



11 November 2020

Committee Chair: Alderman T Campbell

Committee Vice-Chair: Councillor S Flanagan

Committee Members: Aldermen – F Agnew, P Brett and J Smyth
Councillors – J Archibald, H Cushinan, R Kinnear,
R Lynch, M Magill, R Swann and B Webb

Dear Member

MEETING OF THE PLANNING COMMITTEE

A remote meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 16 November 2020 at 6.00pm.**

All Members are requested to attend the meeting via "Zoom".

To ensure social distancing it is only possible to facilitate 11 Members in the Council Chamber. Priority admission will be given to Committee Members, this does not affect the rights of any Member participating in the meeting.

Yours sincerely

A handwritten signature in black ink that reads "Jacqui Dixon".

Jacqui Dixon, BSc MBA
Chief Executive, Antrim & Newtownabbey Borough Council

PLEASE NOTE: refreshments will not be available.

For any queries please contact Member Services:

Tel: 028 9034 0048 / 028 9448 1301

memberservices@antrimandnewtownabbey.gov.uk

AGENDA FOR PLANNING COMMITTEE – NOVEMBER 2020

Part One - The Planning Committee has the full delegated authority of the Council to make decisions on planning applications and related development management and enforcement matters. Therefore, the decisions of the Planning Committee in relation to this part of the Planning Committee agenda do not require ratification by the full Council.

Part Two - Any matter brought before the Committee included in this part of the Planning Committee agenda, including decisions relating to the Local Development Plan, will require ratification by the full Council.

- 1 Apologies.
- 2 Declarations of Interest.
- 3 Report on business to be considered:

PART ONE - Decisions on Planning Applications

- 3.1 Planning Application No: LA03/2019/0896/F
Proposed two storey dwelling on land 20m west of 2 Whinney Hill, Randalstown
- 3.2 Planning Application No: LA03/2020/0549/O
Dwelling and Garage (Infill) Site 1 on land 35 metres SE of 37 Ballylurgan Road, Randalstown
- 3.3 Planning Application No: LA03/2020/0550/O
Dwelling and Garage (Infill) Site 2 on land 70 metres SE of 37 Ballylurgan Road, Randalstown
- 3.4 Planning Application No: LA03/2020/03757/A
Replacement notice hoarding sign at 48 New Street, Randalstown

PART TWO – General Planning Matters

- 3.5 Delegated planning decisions and appeals October 2020
 - 3.6 Coastal Forum Working Group Minutes
 - 3.7 Pre-Determination Hearing for Planning Application No: LA03/2018/0842/F
(Proposed retail foodstore for ASDA at Doagh Road, Newtownabbey)
4. Any Other Business

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE
PLANNING COMMITTEE ON 16 NOVEMBER 2020**

PART ONE

PLANNING APPLICATIONS

COMMITTEE ITEM	3.1
APPLICATION NO	LA03/2019/0896/F
DEA	DUNSILLY
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Proposed two storey dwelling
SITE/LOCATION	20m west of 2 Whinney Hill, Randalstown
APPLICANT	Vygandas Urbitus
AGENT	CMI Planners
LAST SITE VISIT	29 th November 2019
CASE OFFICER	Glenn Kelly Tel: 028 903 40415 Email: glenn.kelly@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located 20m west of No.2 Whinney Hill, Randalstown which is within the settlement limits of Randalstown as defined by the Antrim Area Plan 1989-2001 (AAP). The site is currently an overgrown area of grass which was previously part of the rear garden area associated with No.2 Whinney Hill.</p> <p>The site is accessed by an existing driveway which runs between Nos. 2 and 3. The driveway is relatively flat before entering the site which itself is extremely steep, falling in an east to west direction.</p> <p>The site boundaries are defined by a 1m high post and wire fence along the southern boundary and a 2m high close boarded fence to the east (which is shared with the rear garden boundary of No.2 Whinney Hill). There is an increasing amount of dense scrub towards the western boundary which is undefined, as is the northern boundary. Each side of the driveway is defined by existing fencing.</p> <p>Beyond the western boundary of the site is a large group of mature trees in excess of 10m in height, beyond this is a pond and approximately 60m to the west of the site is the River Maine.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: T/2003/0114/O Location: Land adjacent to 2 Whinney Hill, Randalstown. Proposal: Site of Dwelling Decision: Permission Granted (09.06.2003)</p> <p>Planning Reference: T/2006/0435/O Location: Land to the rear of 2 Whinney Hill, Randalstown. Proposal: Renewal of previously approved outline planning application (T/2003/0114/O) for 1no dwelling and garage Decision: Permission Granted (07.12.2006)</p>	

