

Planning Committee Meeting – Monday 16 May 2022

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0880/RM**
Development of 57 no. dwellings (27 detached, 22 semi-detached and 8 detached bungalows) with garages and associated landscaping and site works. New vehicular access to join approved Ballyclare Relief Road and pedestrian/cycle access to Doagh Road.

SITE/LOCATION: Lands to the north of 150 Doagh Road and west of approved Ballyclare Relief Road, Ballyclare, BT39 0TN

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0739/F**
Demolition of existing shed on the site. Proposed residential development comprising of 10 x 2 storey semi-detached dwellings and 2 x 2 storey town houses, associated infrastructure, carparking and landscaping

SITE/LOCATION: Site 10m East of 10 and 19 Glenabbey Drive 10m East of 20 and 23 Glenabbey Avenue 10m East of 26 and 53 Glenabbey Crescent Newtownabbey BT37 0YT

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 QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development; i) does not respect the surrounding context and is considered to be inappropriate to the character and appearance of the development in terms of the use of excessive amounts of boundary walls along the estate road; the layout will have an adverse impact on the amenity of proposed residents in terms of overlooking and there is inadequate provision of private amenity areas.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of 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 properties in terms of noise and vibration.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/1049/O**
Proposed new dwelling on a farm
SITE/LOCATION: Site 75m west of 19 Loup Road, Moneyglass
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL: 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 established, nor would the proposed dwelling be visually linked with existing buildings on the farm.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0516/F**
Proposed 6no glamping pods and welcome/communal building with associated siteworks
SITE/LOCATION: 130m NW of 14 Ballydunmaul Road, Randalstown
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0304/O**
Proposed demolition of existing dwellings at no. 89-93 Belfast Road and erection of 8 No dwellings with associated site works
SITE/LOCATION: Land to the South of 85 Belfast Road Bruslee Ballyclare including no. 89-93 Belfast Road but excluding existing hall
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL:

1. 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 in terms of the density of development.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that it has not been established that there will not be an adverse impact upon future residents of the site in terms of noise generated from Bruslee Recycling site.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it adds to a proliferation of accesses onto this road.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, in that, it has not been established that the proposal would safeguard the future residential amenity of the site from the detrimental impact of existing land contamination.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0951/F**
Part change of use of Council building to provide an extension to previously approved adjoining waste transfer station (T/2012/0225/F). Internal layout changes, changes to the elevation and other associated site works.

SITE/LOCATION: Council Depot, 6b Orchard Way, Newpark Industrial Estate, Antrim, BT41 2RU

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0154/F**
Erection of single-storey replacement agricultural style shed to west of site and new replacement timber fencing to front of site (retrospective development

SITE/LOCATION: 168 Doagh Road, Ballyclare, BT39 9ER

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL: 1. The proposal is contrary to Policy EXT1 of the Addendum to Planning Policy Statement 7 in that the development would, if permitted, detract from the appearance of No. 168 Doagh Road and its design and appearance would have a detrimental impact on the appearance and character of the area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/1055/F**
Proposed new driveway access alteration including infilling and raising of ground level of side garden to create lawn area (Retrospective).

SITE/LOCATION: 86 Lurgan Road, Crumlin, BT29 4QE

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL: 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy FLD 3 of PPS 15 Planning and Flood Risk in that the development would, if permitted, increase the risk of flooding elsewhere through the removal of the flood storage area on the application site.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0009/O**
Proposed dwelling and garage on a farm

SITE/LOCATION: 140m south west of no 12A Irish Hill Road, Ballyclare

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL: 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 10 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that; It has not been demonstrated that any dwellings or development opportunities (outwith settlements) have been sold off the farm holding within 10 years from the date of application and the building if permitted, would not be visually linked or sited to cluster with an established group of buildings on the farm holding.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works (the proposed access)

associated with the proposal would not integrate with their surroundings and would be of detriment to the rural character of the area.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that insufficient information has been provided in order to determine that the proposed development will not have a detrimental impact on human health or on the water environment resultant from contamination risks associated with the sites historic land use.
4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.

PLANNING APPLICATION NO: LA03/2022/0050/O

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

Site for dwelling and domestic garage
50m South West of 56 Roguery Road, Toomebridge, BT41 3TJ

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1, CTY 2a and CTY 8 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 Policy CTY 8 or a dwelling in an existing cluster in accordance with Policy CTY 2a of PPS21.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, would extend an existing ribbon of development and result in a suburban style build-up of development.

PLANNING APPLICATION NO: LA03/2022/0068/O

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

Site for dwelling on a farm and detached garage
60m east of 147 Portglenone Road, Ballytresna, Randalstown, BT41 3EN

REFUSE OUTLINE 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 provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it has not been demonstrated that the farm business is both active and established over a 6 year period.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that insufficient information has been provided in order to determine that the proposed development will not have a detrimental impact on human health resultant from contamination risks associated with the sites historic land use.

PLANNING APPLICATION NO: LA03/2020/0744/F

PROPOSAL:

Demolition of existing house, erection of 5 no. 2-storey detached houses with associated hard and soft landscaping, and new vehicular entrance to Ballycraigy Road.

SITE/LOCATION:

4 Ballycraigy Road, Glengormley, Newtownabbey, BT36 5ZZ

RECOMMENDATION:

REFUSE PLANNING PERMISSION

PROPOSED REASONS OF REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development does not respect the surrounding context and is considered to be inappropriate to the character and appearance of the area; the layout will have an adverse impact on the amenity of existing and proposed residents in terms of overlooking and overshadowing, dominance and general disturbance.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy LC 1 of Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas' in that the proposed development does not respect the surrounding context and is considered to be inappropriate to the character and appearance of the area.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 7 of Planning Policy Statement 3 'Access, Movement and Parking' as an unacceptable provision of parking has been provided to serve the development.

PLANNING APPLICATION NO: LA03/2020/0551/O

PROPOSAL:

Site for detached dwelling and garage

SITE/LOCATION:

40 metres southeast of 96 Jordanstown Road, Jordanstown, Newtownabbey, BT37 0NU

RECOMMENDATION:

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASONS OF REFUSAL:

1. The proposal is contrary to the SPPS and Policy AMP 2 of Planning Policy Statement 3 Access, Movement and Parking as it has not been demonstrated that the access will not prejudice road safety or significantly inconvenience the flow of traffic on the Jordanstown Road.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0053/O**
 Site for a dwelling and garage and associated ancillary works (infill opportunity as per CTY8 of PPS21).

SITE/LOCATION: 50m south of 10a Ballyhill Lane, Nutts Corner, Crumlin.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 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 fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, would result in a suburban style build-up of development; and the creation of ribbon development along Ballyhill Lane.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0054/O**
 Site for a dwelling and garage and associated ancillary works (infill opportunity as per CTY8 of PPS21)

SITE/LOCATION: 50m north of 14 Ballyhill Lane, Nutts Corner, Crumlin, BT29 4YP.

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 PPS 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 fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, would result

in a suburban style build-up of development; and the creation of ribbon development along Ballyhill Lane.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0548/F**
Residential development comprising 56 no. dwellings, garages, open space and landscaping, car parking, site access, wastewater treatment works and all other associated site works)

SITE/LOCATION: Lands west of Hydepark Lane, south west of 23 Hydepark Road and c.195m south east of 12A Grange Lane Mallusk

RECOMMENDATION: **GRANT PLANNING PERMISSION**

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 May 2022..**

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 May 2022.**

The Planning Committee meeting in May 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.

As part of the interim procedure that has now been put in place as the Council moves towards normal working arrangements, 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.