the existing public parking provision in the area.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of the development is considered acceptable;
- The scale, massing, design and appearance of the proposal are considered acceptable;
- The proposal will not unduly affect the privacy or amenity of neighbouring properties;
- The proposal will not have a detrimental impact on trees or the environmental quality of the area;
- Sufficient space remains within the curtilage of the property for recreational and domestic purposes; and
- Parking provision levels are negatively impacted upon as a result of the proposal.

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 AMP 7 Planning Policy Statement 3, Access, Movement and Parking in that the proposed development would result in the loss of designated car parking spaces to serve the dwelling and the proposed development, if

approved, would set an unacceptable precedent, which would result in a reduced level of parking provision available in the area.



Planning Application Reference: LA03/2023/0622/F

Location: 175 Church Road, Newtownabbey, BT36 6HA

Proposal: Alteration to dwelling

Scale: 1:500



Site Location



COMMITTEE ITEM	4.5
APPLICATION NO	LA03/2023/0735/RM
DEA	AIRPORT
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE RESERVED MATTERS
PROPOSAL	Proposed dwelling and garage
SITE/LOCATION	340m north of 38 Shaneoguestown Road, Dunadry, Antrim, BT41 4TQ
APPLICANT	Geoffrey and Irene Gray
AGENT	Richard Burnside Architecture
LAST SITE VISIT	03/11/23
CASE OFFICER	Harry Russell Tel: 028 903 40434 Email: harry.russell@antrimandnewtownabbey.gov.uk
The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk.	
SITE DESCRIPTION	
<p>The application site is located on lands 340 metres north of No. 38 Shaneoguestown, Dunadry, Antrim, within the countryside and outside any development limit as defined in the Antrim Area Plan 1984-2001.</p> <p>The application site, which is set back approximately 40m from the Shaneoguestown Road, is a portion of land within a larger agricultural field. The southern and western site boundaries are undefined, whilst the eastern boundary is defined by a 2m high hedgerow. An existing agricultural building abuts the northern boundary. The site has a relatively flat topography.</p> <p>The surrounding character is predominantly agricultural, with dwellings and agricultural outbuildings spread throughout intermittently.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2022/0687/O Location: 310m North of 38 Shaneoguestown Road, Antrim Proposal: Proposed dwelling on a farm with detached garage and associated works Decision: Permission Granted Decision Date: 03.04.2023</p> <p>Planning Reference: LA03/2020/0253/F Location: 340m north of No. 38 Shaneoguestown Road, Antrim Proposal: Agricultural Building Decision: Permission Granted Decision Date: 03.09.2020</p>	
PLANNING POLICY AND GUIDANCE	
<p>Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.</p> <p>Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account</p>	

will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984-2001: The application site is located within the development limits of Antrim. The Plan offers no specific guidance on this proposal.

Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policy and guidance for the protection and conservation of archaeological remains and features of the built heritage.

PPS 21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

CONSULTATION

DfI Roads - No objection

DfC Historic Environment Division – No objection

REPRESENTATION

No neighbouring properties have been notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development
- Design, Layout and Impact on Character and Appearance of the Area
- Neighbour Amenity
- Access and Parking
- Other Matters

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate

otherwise.

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to the determination of the proposal.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is PPS 21: Sustainable Development in the Countryside. Taking into account the transitional arrangements of the SPPS, retained PPS 21 provides the relevant policy context for the proposal. Supplementary guidance on PPS 21 is contained in document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

The principle of development for a dwelling and garage was established on the site under outline planning approval Ref: LA03/2022/0687/O, which was granted on 3rd April 2023. As required by Condition 1 of the previous grant of planning permission, the time limit for the outline planning approval expires on 3rd April 2026. This Reserved Matters application was submitted on 3rd October 2023, and is therefore a valid application for consideration. It is considered that the proposal is within general compliance with the necessary requirements of the conditions stipulated in the grant of outline planning permission, and therefore the principle of development has been established subject to meeting all other relevant planning and environmental considerations. The main issues to consider include design, layout, appearance, neighbour amenity, access and landscaping in accordance with the relevant policies of the SPPS, PPS 21 and PPS 3.

Design, Layout and Impact on Character and Appearance of the Area

Paragraph 6.70 of the SPPS states that all development in the countryside must integrate into its setting, respect rural character, and be appropriately designed. The proposal must therefore meet the requirements of Policies CTY 13 and CTY 14.

The proposed dwelling is set back approximately 45 metres from the Shaneoguestown Road and benefits from a visual backdrop of mature trees to the rear of the site. The dwelling visually links with the existing agricultural building to the north of the site. This building and the eastern boundary hedgerow provides a degree of enclosure to the site. The site is generally screened when travelling southwestwards along the Shaneoguestown Road by the agricultural building and intermittent field boundary trees. The site is exposed for a sizeable stretch when travelling northeastwards along the Shaneoguestown Road, other than for the 1.2m approximately high roadside hedgerow. Planting is proposed along the western and southern boundaries of the site to define the site and further aid integration.

The dwelling has a rectangular body with a rear projection to its middle, which results in the dwelling having a T-shape. The frontage length of the dwelling is approximately 17.5m and has a width of approximately 6.6m, with a rear projection of approximately 8.7m from the rear wall plate. The dwelling has a pitched roof which has a height of 5.4m from finished floor level.

The front elevation of the dwelling faces northwards and as such, the western side elevation will appear as the front elevation when viewed from the roadside. Consequently, it will appear that the dwelling has a front projection, and whilst present on the nearest neighbouring dwellings at Nos. 11 and 20 Shaneoguestwon Road, the projection on the subject dwelling will have a longer depth of approximately 5m. With regards to the proposed roof profile, the roof pitch stops short at the northern end of the dwelling and does not run for the full width of the dwelling. Although this design element is exhibited at No. 11 Shaneoguestown Road, this dwelling is a 2-storey suburban style dwelling, the design of which is incongruous in this rural location. Additionally, the proposed northern elevation maintains a high void to solid ratio, which is unrepresentative of its rural context. Nonetheless, this elevation is generally screened by the agricultural building and trees along the intermittent field boundaries and the solid to void ratio on this elevation is considered acceptable in this instance.

