

**Planning Committee Meeting – Monday 21 January 2019**  
**Schedule of Applications expected to be considered**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0629/F**  
Proposed residential development of 124 No. dwellings (comprising 74 No. detached and 50 No. semi-detached dwellings) including garages, open space with equipped children's play area, landscaping and all associated site and access works.

**SITE/LOCATION:** Lands at the former Enkalon site to the NW of Enkalon Sports and Social Club and Steeple Burn watercourse SW of Enkalon Industrial Estate and NE of Plaskets Burn and Umry Gardens Randalstown Road Antrim

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2017/0925/O**  
Hotel and Office

**SITE/LOCATION:** Lands to the North of Valley Leisure Centre, Church Road, Newtownabbey

**RECOMMENDATION:** **GRANT OUTLINE PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0548/F**  
Demolition of existing derelict garage buildings, with the erection of two number apartment blocks with two number, two bedroom apartments in each block, including the upgrading of Ladysmith Lane.

**SITE/LOCATION:** 1-5 Ladysmith Lane, Carnmoney, Newtownabbey

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/00708/F**  
Proposed change of use of existing unit to crossfit/weightlifting gym and training facility with no external alterations

**SITE/LOCATION:** Unit A3, Fergusons Way, Kilbegs Business Park, Kilbegs Road, Antrim

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0994/O**  
Site for infill dwelling and garage.

**SITE/LOCATION:** Site 20 metres west of 378 Ballyclare Road, Newtownabbey

**RECOMMENDATION:** **REFUSE OUTLINE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY8 of Planning Policy Statement 21, in that it fails to meet the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, in that the proposed development, if approved, would extend an existing ribbon of development along the Ballyclare Road which would further erode the rural character of the area.

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

**PLANNING APPLICATION NO: LA03/2018/1020/O**

Proposed dwelling and garage on a farm  
 Land approx. 100 metres Northeast of 73 Crosskennan Road

**REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY10 of PPS 21: Sustainable Development in the Countryside, and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm holding.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of PPS 21: Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm holding and would be a prominent feature in the landscape.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy BH 3 of PPS6: Planning, Archaeology and the Built Heritage, in that no Archaeological Evaluation of the site has been carried out and it is not possible, on the basis of the information provided, to assess whether the proposed development is likely to impact upon archaeological remains.

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

**PLANNING APPLICATION NO: LA03/2018/1033/A**

Trailer advert (Retrospective)  
 Approx. 300m SE of 105 Moira Road, Glenavy

**REFUSE ADVERTISEMENT CONSENT**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that retention of the proposed signage would result in an unacceptable detrimental impact on the visual amenity of the rural area.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that retention of the proposed signage would prejudice the safety and convenience of road users with the creation of a traffic hazard.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0788/TPO**  
Fell 1 no. tree  
**SITE/LOCATION:** 37 Abbeydene Manor, Newtownabbey  
**RECOMMENDATION:** **GRANT TPO WORKS CONSENT**

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website on Wednesday 16 January 2019.

The Council has introduced speaking rights at the Planning Committee meetings and we have 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 by Noon on Friday 18 January 2019.

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. Please contact the Planning Section by telephone on 0300 123 6677 for further information.