

**Planning Committee Meeting – Monday 17 June 2024**  
**Schedule of Applications expected to be considered**

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2023/0542/F</b> Proposed new business park to include 3 no. new storage and distribution warehouses with ancillary offices (Class B4); 5 no. new light industrial units (Class B2); 2 no. new retail showrooms with trade counter; 1 no. new research and design offices (Class B1c); and the refurbishment of and alterations to 4 no. existing storage and distribution units. Development includes roof mounted solar panels, 5 new access points onto Enkalon Road, new internal estate road (closing up existing access), HGV parking, car parking, cycle parking, new pedestrian crossing point at Randalstown Road and all associated site works.
<b>SITE/LOCATION:</b>	Lands at Enkalon Industrial Estate, including vacant lands to the north west. Located immediately north east of Plaskets Burn, 200m west of 150 Junction One (ASDA), 60m south east of 14 Plaskets Close and 60m north of 30 Castlewater Gardens, Antrim.
<b>RECOMMENDATION:</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2023/0930/F</b> Erection of 134 bed centre for mental health comprising of wards, staff and visitor facilities, management and operational spaces, health and well-being facilities, external landscaping and gardens, car parking, servicing facilities and associated ancillary works.
<b>SITE/LOCATION:</b>	Lands to south of Antrim Area Hospital and East of Bush Manor, Bush Road, Antrim
<b>RECOMMENDATION:</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2023/0397/F</b> Proposed demolition of 735-737 Shore Road and erection of 2 no. apartment buildings comprising of 14 no. apartments, car parking, cycle parking, landscaping and all associated work (Renewal of Planning Approval LA03/2017/0418/F)
<b>SITE/LOCATION:</b>	735-737 Shore Road, Newtownabbey, BT37 0PY
<b>RECOMMENDATION:</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO LA03/2023/0861/F</b> 6 no. apartments
<b>SITE/LOCATION:</b>	415 Antrim Road, Newtownabbey, BT36 5ED
<b>RECOMMENDATION:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSED REASON FOR REFUSAL</b>	1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Planning Policy

Statement 7, Policy QD 1 in that it has not been demonstrated that the development respects the surrounding context and is appropriate to the character and topography of the site in terms of its design and would have a detrimental impact on neighbouring amenity by way of overlooking and dominance.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2023/0277/F**  
Demolition of existing buildings on site and erection of 12 No. apartments, including associated and ancillary works.  
**SITE/LOCATION:** 28 The Square Ballyclare, BT39 9BB  
**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**  
**PROPOSED REASON FOR REFUSAL** 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and criterion (f) of Policy QD 1 of Planning Policy Statement 7 Quality Residential Environments, in that adequate and appropriate provision has not been made for parking.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2024/0094/F**  
Erection of 4no retirement bungalows, parking, landscaping, and associated site works (in substitution for nursing home approved under LA03/2016/0902/RM)  
**SITE/LOCATION:** Land 40 metres east of No. 1 Castle Lodge, Randalstown  
**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**  
**PROPOSED REASON FOR REFUSAL** 1. The proposal is contrary to the 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.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2023/0883/O**  
Site for Dwelling and Garage  
**SITE/LOCATION:** 159m East of 28 Tardree Road, Kells, Ballymena  
**RECOMMENDATION:** **REFUSE OUTLINE PLANNING PERMISSION**  
**PROPOSED REASONS FOR REFUSAL** 1. The proposal is contrary to the 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 within the Strategic Planning Policy Statement and fails to meet the provisions for a dwelling on a farm in accordance with Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site is not visually linked or sited to cluster with an established group of buildings on the farm and it has not be successfully demonstrated that there is any exceptional reason as to why an alternative site away from the farm would be permitted.  
3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would fail to integrate

into the countryside as the site lacks long established natural boundaries or any substantial backdrop.

4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a new dwelling on the site would be a prominent feature in the landscape.

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

**PLANNING APPLICATION NO: LA03/2024/0253/O**

Site for 2 No. dwellings

100m SE of 111 Seven Mile Straight, Muckamore, Antrim,

**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 policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not represent a gap site within an otherwise substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that two dwellings on this site, if permitted, would fail to integrate into the countryside.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the buildings would add to an existing ribbon of development within the countryside.
5. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, in that it has not been demonstrated that access to the site would not prejudice road safety.

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

**PLANNING APPLICATION NO: LA03/2023/0890/F**

Expansion of curtilage and extension to dwelling.

3 Woodgreen, Antrim, BT41 1NN

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the provisions contained within Policy OS 1 of PPS 8: Open Space, Sport and Outdoor Recreation in that it has not been demonstrated that the redevelopment would bring substantial community benefits that outweighs the loss of open space.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2024/0230/O**  
Site for replacement dwelling

**SITE/LOCATION:** 110m NE of No. 25 Ballykennedy Road, Nutts Corner, Crumlin, BT29  
4SU

**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 Planning Policy Statement 21 Sustainable Development in the Countryside, in that there is 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 contained in the Strategic Planning Policy Statement and Policy CTY 3 of Planning Policy Statement 21 Sustainable Development in the Countryside in that the structure to be replaced does not exhibit the essential characteristics of a dwelling and all external structural walls are not substantially intact.

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](http://www.antrimandnewtownabbey.gov.uk) on **Wednesday 12 June 2024**.

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 14 June 2024**.

In addition to attending the meeting in person, the Planning Committee meeting 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.

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](mailto:planning@antrimandnewtownabbey.gov.uk) for further information.