The proposed dwelling generally maintains a vertical emphasis within its fenestration design; however, a sizeable patio window with a horizontal emphasis is situated on its western elevation. This elevation also encompasses other contemporary elements, such as a canopy and a wrap-around window, which extends around to the northern elevation, all of which are uncommon within its rural context. This western elevation and its contemporary elements are generally exposed to views from the roadside and whilst proposed planting will reduce this visual impact it will take some time to become established and as such, this elevation will be open to critical views.

The proposed finishes of the proposed dwelling include smooth render and natural slate. The proposed garage is of a smaller height than the dwelling and visually appears to be behind the principal elevation of the dwelling. The garage is considered to be subordinate to the dwelling.

Policy CTY 14 of PPS 21 states that planning permission will be granted for a building in the countryside where it does not cause a detrimental change to or erode the rural character of an area. Paragraph 5.76 states that one building by itself can have a significant effect on an area if poorly sited or designed and would be unduly prominent, particularly in more open and exposed landscapes. As outlined earlier in the report, the design of the proposal is considered inappropriate for its site and locality.

It is considered that the design of the proposed dwelling is inappropriate and incongruous for its rural setting, due to the form and appearance of the dwelling in the context of its rural surroundings. The proposal fails to meet the policy provisions set out in the SPPS and Policies CTY 13 and CTY 14 of PPS 21.

Neighbour Amenity

The nearest dwelling to the application site is No. 11 Shaneoguestown Road, which is situated approximately 120m to the north of the site. Given the separation distance from the proposal, it is considered that the proposed development will not create any significant impacts on the amenity of any neighbouring properties.

Access and Parking

Access to the site is proposed to be gained from an existing access serving an

agricultural building onto the Shaneoguestown Road. DfI Roads was consulted regarding the application and responded with no objections to the proposed means of access.

Other Matters

The application site lies within the zone of influence for an archaeological monument. DfC Historic Environment Division (HED) was consulted with regards to the development proposal and offered no objections. Given the comments of HED, and the previous grant of outline planning permission it is considered that the proposed development would have no impact upon these archaeological features in compliance with the SPPS and PPS 6.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

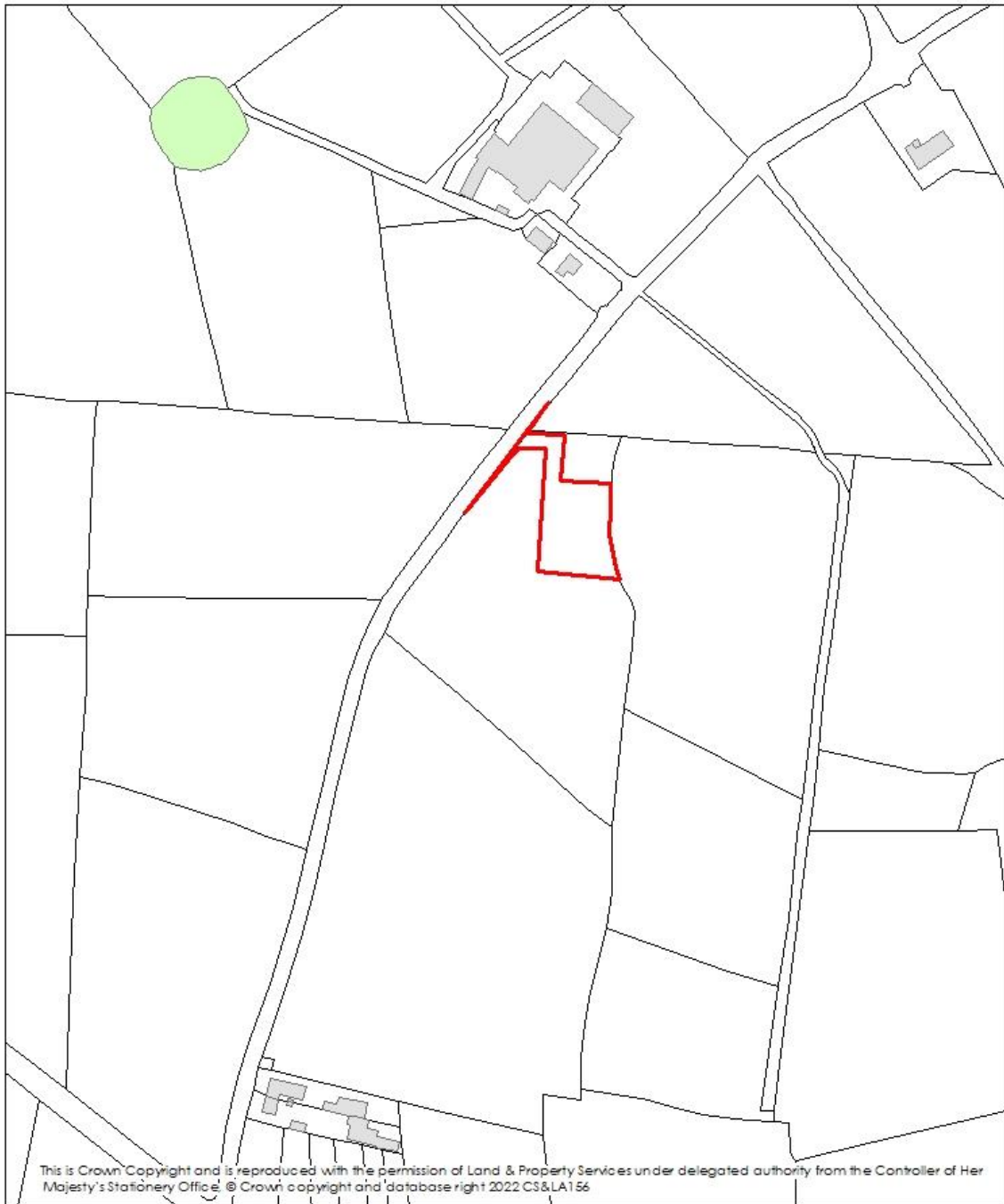
- The principle of development is considered acceptable;
- It is considered the proposal will integrate appropriately within the surrounding landscape;
- It is considered the design of the proposal will have a detrimental impact on the character and appearance of the area;
- The proposal is not considered to result in adverse impacts on neighbouring properties;
- The proposal is not considered to prejudice road safety; and
- The proposal is unlikely to adversely affect the setting of built heritage.

