

Planning Committee Meeting – Monday 16 August 2021 Schedule of Applications expected to be considered

<p>PROPOSAL:</p> <p>SITE/LOCATION:</p> <p>RECOMMENDATION:</p> <p>PROPOSED REASON FOR REFUSAL</p>	<p>PLANNING APPLICATION NO: LA03/2020/0030/F</p> <p>Two detached dwellings</p> <p>Adjacent to 740 Antrim Road, Templepatrick</p> <p>REFUSE PLANNING PERMISSION</p> <p>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 therefore adversely affect the environmental quality and character of the existing housing development at this location.</p>
<p>PROPOSAL:</p> <p>SITE/LOCATION:</p> <p>RECOMMENDATION:</p> <p>PROPOSED REASON FOR REFUSAL</p>	<p>PLANNING APPLICATION NO: LA03/2020/0202/F</p> <p>Proposed rounding off to Glenoak Grange Meadows to include 2 no. detached dwellings and detached garages</p> <p>Lands 40m NE of No. 1 and 20m South of No. 5 Glenoak Grange Close, Crumlin</p> <p>GRANT PLANNING PERMISSION</p> <p>1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP 2 of PPS 3 and Policy QD 1 of PPS 7, in that the development, if permitted, would result in overdevelopment with additional traffic accessing onto the existing shared service road which is considered detrimental to road safety.</p>
<p>PROPOSAL:</p> <p>SITE/LOCATION:</p> <p>RECOMMENDATION:</p> <p>PROPOSED REASONS FOR REFUSAL</p>	<p>PLANNING APPLICATION NO: LA03/2021/0203/0</p> <p>Site for 2 no. infill dwellings</p> <p>Between 9 and 15 Farranflugh Lane, Randalstown</p> <p>REFUSE OUTLINE PLANNING PERMISSION</p> <p>1. The proposal is contrary to the provisions contained in 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 and it fails to meet with the provisions for an infill dwelling in accordance with CTY8 of PPS21.</p>

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that two dwellings on this site would, if permitted, create a build-up of development in this area and add to a ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Planning Policy Statement 2: Natural Heritage, Policies NH 2 & NH5 as is has not been demonstrated that the proposed development will not have an unacceptable adverse impact on bats.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0013/F**
 New right hand turning lane to provide access into the previously approved Crematorium development (planning ref LA03/2018/0091/RM) and associated proposed right hand turning lane providing access into Ballyearl Arts & Leisure Centre

SITE/LOCATION: Lands 70 metres southwest of No. 585 Doagh Road, Newtownabbey, BT36 5RZ

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0825/0**
 80m North of 8 Station Road, Aldergrove, Crumlin, BT29 4DA

SITE/LOCATION: Site for replacement dwelling

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS 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.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed property in terms of noise disturbance from air traffic associated with the neighbouring airport.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0190/F**
 Proposed conversion and reuse of existing pressure tank and service building into a single dwelling.

SITE/LOCATION: 60m West of 106a Boghill Road Templepatrick

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 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 CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the structures on the application site are not eligible for conversion and it has not been demonstrated that they are a locally important building.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2021/0376/F

Two storey rear/side extension to provide living room, master bedroom, ensuite, dressing room & porch

SITE/LOCATION:

7 Mill House Avenue, Antrim, BT41 2UZ

**RECOMMENDATION:
PROPOSED REASON
FOR REFUSAL**

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the Policy Provisions of the SPPS and to Policy EXT 1 of the Addendum to Planning Policy Statement 7 in that the development would, if permitted, not be sympathetic with the built form and appearance of No.7 Mill House Avenue and would detract from the character and appearance of the terrace of residential units in which No.7 Mill House Avenue is located.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2021/0088/F

Additional timber boarded fence to the existing boundary wall (Retrospective)

SITE/LOCATION:

62 Ferrard Meadow, Antrim

**RECOMMENDATION:
PROPOSED REASON
FOR REFUSAL**

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the Policy provisions of the Strategic Planning Policy Statement for Northern Ireland and Policy EXT 1 of Addendum to Planning Policy Statement 7 "Residential Extensions and Alterations" in that if the development were approved, it would detract from the appearance and character of the site and surrounding area by way of scale, massing, design and inappropriate use of materials.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2021/0164/O

Dwelling and garage (on a farm)

SITE/LOCATION:

Approx. 100m South of 42 Shore Road, Toomebridge

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL**

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the applicant has sold of a development opportunity from the farm holding within 10 years of the date of this application.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1 and CTY 13 of Planning Policy Statement 21, Sustainable

Development in the Countryside, in that the building if permitted, would not be visually linked with an established group of farm on the farm holding.

3. 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 building would, if permitted, would fail to integrate into the countryside due to the lack of enclosure or suitable backdrop.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, create a ribbon of development and would therefore result in a detrimental change to, and further erode, the rural character of the countryside

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0573/LBC**
Proposed installation of telecoms apparatus
SITE/LOCATION: Ballyclare Townhall, The Square, Ballyclare, BT39 9BB
RECOMMENDATION: **GRANT LISTED BUILDING CONSENT**

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 11 August 2021**.

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 13 August 2021**.

Due to the Coronavirus the Planning Committee meeting in August will continue to incorporate the use of technology to provide for remote access to Members and public speakers as necessary. It is also intended that the meeting will be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting.

Whilst the Council Offices remain closed to the general public for normal business, as part of the interim procedure that has now been put in place, facilitated public access to Mossley Mill will be considered for anyone who cannot for good reason access the Committee meeting remotely. However, this will be subject to availability and social distancing requirements and **all requests to attend in person must therefore be registered with the Council in advance providing the reason for this**. The Council would however encourage all those with an interest in the meeting to use the remote access measures wherever possible.

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.