Planning Reference: T/2007/0066/RM
Location: Land to rear of No.2 Whinney Hill, Randalstown.
Proposal: New dwelling house with integral garage
Decision: Permission Granted (09.08.2007)

Planning Reference: LA03/2015/0537/F
Location: 20m west of No.2 Whinney Hill, Randalstown.
Proposal: 2 storey modern dwelling house with detached garage
Decision: Permission Refused (21.06.2016)
PAC Decision: Appeal Dismissed (31.03.2017)

PLANNING POLICY AND GUIDANCE

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is located within the settlement limits of Randalstown. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing

buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

CONSULTATION

Council Environmental Health Section - No objection.

Department for Infrastructure Roads- No objection.

Department for Infrastructure Rivers - No objection.

Northern Ireland Environment Agency: Water Management Unit- No objection.
Shared Environmental Services - No objection.

Council Tree Officer - No objection.

REPRESENTATION

Nine (9) neighbouring properties were notified and three (3) letters of objection have been received. Two (2) letters of objection have been submitted from No.2 Whinney Hill (the latter dated 25th May 2020 states that it represents the views of the residents of Nos.1-7 Whinney Hill and No.40 Magheralane Road) and two (2) letters from Colin McAuley consultant who advises that he is representing eight (8) properties; Nos. 1-7 Whinney Hill and No. 40 Magheralane Road, Randalstown. A summary of the key points of objection raised is provided below:

- Access and parking issues.
- Noise impact.
- Design dominant impact upon neighbouring property.
- Impact upon TPO trees.
- Land ownership issues.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development
- Design and Appearance
- Neighbour Amenity
- Flood Risk
- Impact on Landscape
- Other Matters

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to determination of the proposal.

The site is located within the settlement limits of Randalstown as defined by the AAP 1984-2001. The plan offers no specific guidance on the site or the proposal.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs).

In respect of the proposed development, there is no conflict or change of policy direction between the provisions of the SPPS and that contained in the following PPSs which provide the relevant regional policy context for consideration of the proposal

- PPS 7: Quality Residential Environments;
- 2nd Addendum to PPS7 (APPS7): Safeguarding the Character of Established Residential Areas;
- PPS 3: Parking and Movement;
- PPS 15: Planning and Flood Risk.

Within this policy context, it is considered the principle of a dwelling on the site would be acceptable subject to the development complying with the Plan's provisions for residential development and the creation of a quality residential environment as well as meeting other requirements in accordance with regional policy and associated guidance which are addressed in detail below.

Design and Appearance

Policy QD 1 of PPS 7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area.

The proposal entails the development of a dwelling to the rear of (west of) No. 2 Whinney Hill. The site on which the dwelling is to be placed is steeply sloping with a steep fall in an east to west direction. The proposed dwelling will be a split level two-storey linear rectangular dwelling; however, given the topography of the site the dwelling will be all but invisible from views along the shared laneway of Whinney Hill. The applicant proposes to locate the dwelling onto the lower section of the slope and support it with external beams to the underside to give a "floating" impression over the lower ground. The proposed dwelling is to be finished in timber cladding to the external walls. Dark green/brown box metal cladding will be used to construct the roof and some side panels. Timber fixed louvre blinds are proposed on each side of the balcony area on the western end. Obscure glazing is proposed on the two windows on the southern elevation facing towards lands associated with No.1 Whinney Hill.

The proposed dwelling has a height of 5.8m above ground level where it comes closest to directly meeting the ground at its eastern part. A significant portion of the dwelling is cantilevered above the existing ground level and this is at its most extreme

at the western end of the dwelling. At this point it will have a ridge height approximately 9m above the ground level. The height is not significantly greater than the existing two storey dwellings along Whinney Hill despite being at a much lower level (approximately 6m lower). The dwelling will have an overall length of 17.5m including balcony and a width of 7.5m.

The proposal's overall shape is similar in style to the previous refusal (LA03/2015/0537/F) however, the proposed dwelling now sits approximately 22m further west, on lower ground than the siting of the previously refused dwelling, with a parking arrangement on the eastern most section adjacent to No.2 Whinney Hill. As a result the siting of the dwelling now proposed will be approximately 24m from the rear boundary fence of No.2 Whinney Hill.