RECOMMENDATION

REFUSE RESERVED MATTERS

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the building is inappropriate for the site and its locality.



Planning Application Reference: LA03/2023/0735/RM

Location: 340m north of 38 Shaneoguestown Road,
Dunadry, Antrim, BT41 4TQ

Proposal: Dwelling and garage

Scale: 1:1250 

 Site Location



COMMITTEE ITEM	4.6
APPLICATION NO	LA03/2023/0798/LBC
DEA	DUNSILLY
COMMITTEE INTEREST	COUNCIL APPLICATION
RECOMMENDATION	GRANT LISTED BUILDING CONSENT
PROPOSAL	Retention of Randalstown Viaduct Community Garden (incorporating 8 no. metal arches)
SITE/LOCATION	Randalstown Viaduct, Randalstown
APPLICANT	Antrim and Newtownabbey Borough Council
AGENT	Antrim and Newtownabbey Borough Council
LAST SITE VISIT	15/11/2023
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk and the Council's website, under additional information.</p>	
SITE DESCRIPTION	
<p>The application site is located within the development limits of Randalstown and also within the Randalstown Conservation Area as designated in the Antrim Area Plan (1984-2001).</p> <p>The application site relates to the Randalstown Viaduct, a B+ listed bridge which is of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011.</p> <p>The viaduct was constructed in the late 18th century and has nine arches. The top of the Viaduct and part of the railway track have been converted into a community garden, walkway and cycle path leading from Station Road to New Street. This development provides spectacular views of Randalstown, the River Maine and the adjoining parkland of Shane's Castle.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2022/0363/LBC Location: Randalstown Viaduct, Randalstown Proposal: Erection of lighting columns to viaduct (Amended Proposal) Decision: Consent Granted (21/04/2023)</p> <p>Planning Reference: T/2010/0129/LB Location: Randalstown Bridge, Randalstown Proposal: Replacement of existing pre-cast concrete kerbs and asphalt footway with new exposed granite kerbs and concrete block paving Decision: Consent Granted (16/04/2010)</p>	
PLANNING POLICY AND GUIDANCE	
<p>Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.</p>	

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough which in this case is the Antrim Area Plan 1984-2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is located within the settlement limit of Randalstown and within Randalstown Conservation Area. The Plan offers no specific policy or guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 6: Planning, Archaeology and the Built Heritage: Sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

CONSULTATION

- **DfC Historic Environment Division (HED)** – No objection

REPRESENTATION

No neighbours were notified of this application as it is an application for Listed Building Consent.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development
- Impact upon Listed Building

Policy Context and Principle of Development

Under Section 80 (7) of the Planning Act (Northern-Ireland) 2011 a listed building is defined as a building included in a list compiled under that section and also:

- a) Any object or structure within the curtilage of the building and fixed to the building; and
- b) Any object or structure within the curtilage of the building which, although not fixed to the building forms part of the land and has done so since before 1st October 1973.

In considering proposals that affect a listed building, Section 91 of the Planning Act (NI) 2011 requires that special attention must be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications and listed building consents. The

SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements. Amongst these is Planning Policy 6: Planning, Archaeology and the Built Heritage which is relevant to the considerations of this case.

The SPPS contains a subject policy relating to listed buildings, Para 6.12 states that 'Listed Buildings of special architectural or historic interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements and the countryside. It is important therefore that development proposals impacting upon such buildings and their settings are assessed, paying due regard to these considerations, as well as the rarity of the type of structure and any features of special architectural or historic interest which it possesses.'

Planning Policy Statement 6 (PPS 6) reiterates this position in Policy BH 8 'Extension and Alteration of a Listed Building' and Policy BH11 'Development affecting the Setting of a Listed Building'. As the application site falls within the Randalstown Conservation Area, Policy BH 12 'New Development in a Conservation Area' is also of relevance.

The application site is located within the settlement limit of Randalstown and within the Conservation Area as defined by the Antrim Area Plan (AAP). The application relates to the retention of community garden incorporating 8no. metal arches at Randalstown Viaduct, a Grade B+ listed bridge which is of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011. Although the AAP offers no guidance on the proposal, the Randalstown Conservation Guide recognises the importance of the Viaduct.

Given that the site is located within the urban area and the proposed works involve the retention of a community garden which has a number of social and environmental benefits to the residents of Randalstown, the proposal is considered to be acceptable in principle, subject to careful consideration of the impact of the proposal on the listed bridge.

Impact Upon Listed Building

The proposal seeks to retain the existing community garden along Randalstown Viaduct with 8no. metal arches. The design of the linear community garden consists of natural stone paving, hardwood timber seating, corten steel edging and railway sleeper retaining walls.

The community garden is supplemented with interspersed lawn areas and planting, the 8no. arches are positioned at intervals along the middle of the garden. The arches measure a maximum height of approximately 2.3m painted gold, placed on a fixed plate. The design of the arches is contemporary, though respectful and legible as a modern intervention, and as such is considered sympathetic to the listed structure.

Overall, it is considered that the proposed works will have no significant adverse impact on the existing character and setting of The Viaduct, the adjacent Randalstown Bridge and the Randalstown Conservation Area, and are acceptable in relation to design and appearance.

