

Planning Committee Meeting – Tuesday 19 March 2024

Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2023/0131/F**
Change of use of existing waste transfer building to a thermal recovery building utilising a 3MW combined heat and power plant and including external changes to the building involving an increase in height, installation of 2no. stacks and air-cooled condensers and other associated development and site works such as drainage infrastructure and landscaping.
- SITE/LOCATION:** 6A Caulside Drive, Newpark Industrial Estate, Antrim, BT41 2DU.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0597/F**
Proposed erection of 98 residential units in a mix of detached, semi-detached and apartments with associated car parking, amenity space, solar PV panels, retention and enhancement of existing open spaces & creation of new open space, hard and soft landscaping and associated site works.
- SITE/LOCATION:** Lands bound to the north by Mayfield High Street and Aylesbury Place, to the east by 4-22 Mayfield Park (evens) and 34 and 37 Mayfield Road; to the west by 16 Aylesbury Lane, 1-19 (odds) and 20 Aylesbury Rise, 5 & 24 Aylesbury Grove; 2 Aylesbury Place 12-26 (evens) Aylesbury Avenue and 5-9 (odds) Aylesbury Park; and to the south by 104 and 106 Hydepark Road, Mallusk.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2024/0020/F**
Proposed erection of children's play park and associated site works.
- SITE/LOCATION:** Lands at Mayfield Park, approx. 40m north west of 20 Mayfield Dale, Mallusk.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**

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

PLANNING APPLICATION NO: LA03/2023/0629/F

2 dwellings and garages.

Approx. 50m East of 1 Tildarg Brae, Ballyclare, BT39 9ZA.

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 policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not represent a gap site within an otherwise substantial and continuously built up frontage.
3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal will add to the suburban style build-up of development when viewed with existing buildings.

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

PLANNING APPLICATION NO: LA03/2024/0005/F

Proposed conversion & re-use of existing outbuilding of permanent construction to form 4 no. residential units.

Approx. 35m east of 8A Logwood Road, Ballyclare, BT39 9LR.

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.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) relating to the conversion and re-use of existing buildings in the countryside for residential use, in that the building to be converted is not considered to be a locally important building.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7, Quality Residential Environments, in that it has not been demonstrated that the development, if permitted, would not have a detrimental impact on the residential amenity of existing and proposed properties by way of noise and disturbance.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0617/O**
2 no. detached dwellings and garages.
SITE/LOCATION: Approx. 10m North East of 14 Lowtown Road, Templepatrick,
BT39 0HD.
RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0599/F**
Proposed 22.5m telecommunications column, with 6No. antennae,
15No. ERS & 2No. radio dishes. Proposal includes the creation of a
site compound containing 1No. cabinet and associated equipment,
enclosed by a 2m high palisade fence and ancillary works.
SITE/LOCATION: Approximately 25m South West of 11 Tidal Industrial Park, Antrim,
BT41 3GD.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy FLD 1 of Planning Policy Statement 15 Planning and Flood Risk, in that it has not been demonstrated that the proposal is an exception for development in a fluvial flood plain.
2. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Policy TEL 1 of Planning Policy Statement 10 Telecommunications, in that it is considered that the proposal would have an unacceptable impact on the environmental quality of the area in terms of increased flood risk.

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 March 2024**.

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 15 March 2024**.

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

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

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