

Planning Committee Meeting – Monday 18 September 2023

Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0510/O**
Residential-led masterplan with an average density of 15 units/ha (c. 300 units); local community and neighbourhood facilities (including local commercial/retail units, a community hub, children's playground and medical/fitness facilities); new access roads and associated infrastructure and ancillary works at Former Craighill Quarry site.
- SITE/LOCATION:** Lands to the north of Ballycorr Road and to the south of the Ballyeaston Road, Ballyclare.
- RECOMMENDATION:** **GRANT OUTLINE PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2023/0279/F**
Demolition of existing boxing club and construction of The Box - Community Wellbeing Hub - comprising boxing club, gymnasium, classrooms and training rooms, music and dance studio, climbing zone, four social enterprise units, training kitchen, coffee dock and ancillary accommodation (including changing rooms, storage, staff offices) - and associated access, parking and landscaping.
- SITE/LOCATION:** Monkstown Boxing Club and lands to the rear, Cashel Drive, Newtownabbey, BT37 0EY
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2023/0235/F**
Public realm improvements comprising the resurfacing of existing footpaths and spaces and new roadside kerbs; new/replacement tree planting and soft landscape; new/replacement feature lighting; new/replacement railings and walls; new/replacement street furniture and realignment of pedestrian crossings and parking areas.
- SITE/LOCATION:** Lands adjacent to 242-382 Antrim Road, 1-29 & 2-36 Ballyclare Road, the Lilian Bland Community Park, 2-6 Hightown Road, 2-4 & 1-17 Farnley Road, 1-3 Carnmoney Road, 170-178 & 167 Church Road, Farrier Court, 1 Glenwell Road, 1-3 Church Way and the Tramway Centre, Glengormley.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2023/0285/F

- PROPOSAL:** Proposed hotel development comprising 81 bedrooms, food and beverage offer, associated car parking spaces. New site access. Landscaping and all associated site and access works. (Renewal of LA03/2018/0006/F).
- SITE/LOCATION:** Lands situated at the junction of Ballyrobin Road and Antrim Road and 120m east of Hillhead Farm, 6 Antrim Road, Crumlin, Co. Antrim.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2022/0128/F

- PROPOSAL:** 5no. residential units (3no.detached and 2 no. semi-detached dwellings) and relocation of approved access to the Ballyclare Relief Road (99m south of approved position under U/2006/0377/O and LA03/2018/1011/RM) and relocation of right-turning lane, associated service road and landscaping.
- SITE/LOCATION:** Lands 52 metres east and 57 metres northeast of 150 Doagh Road, Ballyclare
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASONS FOR REFUSAL:**
1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy OS 1 of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' in that the proposed development will result in the unacceptable loss of open space and it has not been demonstrated that the redevelopment will bring substantial community benefits that outweigh the loss of the open space, and the proposed development will adversely impact on the environmental quality of the area.
 2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not respect the surrounding context and is inappropriate to the character and topography of the site in terms of layout of buildings, design and expansive use of hard boundary structures.
 3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD2 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments in that it has not been demonstrated that the proposal would not result in unsatisfactory piecemeal development.

PLANNING APPLICATION NO: LA03/2023/0179/F

- PROPOSAL:** Erection of 1no. detached two storey dwelling and associated siteworks.
- SITE/LOCATION:** 20 metres south of 21 Abbeyville Place, Newtownabbey, BT37 0AQ
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASONS FOR REFUSAL:**
1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not respect the surrounding context and would result in a cramped form of development

resulting in overdevelopment of the site, that is not in keeping with the overall character and environmental quality of this established residential area.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that, if approved, the proposal would have an unacceptable adverse effect on existing properties in terms of dominance.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, may cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated that there is a satisfactory means of dealing with sewage associated with the development.

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

PLANNING APPLICATION NO: LA03/2023/0405/F

Alteration and extension to dwelling to include raised platform.
42 Meadowbank, Newtownabbey, Co. Antrim, BT37 0UP.

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy EXT1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that, the proposed development, if permitted, would result in a detrimental impact to the amenity of neighbouring residents by way of dominance and the overbearing nature of the proposal.

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

PLANNING APPLICATION NO: LA03/2023/0426/F

Replacement dwelling.
Lands 35m SW of 20 Umgall Road, Nutts Corner, Crumlin, BT29 4UJ.

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of 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 and it fails to meet the provisions for a replacement dwelling in accordance with Policy CTY 3 of PPS 21 as the building to be replaced does not exhibit the essential characteristics of a dwelling, and the replacement dwelling would have a visual impact significantly greater than the existing building to be replaced.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21 'Sustainable Development in the Countryside', in that the site lacks a suitable degree of enclosure and relies on new landscaping for integration and the design of the replacement building would be a prominent feature within the landscape, and is inappropriate for the site and its locality.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21 'Sustainable Development in the Countryside', in that it would result in a suburban style build-up of development when viewed with existing and approved buildings and will result in a detrimental change to, and erode, the rural character of the countryside.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies BH2 and BH3 of Planning Policy Statement 6, Planning, Archaeology and the Built Environment, in that it has not been demonstrated that the proposal will not have an adverse impact on archaeological site.

PLANNING APPLICATION NO: LA03/2022/0415/F

PROPOSAL:

Retention with alterations of building for storing gardening and fishing equipment, including using the building for bird watching.

SITE/LOCATION:

190m west of 11 Ballyginniff Road on shore of Lough Neagh south of Northstone sand dredging site, Loughview Road, Crumlin.

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL**

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement (SPPS) and Policy CTY 1 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement (SSPS) and Policy FLD 1 of Planning Policy Statement 15 Planning and Flood Risk, in that the development is located within the 1 in 100 year fluvial floodplain and does not constitute an exception to the policy.

PLANNING APPLICATION NO: LA03/2023/0486/F

PROPOSAL:

Extension to curtilage and domestic storage building.

SITE/LOCATION:

Approx 100m southeast of 38a Ballyhill Lane, Crumlin, BT29 4YP

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL:**

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would appear a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the design of the building is inappropriate for the site and locality; the proposal fails to blend with the existing landform; the proposal does not respect the traditional pattern of settlement exhibited in the area.

3. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy EXT1 of the Addendum to Planning Policy Statement 7 in that the scale, massing design and external materials of the proposed storage building is not subordinate to the existing dwelling and would be out of character with the surrounding area.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of PPS 15 Planning and Flood Risk in that it has not been demonstrated that a satisfactory means of drainage associated with the development has been achieved that would not increase the risk of flooding elsewhere.

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 13 September 2023**.

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 15 September 2023**.

In addition to attending the meeting in person, the Planning Committee meeting will continue to incorporate the use of technology to provide for remote access to public speakers as necessary. The meeting will also be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting.

Information on all planning applications in the Borough, including the relevant forms and drawings, consultation responses and any representations received is available to view online using the Northern Ireland Planning Portal. This can be accessed easily from our website.

If you have any queries on the arrangements for the Planning Committee meeting, please contact the Planning Section by telephone on 0300 123 6677 or email at planning@antrimandnewtownabbey.gov.uk for further information.