HED was consulted on the proposal and in its response dated 27th November 2023, stated that the proposal satisfies the requirements of paragraph 6.13 of the SPPS and policy BH 8 of PPS 6.

The Randalstown Conservation Guide recognises the importance of the Viaduct and seeks to encourage its enhancement through the community garden. Advice and guidance was sought from the Council's Conservation Officer who raised no objection to the development proposal.

The proposal is considered to be sympathetic to the conservation area's qualities and is an acceptable addition to the Viaduct. It is considered that the scale and design of the proposal will not result in an adverse impact on the setting of the listed structure or the character and appearance of the Randalstown Conservation Area.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of development is acceptable;
- The proposed design, layout and appearance of the proposed development is considered acceptable and in accordance with the SPPS and PPS 6; and
- It is considered that there will be no undue harm upon the character of the listed building.

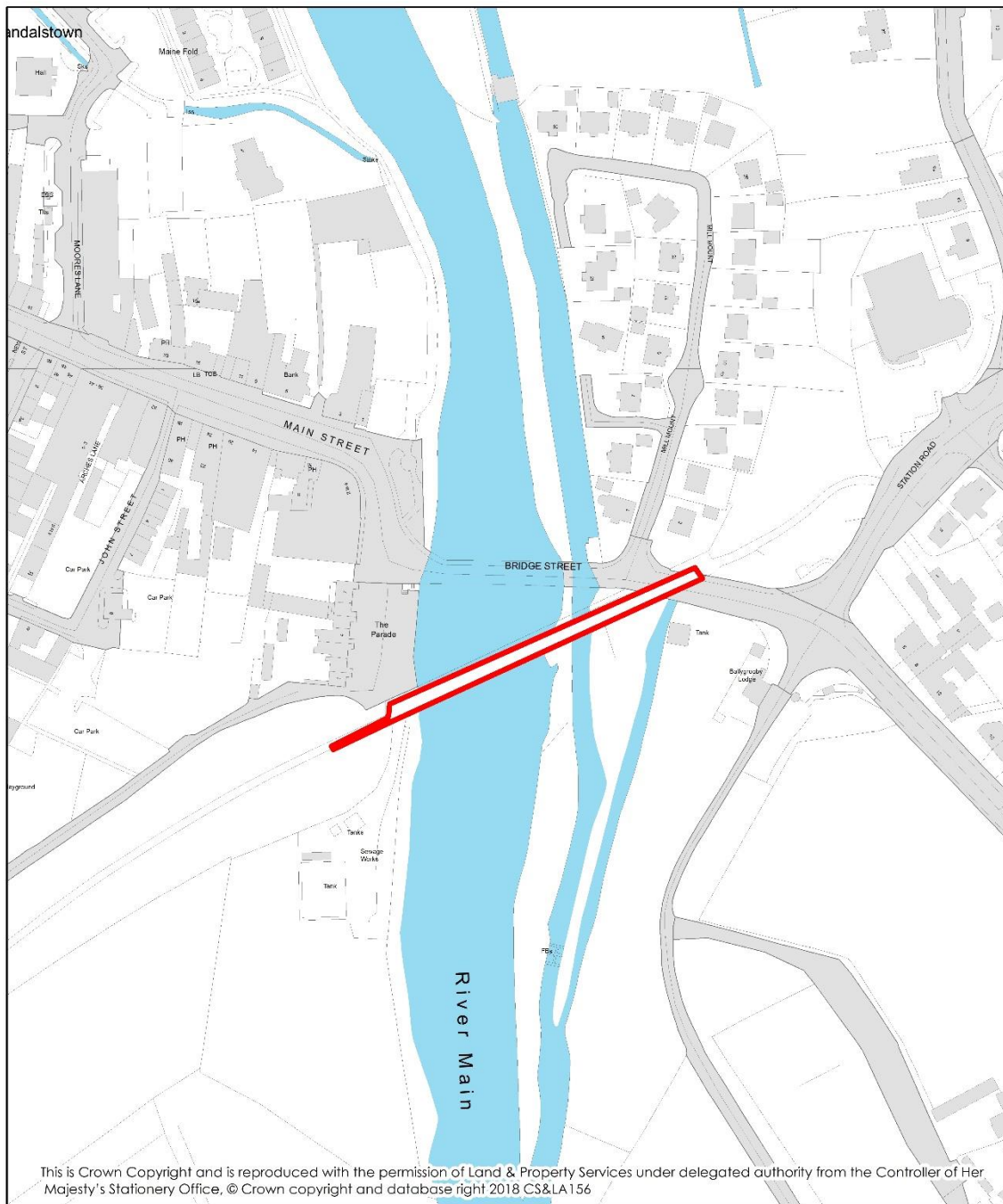
RECOMMENDATION

GRANT LISTED BUILDING CONSENT

PROPOSED CONDITION

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.



Site Location Plan

Application Reference: LA03/2023/0798/LBC



Site boundary



Location: Randalstown Viaduct, 10m south of Milmount Randalstown, BT41 2AH

Proposal: Retention of Randalstown Viaduct Community Garden (incorporating 8no. metal arches)



PART TWO

OTHER PLANNING MATTERS

ITEM 4.7

FI/FIN/11 DRAFT RATES ESTIMATE UPDATE 2024/25

The purpose of this report is for Members to note the update in relation to the 2024/25 Planning Section estimates.

An update on the 2024/25 Estimates for the Planning Section of the Economic Development and Planning department will be presented at the meeting.

RECOMMENDATION: that the presentation be noted.

Prepared by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 4.8

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS DECEMBER 2023

The purpose of this report is for Members to note the planning applications decided under delegated powers and decisions issued by the PAC in December 2023.

list of planning decisions issued by Officers during December 2023 under delegated powers together with information relating to planning appeals is **enclosed** for Members' information.

One (1) appeal was allowed during December 2023 by the Planning Appeals Commission (PAC).