The proposed dwelling has a contemporary design which is not strictly in keeping with the character and appearance of the surrounding houses along Whinney Hill. It is noted (as the PAC noted in their decision to dismiss the previous appeal on the site under 2016/A0088) that given the lower setting of the dwelling, there will be limited views of the dwelling from along the public vantage points along Whinney Hill. This opinion is further substantiated with the movement of the dwelling 22m west and onto lower ground away from Whinney Hill. Views from surrounding rear gardens are not considered to be public views. There are long distance public views from the west, but as these are in excess of 400m away and are reduced due to the mature trees west of the site (which are protected by TPO), it is considered these views are not critical.

It is therefore considered that the proposed design is an acceptable design solution in response to the site's physical characteristics. Notwithstanding the significantly different design of the proposed dwelling to those in the surrounding area, the lack of views from public vantage points along Whinney Hill should ensure that the proposed design will not have any significant impact on the character and appearance of this area. The design of the dwelling is considered to be in compliance with criteria (a) of Policy QD 1 of PPS 7.

Neighbour Amenity

Criteria (h) of QD 1 of PPS 7 states that the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

Four letters of objection have been received, three of which indicate that they represent the owners of properties 1-7 Whinney Hill and No.40 Magheralane Road. In relation to matters of neighbour amenity the residents object to noise and disturbance by way of moving vehicles in and out of the site; and the dominance that the proposal may have on adjacent properties due to the close proximity of a large blank gable wall to the garden of No.1 Whinney Hill.

The closest existing dwelling to the proposed dwelling is No. 2 Whinney Hill which is approximately 35m to the east. No.1 Whinney Hill is approximately 36m to the southeast, while No.3 Whinney Hill is approximately 38m away to the northeast. The separation distances between the proposed dwelling and Nos. 1, 2 & 3 Whinney Hill are considered acceptable and in accordance with the design guide "Creating

Places" which recommends a minimum separation distance of 20m where there are first floor opposing windows. This distance is also considered acceptable given the significantly lower level of the proposed dwelling in comparison to the existing dwellings with a difference in floor levels of approximately 6m.

The applicant proposes a 2m high acoustic fence along the eastern boundary with No.2 Whinney Hill, as a result it is considered that there will be little opportunity for overlooking into the rear of this existing property.

The applicant has proposed 2no. windows on the southern elevation, one at ground floor and one at first floor, both of these are to be completed using obscure glazing. 4no. windows are proposed on the northern elevation, two at ground floor and two at first floor, these are not obscure. Further boundary treatments include 2m acoustic fencing alongside the proposed driveway and parking area on the northern side and a 1.8m close boarded fence surrounding the remainder of the site. There will be a retaining wall surrounding the parking area at the eastern end of the site which measures approximately 1m.

The obscure glazed windows on the southern elevation reduce the potential impact of overlooking upon the rear lands of No.1 Whinney Hill. In addition, privacy is further assisted given the siting of the proposed dwelling on the lower end of the site. As a result the proposed dwelling would have an outlook over an area dense vegetation and scrub associated with No.1 and not the maintained area of garden space. It is not considered that there is regular use of this portion of the garden area which should reduce the impact of any overlooking.

An objector has raised concerns regarding the impact that this development may have on the amenity of No. 1 Whinney Hill given that the proposed dwelling would be situated only 1m from the boundary with No.1 Whinney Hill. The objector has stated that such a large solid expanse of a building would be unduly dominant upon the rear garden of No.1. It is considered that given the unkept nature of the garden space directly adjacent to the proposal there will be little impact due to dominance upon those using the garden of No.1, particularly within the areas that are well maintained.

Issues involving overlooking have largely been eliminated from the southern elevation as discussed by way of obscure glazing. Standard windows do remain on the northern elevation and look towards the rear garden of No.3, however, the rear sloping garden of No.3 is quite significantly unkept and it is unlikely that this area is being used on a regular basis as private amenity space. It is also acknowledged that there are large TPO trees adjacent to the development at this point which would help screen views into the rear garden area of No.3, this is in addition to the proposed fencing. Notwithstanding these points, Nos. 1, 2 and 3 all have private gardens east of the site which are defined by fencing and will not be impacted by the development in terms of overlooking or a dominance effect.

Objectors have also raised the issue of noise emanating from the introduction of increased traffic to the site. During the previous appeal 2016/A0088 the Commissioner found that the increased traffic levels may create an unacceptable disturbance for existing residents, particularly due to the hill section of the site where cars would have to accelerate harder. A noise report was submitted with the current

application and consultation was carried out with the Council's Environmental Health Section (EHS). This report considered the movement of parking to the top of the site which removed the hill section. Acoustic fencing is also to be used alongside existing fencing running between the site and the driveway between Nos. 2 and 3. The report concluded that there would be no unsatisfactory noise impact upon any neighbouring property. EHS reviewed the acoustic report and concurs with its findings, therefore, it is considered there will be no significant impact upon neighbouring properties in terms of noise and little weight can be afforded to this aspect.

Having taken the above into consideration it is considered that the proposal is in compliance with part (h) of QD 1 of PPS 7 and there will be no unsatisfactory impacts upon surrounding neighbour amenity.

Flood Risk

The River Maine, which is designated under the terms of the Drainage (Northern Ireland) Order 1973 flows in a southerly direction approximately 75m to the west of the site. The site does not fall within the 1 in 100-year fluvial flood plain but does come close to the floodplain along its western boundary. DfI Rivers has raised no objection on the basis that the area to be developed is situated outside the floodplain. All proposed finished floor levels shall be at least at a level of 27.25 above ordnance datum (AoD). The lowest finished floor level on the proposed dwelling appears to be 36 AoD. Therefore, there is no presumed flood risk associated with the development.

Impact on Landscape

A number of TPO trees are located within the western area of the site on the lower portion of the slope; these are located a significant distance away from the proposed siting of the dwelling. There are also a number of protected trees just outside the site to the north and south. A tree report was submitted by the applicant and this was passed to the Council's Tree Officer for comment. The Tree Officer responded stating that they were satisfied that the protective fencing details shown within the report were in accordance with British Standards and considered satisfactory. To ensure compliance with the details of the report the Tree Officer recommends a condition is attached to the grant of planning permission, should it be forthcoming, stating that works should be in compliance with the report.

Other Matters

Issues were raised by objectors in relation to the ownership of land. The applicant has completed Certificate C to show that they will require lands outside their control and notice has been served on a number of properties whose interest is stated as 'Rights of way in access'. Land ownership and property rights are not generally considered to be material considerations. In this case it appears that the parties are aware of the planning application and any landownership challenge is considered to be a civil matter between the parties involved and not a determining consideration in this instance.

DfI Roads was consulted on the proposal and has no objections on road safety grounds subject to conditions.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of the development is considered acceptable;
- The design of the proposed dwelling is considered acceptable;
- There will be no significant impact upon the neighbouring amenity of the site;
- There are no flood risk concerns relating to the development;
- There is no impact on the existing TPO trees.

RECOMMENDATION	GRANT PLANNING PERMISSION
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PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.03/A bearing the date stamp 06th December 2019, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

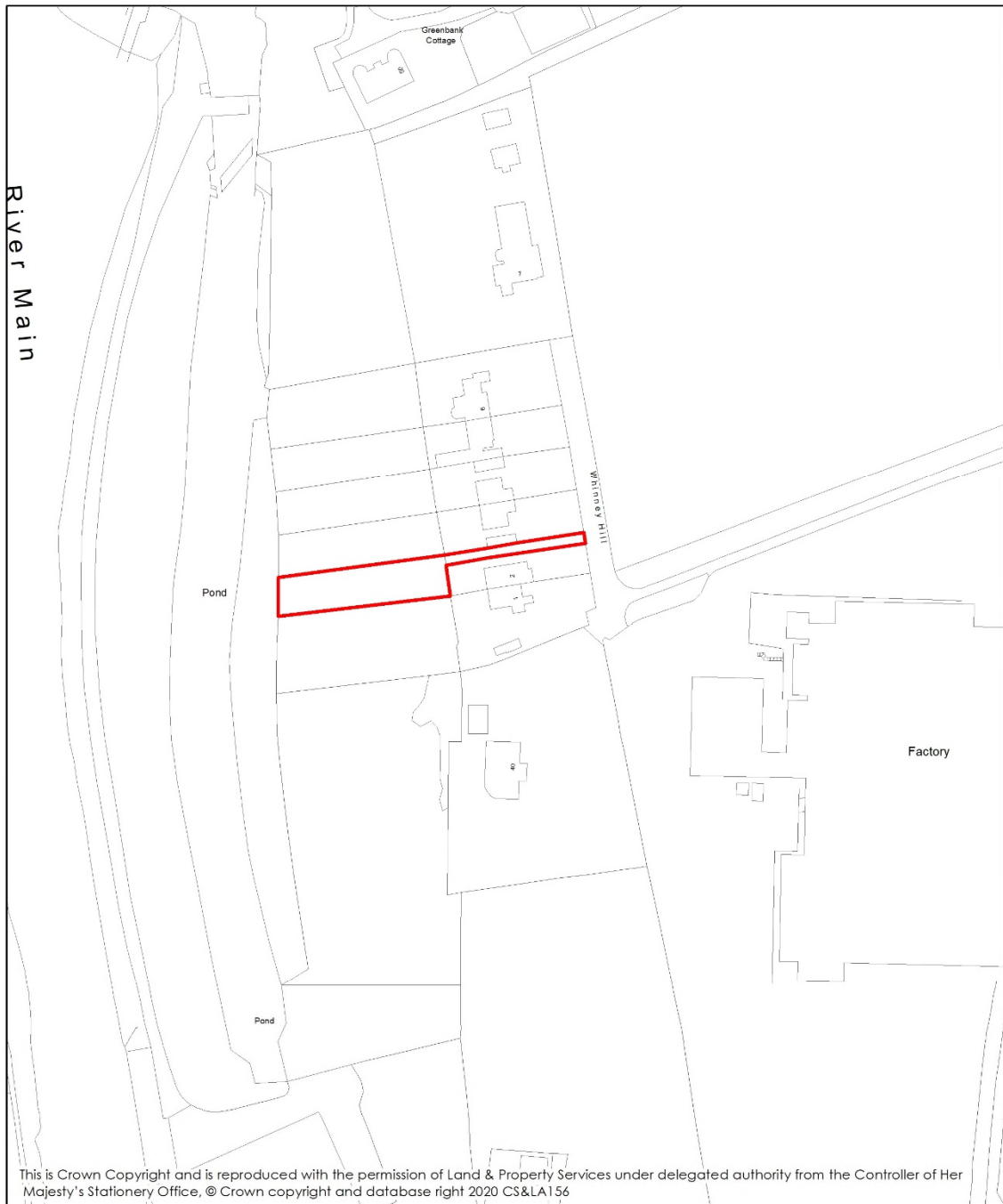
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The gradient of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in interests of road safety and the convenience of road user.

4. All existing trees shall be retained at their current height and allowed to grow on as shown on drawing 02D date stamped 9th September 2020. All trees on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Council in accordance with chapter 3 "Tree Protection Measures" (including figures 1 & 2 within this chapter). Protective measures shall also be in accordance with the best practice guidance contained within British Standards BS5837:2012 and in place for the duration of the works on site. In the event that trees become damaged or otherwise defective during such period, the Council shall be notified as soon as reasonably practicable and remedial action agreed and implemented.

Reason: To ensure that all trees to be retained are adequately protected from damage to their health and stability throughout the construction period in the interests of amenity.



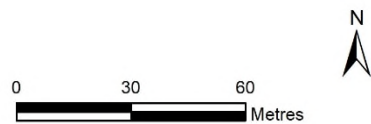
Location Map

Application Reference: LA03/2019/0896/F

Location: 20m West of 2 Whinney Hill, Randalstown

Proposal: Proposed 2 storey dwelling house and detached garage

 Site Boundary



COMMITTEE ITEM	3.2
APPLICATION NO	LA03/2020/0549/O
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Dwelling and Garage (Infill)
SITE/LOCATION	Site 1, 35 metres SE of 37 Ballylurgan Road, Randalstown
APPLICANT	Ryan Butler
AGENT	J E McKernan & Son
LAST SITE VISIT	7th September 2020
CASE OFFICER	Lindsey Zecevic Tel: 028 903 Email: lindsey.zecevic@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located approximately 35 metres southeast of Ballylurgan Road, Randalstown which is outside of any settlement limit as defined in the Antrim Area Plan 1984 – 2001.</p> <p>The site consists of an agricultural field with a site frontage of approximately 43 metres along the Ballylurgan Road. The site boundary to the southwest (roadside) is defined by mature hedges and trees approximately 10 metres in height. The northwestern boundary is defined by mature hedges and the northeastern boundary is defined by a post and wire fence, hedges and mature trees of varying heights. The southeastern boundary remains undefined as the application site forms part of a larger agricultural field; the southeastern portion of the field being the subject of a separate concurrent planning application for a second infill dwelling under planning application reference LA03/2020/0550/O. The topography of the site slopes towards the Ballylurgan Road in a southwesterly direction.</p> <p>The application site is located within a rural area and the surrounding land use is predominately agricultural with a number of detached dwellings located in the immediate vicinity.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2020/0550/O Location: Site 2, 70m SE of 37 Ballylurgan Road Proposal: Dwelling and Garage (Infill) Decision: Under Consideration</p>	
PLANNING POLICY AND GUIDANCE	
<p>Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.</p>	

Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is located outside any settlement limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance pertinent to this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

CONSULTATION

Council Environmental Health Section – No objection.

Northern Ireland Water – No objection.

Department for Infrastructure Roads- No objection subject to conditions.

REPRESENTATION

Two (2) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development
- Integration and Impact on Character and Appearance of the Area
- