

Planning Committee Meeting – Monday 19 February 2018
Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0476/F**
Proposed residential development comprising 41 no. dwellings, car parking, site access, right turn lane, open space and landscaping and all associated site works

SITE/LOCATION: Lands situated at Nos 868 and 870 and adjoining lands to the rear, Antrim Road, Templepatrick

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0873/F**
Proposed residential development comprising two storey building containing 6 no. two bed apartments

SITE/LOCATION: 21 Carwood Park South, Newtownabbey, BT36 5HJ

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0537/F**
Amended restoration of Ballyduff (former) Landfill to provide community woodland (amendment to that permitted under U/2006/0700/F) including re-profiling works to create a more graduated slope. Vehicular access to the site to be stopped following completion of re-profiling works.

SITE/LOCATION: Ballyduff Landfill Site, Ballyduff Road, Newtownabbey

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/1052/F**
Alterations to existing loft apartment to include 1 no. dormer (Retention of) on rear elevation and 2 no. proposed windows to front elevation.

SITE/LOCATION: Apartment 5 Hillview Mews, 17a Hillview Park, Newtownabbey, BT36 5HW

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0547/F**
Housing development consisting of 6 detached dwellings and associated site works

SITE/LOCATION: 11 Greystone Road, Antrim

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0469/F**
SITE/LOCATION: Proposed 4no semi-detached (3 bed) general needs housing.
Lands between no 8 & no 9 Beechview Courtyard, Main Street,
Crumlin.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED
REASON(S) FOR
REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policies QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that, the proposed development fails to provide sufficient private amenity space for two of the proposed units and fails to incorporate a design and layout which draws upon the positive aspects of the surrounding area and would likely result in a poor level of privacy to the proposed dwellings.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy OS 2 of PPS8 Open Space, Sport and Outdoor Recreation in that the proposed development would introduce more than 24 residential units into the Beechview Courtyard development and there is insufficient communal open space provided.
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 there will be no unacceptable adverse effects on the proposed or adjoining properties in terms of potential contamination sources.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0766/O**
SITE/LOCATION: Proposed Replacement Dwelling.
49 Burnside Road, Antrim.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED
REASON(S) FOR
REFUSAL

1. The Proposal is contrary to the provisions contained in the Strategic Planning Policy Statement (SPPS) and Policies CTY 1 and CTY 3 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the building to be replaced does not exhibit the essential characteristics of a dwelling.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0970/F**
SITE/LOCATION: Conversion of outbuilding into dwelling including extension
65 Rathmore Road, Dunadry, Antrim

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED
REASON(S) FOR
REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement 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.
2. 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.

PLANNING APPLICATION NO: LA03/2017/1019/F

PROPOSAL:

Single storey extension to rear of dwelling. Extension/alteration to existing roof space

SITE/LOCATION:

5 Lisnalinchy Road, Ballyclare

RECOMMENDATION:

REFUSE PLANNING PERMISSION

PROPOSED

REASON(S) FOR

REFUSAL

1. 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 extension is not subordinate to the existing dwelling and would be out of character with the surrounding area.

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 14th February 2018.

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.

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.