Planning application:	LA03/2022/0466/F
PAC reference:	2022/A0125
Proposed Development:	Retention of existing storage building for transport and distribution business (variation of Condition 2 from approval LA03/0216/0540/F)
Location:	17 Carnanee Road Templepatrick

A copy of the decision is **enclosed**.

One (1) appeal was dismissed during December 2023 by the Planning Appeals Commission (PAC).

Planning application:	LA03/2021/0938/LDE
PAC reference:	2022/E0005
Proposed Development:	Established storage facility and ancillary office
Location:	252B Seven Mile Straight Ballyutoag Crumlin Nutts Corner BT29 4YT

A copy of the decision is **enclosed**.

Two (2) appeals were withdrawn during December 2023 by the Planning Appeals Commission (PAC).

Planning application:	LA03/2022/0913/F
PAC reference:	2023/A0036
Proposed Development:	Retention of agricultural building (retrospective application)
Location:	50m South-West of 43 Belfast Road Nutts Corner BT29 4TH

A copy of the decision is also **enclosed**.

Planning application:	LA03/2023/0109/F
PAC reference:	2023/A0045
Proposed Development:	Conversion of existing barn to dwelling
Location:	Approx 40m east of No. 10 Rushfield Road Ballyclare BT39 9NU

A copy of the decision is enclosed.

RECOMMENDATION: that the report be noted.

Prepared by: Kathryn Bradley, Planning and Economic Development Business
Support Manager

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 4.9

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT DECEMBER 2023

The purpose of this report is for Members to note the Proposal of Application Notification for potential major development in the Borough received during December 2023.

Prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). Three (3) PAN were registered during December 2023, the details of which are set out below.

PAN Reference:	LA03/2023/0928/PAN
Proposal:	Provision of 2 no. drainage attenuation basins and associated infrastructure, compensatory flood storage area, public open space, landscaping and associated site works in conjunction with planning permission ref: LA03/2018/0330/F.
Location:	Lands approx. 100m south of Belmont Road, 260m north of Kirbys Lane and 110m east of Meadowside, Antrim.
Applicant:	Antrim Construction Company
Date Received:	21 December 2023
12 week expiry:	February 2024.
PAN Reference:	LA03/2023/0929/PAN
Proposal:	Proposed new-build single storey pavilion building adjoining an existing changing room pavilion with new vehicular & pedestrian access to be constructed from Rathmullan Drive with new car parking, hardstanding and landscaped areas adjacent to the new building. A new 3G pitch is proposed in lieu of the existing grass football pitch, with associated fencing, gates, floodlighting, drainage and hardstanding. An array of roof mounted 50 kW PV panels are proposed as part of the development to provide a minimum of 41000 Kilowatt hours.
Location:	Lands approx 40m east of Dunanney Community Centre, Rathmullan Drive BT37 9DQ, approximately 22m south of 3 to 8 Green End BT37 9NQ and approx 20m west of 1 to 5 (odds) Ardmillan Drive BT37 9QJ, Rathcoole, Newtownabbey
Applicant:	Antrim & Newtownabbey Borough Council
Date Received:	21 December 2023
12 week expiry:	February 2024.
PAN Reference:	LA03/2023/0938/PAN
Proposal:	Proposed erection of 2 no. distribution warehouse buildings with ancillary facilities, including parking and landscaping. Access from established entrance onto

Location:	Doagh Road. Lands south and east of MT Wholesale, No.2 Houston Business Park , Doagh Road, Newtownabbey BT36 5RZ
Applicant:	Magowan Tyres NI Ltd
Date Received:	21 December 2023
12 week expiry:	February 2024.

Under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12-week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

RECOMMENDATION: that the report be noted.

Prepared by: Kathryn Bradley, Planning and Economic Development Business Support Manager

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning



Planning Reference: LA03/2023/0928/PAN

Location: Lands approx. 100m south of Belmont Road, 260m north of Kirbys Lane and 110m east of Meadows Lane, Antrim.

