

**Planning Committee Meeting – Monday 20 August 2018**  
**Schedule of Applications expected to be considered**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2017/0760/F**  
Erection of dwelling and detached garage (Change of house type from previously approved T/2010/0541/RM)

**SITE/LOCATION:** Site 40m north of 18 Hollybank Road, Parkgate

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

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0091/RM**  
Proposed crematorium facility and ancillary development

**SITE/LOCATION:** Lands immediately opposite Ballyearl Arts and Leisure Centre  
585 Doagh Road, Newtownabbey, BT36 5RZ

**RECOMMENDATION:** **APPROVE RESERVED MATTERS**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0154/F**  
Change of use of ground floor vacant retail unit to funeral directors, viewing rooms and chapel of rest, including alterations to shop front, extension to rear, provision of car parking, new boundary fence and all other associated site works.

**SITE/LOCATION:** 12 Portland Avenue and vacant hardstanding opposite (formerly 7 Portland Avenue) Glengormley, BT36 5EY

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

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0227/O**  
Site of dwelling and garage

**SITE/LOCATION:** Approx 120m SW of 142 Seven Mile Straight, Muckamore

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

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of PPS 21: Sustainable Development in the Countryside, in that there are no overriding reasons why this development is necessary in this rural location and could not be located within a settlement and it has not been demonstrated that there are site specific reasons or compelling personal and domestic circumstances that would warrant approval for a dwelling in accordance with Policy CTY 6 of PPS 21.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0236/O**  
Site of housing development

**SITE/LOCATION:** Site opposite no's 2-48 (evens) and rear of no's 70-80 (evens), Fernagh Parade, 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 Policies OS 1 and OS 2 of PPS 8: Open Space, Sport and Recreation, as:
  - (a) development of the site would result in the loss of an area of open space with consequent detrimental impact on the

character, amenity and biodiversity of the locality and no exceptional circumstances have been demonstrated to justify the loss of the open space; and

- (b) it has not been demonstrated that an acceptable level of public open space can be achieved within the development.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and criteria (a), (c) and (h) of Policy QD1 of PPS 7: Quality Residential Environments in that it fails to respect the surrounding context and character of the area in terms of layout, and would, if permitted, result in overdevelopment of the site resulting in inadequate provision of public and private open space, and it has not been demonstrated that there will be no unacceptable adverse effects on the proposed properties in terms of noise and vibration nuisance from the adjacent railway line.
  3. The proposal is contrary Policy LC 1 of Addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' in that, it does not respect the surrounding context, and it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality.
  4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies FLD 3 and FLD 5 of PPS 15: Flood Risk, as it has not been demonstrated, that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from development elsewhere.
  5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 1 of PPS 3: Access, Movement and Parking, in that, the proposal fails to demonstrate that facilities to provide pedestrian movement within and between adjoining land uses can be achieved.

**PLANNING APPLICATION NO: LA03/2018/0318/F**

8 semi-detached dwellings

740 Antrim Road, Templepatrick, BT39 0AP

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

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to Policy HAM 2 of the Newtownabbey Area Plan and Policy SETT 2 of the draft Belfast Metropolitan Area Plan in that it will result in large scale development that is not sensitive to the existing scale, form and character of development exhibited in the small settlement of Millbank.
2. 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, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development represents an overdevelopment of the site as:
  - it does not respect the surrounding context and is considered to be inappropriate to the character of the site

and the settlement of Millbank in terms of layout and density;

- the proposed development would result in a pattern of development that is not in keeping with the overall character and environmental quality of this established residential area in the small settlement of Millbank; and
  - it will have an unacceptable adverse effect on the amenity of proposed occupants.
3. The proposal is contrary to Policy AMP 2 of PPS 3, 'Access, Movement and Parking, , in that it would, if permitted, prejudice the safety and convenience of road users since adequate drainage cannot be provided onto the public road, at the proposed access in accordance with the standards contained in Development Control Advice Note 15.

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

**PLANNING APPLICATION NO: LA03/2018/0531/A**

Banner Advertisement - wall mounted  
46 Old Carrick Road, Newtownabbey, BT37 0UE

**REFUSE ADVERTISEMENT CONSENT**

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that the proposed signage would result in an unacceptable detrimental impact on the visual amenity on the area and add to a clutter of advertisements at this location.

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

**PLANNING APPLICATION NO: LA03/2018/0539/A**

Retrospective permission for temporary mesh advertising banner.  
21 Main Street, Ballyclare.

**REFUSE ADVERTISEMENT CONSENT**

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17: Control of Outdoor Advertisements, in that the signage has an unacceptable detrimental impact on visual amenity of the area.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy ATC 3 of the Addendum to PPS 6: Areas of Townscape Character, in that the signage has an unacceptable detrimental impact on the visual amenity of the area and the overall character and appearance of this Area of Townscape Character.

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 15<sup>th</sup> August 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.