

Planning Committee Meeting – Monday 16 September 2019
Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/1096/F**
Treatment facility for the depollution of End of Life Vehicles
(Variation of condition 2 of Planning Approval Ref: U/2008/0540/F
to allow for acceptance of additional waste types at the facility.)
- SITE/LOCATION:** 50 Trench Road, Mallusk, Newtownabbey, BT36 4TY
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
-
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0089/F**
Proposed development of 24 no. apartments within 4 no. blocks
(Partial amendment to previous planning approval U/2014/0167/F),
landscaping and all associated site and access works
- SITE/LOCATION:** Lands adjacent and north/north east of 85 and 91 Whitehouse Park
and adjacent and west of M5 Motorway, Newtownabbey
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASONS FOR REFUSAL**
1. The proposal is contrary to Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and associated guidance set out in DCAN8 and 'Creating Places' in that it has not been demonstrated that the proposal can achieve a quality and sustainable residential environment incorporating a design and layout which draws upon the positive aspects of the surrounding area due to:
 - (a) an Inappropriate form of parking provision;
 - (b) insufficient separation being provided to existing properties that will result in overlooking.
-
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0384/F**
Proposed construction of 5 no. houses and associated car parking
- SITE/LOCATION:** Site to rear of 24 and 26 Carnmoney Road, Glengormley
- 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 QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development represents an overdevelopment of the site as:
 - (a) it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout, scale and amount of hard standing;
 - (b) the layout will have an adverse impact on the amenity of existing residents.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7 'Quality Residential Environments', in that insufficient evidence has been received to demonstrate that there will be no unacceptable adverse effects on the proposed properties in terms of noise and odour from the adjacent premises.
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.

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

PLANNING APPLICATION NO: LA03/2018/0785/F

5 no. detached dwellings and associated access road
 Plots 13-17 Moylinney Mill, Nursery Park, Muckamore, Antrim

REFUSE PLANNING PERMISSION

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 Developments and Policy OS 2 of Planning Policy Statement 8; Open Space, Sport and Outdoor Recreation in that, the proposal fails to provide adequate provision for public open space within the site.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3; Access, Movement and parking, in that insufficient evidence has been received to ensure safe access to the public road.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of Planning Policy Statement 15; Planning and Flood Risk, in that insufficient evidence has been received to demonstrate that there will not be an increase in flood risk associated with the development.

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

PLANNING APPLICATION NO: LA03/2019/0016/F

12no. apartments in 2no. three storey buildings, with associated parking and access road.

Lands at Moylinney Mill, Nursery Park, Muckamore, Antrim

REFUSE PLANNING PERMISSION

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 Developments and Policy OS 2 of Planning Policy Statement 8; Open Space, Sport and Outdoor Recreation in that, the proposal fails to provide adequate provision for public open space within the site.
2. 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 Developments, in that, if approved the development would cause unacceptable harm to the amenity of nearby properties by way of overlooking.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3; Access, Movement and parking, in that insufficient evidence has been received to ensure safe access to the public road.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of Planning Policy Statement 15; Planning and Flood Risk, in that insufficient evidence has been received to demonstrate that there will not be an increase in flood risk associated with the development.

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

PLANNING APPLICATION NO: LA03/2018/1059/O

Site of Dwelling & Garage

Between 20A & 26 Kilmakee Road, Templepatrick, BT39 0EP

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the 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:
 - (a) would result in a pattern of development that would not respect the layout of the existing residential dwellings;
 - (b) would not result in a quality residential environment given the poor outlook for the existing residential dwellings;
 - (c) would be impacted through overlooking from existing dwellings.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:

PLANNING APPLICATION NO: LA03/2018/1138/F

Proposed rounding off to Glenoak Grange Meadows to include 1 detached dwelling and a pair of attached dwellings.

Lands to the east of Glenoak Grange Meadows, Crumlin

GRANT PLANNING PERMISSION

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

PLANNING APPLICATION NO: LA03/2019/0552/F

Proposed Ground Floor Granny Flat

19 Dairyland Road, Ballyclare

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the addendum to Planning Policy Statement 7; Residential Extensions and Alterations, in that, the proposed ancillary accommodation could viably and operationally function as an independent dwelling unit and the design of the resultant building would detract from the character and appearance of the surrounding area.

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

PLANNING APPLICATION NO: LA03/2019/0447/O

Site for 1 dwelling house
60m SW of 2 Grovelea, Ballyhill lane, Nutts Corner, Crumlin

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of 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 of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it;
(a) fails to meet with the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage; and
(b) would result in the loss of an important visual break in the developed appearance of the locality.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the buildings would, if permitted, create a ribbon of development resulting in a suburban style of build up, thereby resulting in a detrimental change to and further eroding the rural character of the area.

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

PLANNING APPLICATION NO: LA03/2019/0462/TPO

Pollard 1 no. Sycamore tree (TPO Tag No. 20) & Fell 1 No. Beech tree (TPO Tag No. 19)

Approx. 15m SW of 2 Harmony Lodge, Doagh

REFUSE TPO WORKS CONSENT

1. It has not been demonstrated that the proposed works are both necessary and appropriate for these protected trees as the proposal to fell 1 no. Beech tree (TPO Tag No. 19) and pollard 1 no. Sycamore tree (TPO Tag No. 20), protected by TPO/2000/0004, would undermine the validity of the TPO and reduce the level of amenity offered by same.

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 11 September 2019.

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. Requests to speak at this Planning Committee meeting must be received by Noon on Friday 13 September 2019.

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.