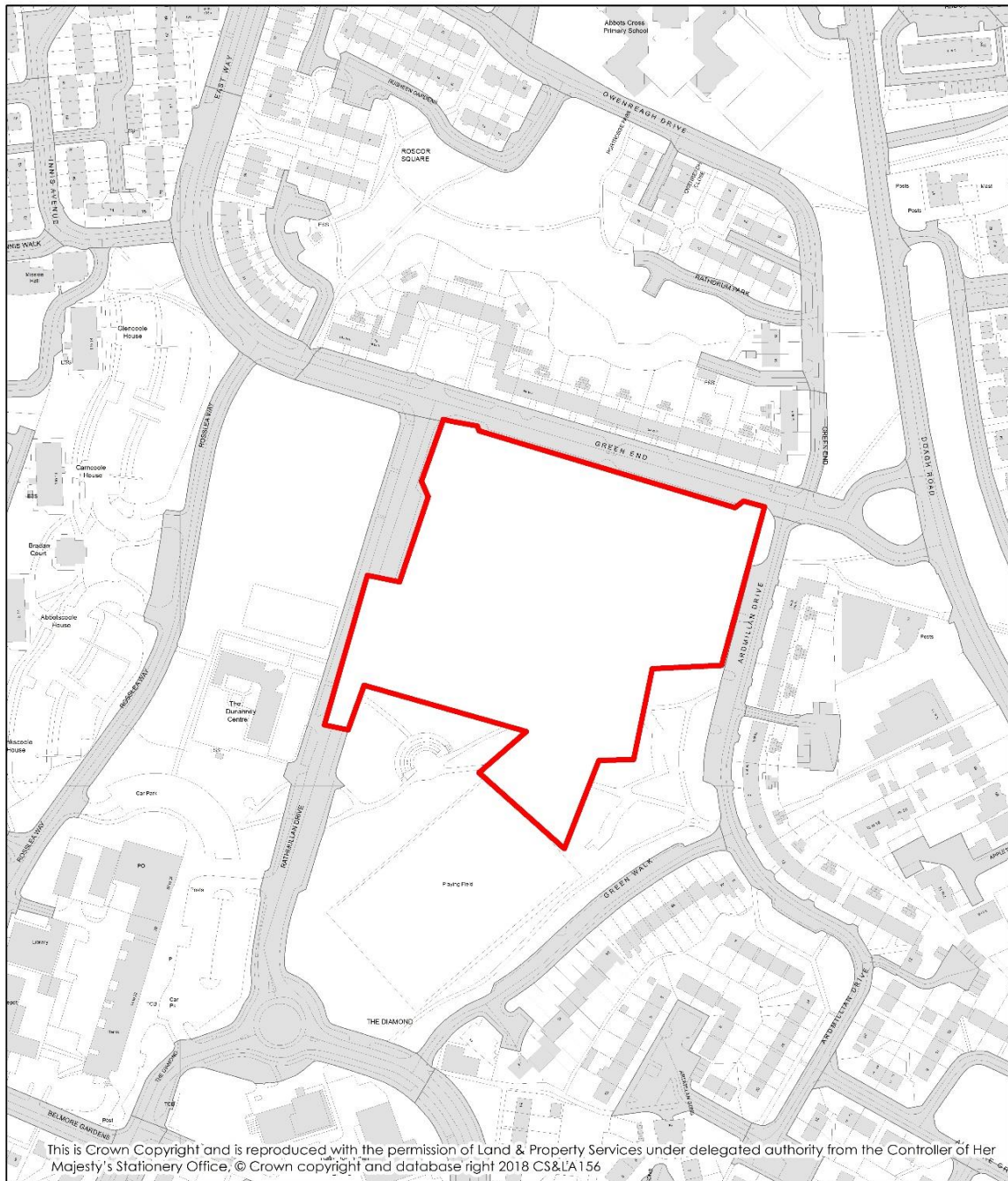
Proposal: Provision of 2 no. drainage attenuation basins and associated infrastructure, compensatory flood storage area, public open space, landscaping and associated site works in conjunction with planning permission ref: LA03/2018/0330/F.

Scale: 1:2500



Site Location





Site Location Plan


Application Reference: LA03/2023/0929/PAN

Proposal: Proposed new-build single storey pavilion building adjoining an existing changing room pavilion with new vehicular & pedestrian access to be constructed from Rathmullan Drive with new car parking, hardstanding and landscaped

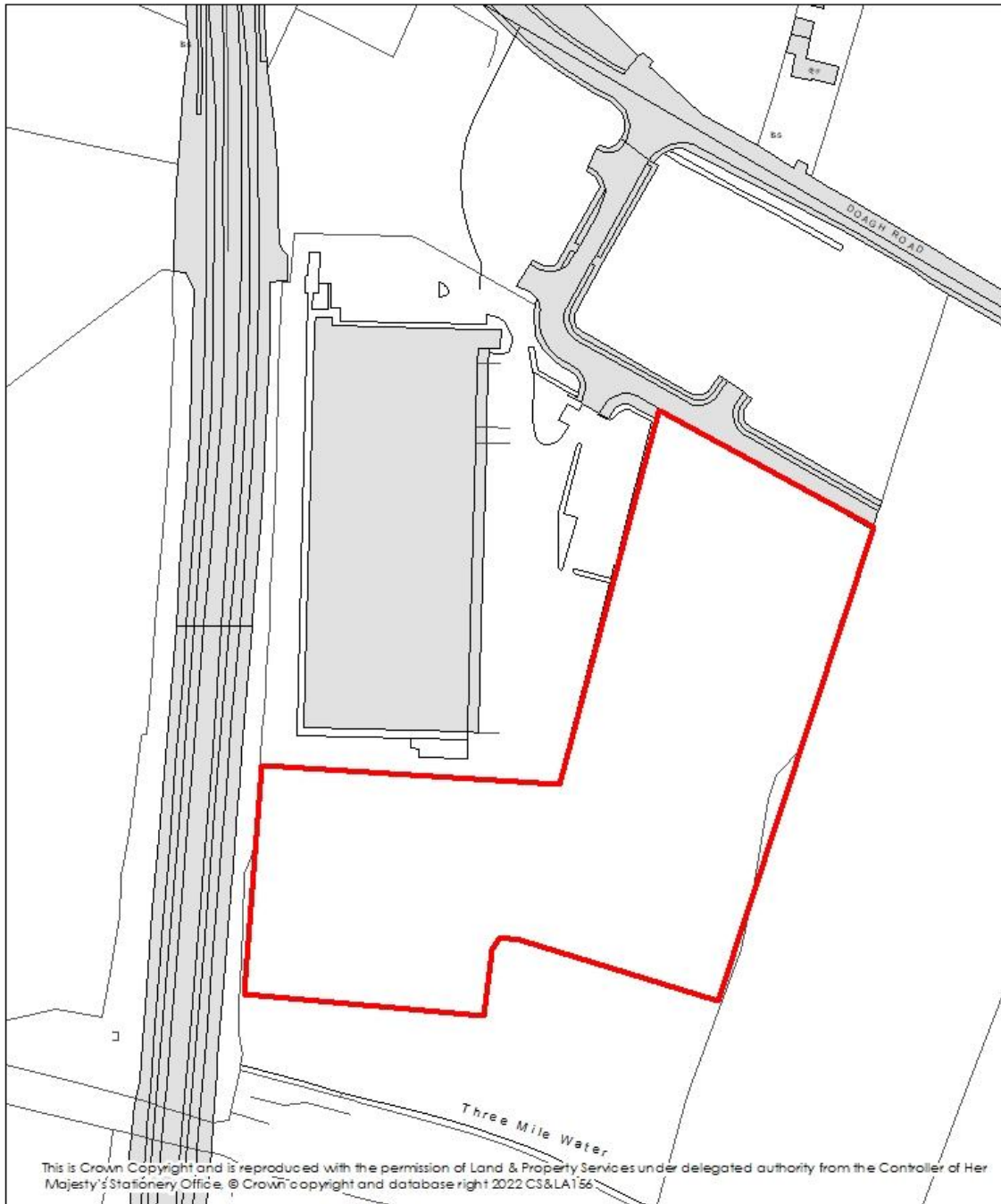
areas adjacent to the new building. A new 3G pitch is proposed in lieu of the existing grass football pitch, with associated fencing, gates, floodlighting, drainage and hardstanding.

Location: Lands approx 40m east of Duranney Community Centre, Rathmullan Drive BT37 9DQ, approximately 22m south of 3 to 8 Green End BT37 9NQ and approx 20m west of 1 to 5 (odds) Ardmillan Drive BT37 9QJ, Rathcoole, Newtownabbey

0 15 30 60 90 120 Metres

 Site boundary





Reference: LA03/2023/0938/PAN

Location: Lands south and east of MT Wholesale, No.2 Houston Business Park,
Doagh Road, Newtownabbey BT36 5RZ

Proposal: Proposed erection of 2No. distribution warehouse buildings with ancillary
facilities, including parking and landscaping.
Access from established entrance onto Doagh Road.
U/2006/0377/O and LA03/2018/1011/RM) and relocation of right-turning lane,
associated service road and landscaping.

Scale: 1:2,500



Site Location



ITEM 4.10

P/PLAN/089 NATURAL ENVIRONMENT DIVISION UPDATE

The purpose of this report is for Members to note the Northern Ireland Planning Statistics published in December 2023.

Natural Environment Division, NIEA has written to all Heads of Planning on 12 December and 19 December (enclosed) regarding its standing advice on ammonia. NIEA has now advised that following careful consideration of concerns raised by the Office for Environmental Protection, the Agency will no longer reply using Standing Advice on ammonia and will instead provide case and site specific advice until such times as a new ammonia strategy and updated standing advice have been agreed and are in place.

RECOMMENDATION: that the report be noted.

Prepared by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 4.11

P/PLAN/083 NORTHERN IRELAND PLANNING STATISTICS 2023/24 SECOND QUARTERLY BULLETIN JULY – SEPTEMBER 2023

The purpose of this report is for Members to note the Northern Ireland Planning Statistics published in December 2023.

The second quarterly provisional planning statistics for 2023/24 (July to September 2023), produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), were released in December 2023, a copy of which is **enclosed**.

The Quarterly Bulletin continues to advise that key events in recent years have impacted on planning activity and processing performance. The events identified include the coronavirus pandemic, due to the various restrictions in place until February 2022, the significant changes in IT with the development and implementation of the new planning system and the accessibility of the planning system in early 2022. The fact that planning activity and processing performance were impacted by these events must be considered when making comparisons with other time periods.

The figures show that during the period from July to September 2023, the total number of planning applications received in Northern Ireland was 2,359, a decrease of over ten per cent on the previous quarter and down by approximately eleven per cent on the same period a year earlier.

During this second quarter period a total of 154 new applications were received by the Council, a decrease of 25 from the same period in 2022/23, and a reduction of 18 on the previous quarter.

Major Planning Applications

In relation to performance against statutory targets, the Council determined 8 **Major** applications during the second quarter of 2023/24, an increase of 5 on the previous quarter and is currently one of four Council's processing within the statutory processing target of 30 weeks. The published figures show the Council's average processing time to be 21 weeks, ahead of all other Councils who are processing within the statutory target, and comparing favourably to the 35 week average processing time for all Councils and a 15 week reduction the average week processing time for the Council reported for the same quarter last year.

Local Planning Applications

The Council determined 144 local planning applications during the second quarter of 2023/24. The published figures show that the Council took on average 13.4 weeks to process and decide **local** planning applications during the second quarter of 2023/24 against the statutory target of 15 weeks. This performance ranks the Council as one of four Councils to meet the target and compares favourably to the average of 19.2 weeks for all Councils.

Enforcement

As with all publications since the launch of the New Planning Portal in December 2022, ASRB are currently unable to report on our statutory performance target of concluding cases within 39 weeks. The report advises that the information will be published later.

The report does however provide an overview of activity during the second quarter of 2023/24. The numbers of cases opened across all Councils during the quarter has shown a decrease on the previous quarter but a small increase on the same period a year earlier.

RECOMMENDATION: that the report be noted.

Prepared by: Kathryn Bradley, Planning and Economic Development Business Support Manager

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 4.12

P/PLAN/1 NILGA CORRESPONDENCE – NEW HOME QUALITY CODE

The purpose of this report is for Members to note the correspondence from NILGA in relation to New Quality Homes.

Correspondence has been received from NILGA requesting that the recently launched New Homes Quality Code (enclosed) be circulated to Planning Committee Members in all Councils. The Code is published by the New Home Quality Board and more detail is available at <https://www.nhqb.org.uk/>

RECOMMENDATION: that the report be noted.

Prepared by: Kathryn Bradley, Planning and Economic Development Business Support Manager

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 4.13

P/PLAN/090 DEPARTMENT FOR INFRASTRUCTURE (DFI) PUBLIC CONSULTATION – REVIEW OF THE PLANNING (DEVELOPMENT MANAGEMENT) REGULATIONS (NORTHERN IRELAND) 2015

The purpose of this report is for Members to note public consultation in relation to a review of The Planning (Development Management) Regulations (Northern Ireland) 2015 and invite their comments for inclusion in the Council's response.

DFI has commenced a public consultation on a review of The Planning (Development Management) Regulations (Northern Ireland) 2015. The consultation runs from 11 December 2023 until 3 March 2024; a copy of the consultation is **enclosed** for information.

The Regulations are a key piece of legislation in the planning process and the consultation focuses on the following aspects:-

- a review of the classes of development to ensure they reflect current and future development trends and that the associated thresholds take a balanced approach to community consultation in planning applications for major development.
- proposals to make pre-determination hearings discretionary for councils which will help focus resources and reduce delays in issuing planning decisions for some planning applications; and
- proposals to introduce online/digital methods into the pre-application community consultation (PACC) process, to enhance accessibility and encourage participation in the planning process by a broader range of people.

The proposed changes are part of a wider package of measures delivering change through the Planning Improvement Programme.

A draft response will be presented to February's Planning Committee and if any Member would like to raise any points for consideration, these should be forwarded to Sharon Mossman, Deputy Director of Planning and Building Control by the end of January 2024.

RECOMMENDATION: that the report be noted and that any comments for consideration be forwarded to Deputy Director of Planning and Building Control by the end of January 2024.

Prepared by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 4.14

P/PLAN/063 DEPARTMENT FOR INFRASTRUCTURE (DFI) CALL FOR EVIDENCE – FUTURE FOCUSED REVIEW OF THE STRATEGIC PLANNING POLICY STATEMENT (SPPS) ON THE ISSUE OF CLIMATE CHANGE

The purpose of this report is for Members to note call for evidence to help inform any future focused review of the SPPS in relation to Climate Change and invite their comments for inclusion in the Council's response.

DfI has initiated a call for evidence to help inform any future focused review of the SPPS. The call for evidence closes on 28 March 2024.

The SPPS was published in 2015 and sets out the regional planning policies for the orderly and consistent development of land here. In June 2022 Government introduced The Climate Change Act (Northern Ireland) 2022 which set a target of net zero greenhouse gas emissions by 2050, with interim targets for 2030 and 2040. DfI is therefore exploring changing the SPPS in places to give it an improved focus on the issue of Climate Change. The focus will be on the following policies in the SPPS as these are considered the most affected and relevant to Climate Change:-

- The Purpose of Planning
- Furthering Sustainable Development
- The Core Planning Principles of the planning system
- Flood risk
- Transportation
- Development in the countryside.

A summary of the consultation is **enclosed** for information. Full details are available at www.infrastructure-ni.gov.uk/consultations/call-evidence-future-focused-review-SPPS-climate-change.

A draft response will be provided to February's Planning Committee and if any Member would like to raise any points for consideration, these should be forwarded to Sharon Mossman, Deputy Director of Planning and Building Control by the end of January 2024 for consideration.

RECOMMENDATION: that the report be noted and that any comments for consideration be forwarded to Deputy Director of Planning and Building Control by the end of January 2024.

Prepared by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 4.15

P/PLAN/090 POSITIVE PLANNING NOTES APPROACH

The purpose of this report is to seek Members agreement to for the development of Positive Planning Notes to encourage and promote a pro-active approach to key environmental and climate issues by applicants and developers.

In order to promote a pro-active approach to key environmental and climate issues by applicants for planning permission, Officers propose to develop a range of Positive Planning Notes, taking forward the initiative as set out in the Council's emerging draft Plan Strategy. It is anticipated that these will provide applicants with advice notes as to how they can proportionately contribute to good planning, such as on matters relating to the environment e.g. designing for swifts, the Bird of the Borough or designing for Climate Change. These advice notes will be made available on the Council's website for information. It would also be the intention of Officers to include these as 'informatives' on granted planning permission where considered relevant.

RECOMMENDATION: that the development of positive planning notes be approved and shared with Planning Committee Members when available.

Prepared by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 4.16

P/FP/LDP/19 NORTHERN IRELAND FEDERATION OF HOUSING ASSOCIATIONS (NIFHA)

The purpose of this report is to advise Members of the request by NIFHA to Chief Executives to present an overview of social housing delivery, needs and its benefits across the Borough to the Planning Committee and to ask Members to consider that this be done alongside an Officer-led workshop on the planning process and development standards.

Members will be aware that the Council's Local Development Plan 2030, Draft Plan Strategy (DPS) responds to the challenge of The Regional Development Strategy (RDS) that indicates planning should manage housing growth to achieve sustainable patterns of residential development; support urban rural renaissance; and help to strengthen community cohesion, to include the availability of affordable and specialist residential accommodation. Strategic Policy 4.7 of the DPS sets out the Council's draft policy wording with regard to Affordable Homes.

Members are advised that correspondence was received on 9 January 2024 from Mr. Seamus Leheny, Chief Executive of the Northern Ireland Federation of Housing Associations (NIFHA) (**enclosed**). Addressed to the Chair and Vice-Chair of the Council's Planning Committee, the NIFHA has set out a summary of the key issues facing the development of social housing, and has requested the opportunity to present an overview of social housing delivery, needs and its benefits across the Borough to the Planning Committee.

It is proposed that Mr Leheny be invited to a workshop to present to interested Members alongside which Officers will provide an overview of the planning process and development standards.

RECOMMENDATION: that NIFHA be invited to a workshop to present to Members and that Officers also provide an overview of the planning process and development standards.

Prepared by: Simon Thompson, Local Development Plan and Enforcement Manager

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 4.17

P/FP/LDP/5 LOCAL PLAN POLICIES UPDATE

The purpose of this report is to seek Members' agreement to arrange a workshop for all Members to update them in relation to the Local Development Plan – Local Policies Stage including preliminary assessment work undertaken in relation to Areas of Townscape/Village Character as well as Local Landscape Policy.

Work has commenced on provisional work in relation to the Local Policies Plan. Officers have undertaken work in relation to preliminary assessment of Areas of Townscape/Village Character as well as Local Landscape Policy. As the Local Development Plan has to be agreed by Full Council, it is proposed to provide a workshop for all Members to give an overview of the plan process and feedback on the preliminary findings of the above matters before further engagement with partners. Officers will also provide an update on other areas of ongoing work in relation to the Local Policies Plan.

RECOMMENDATION: that a workshop be arranged for all Members.

Prepared by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning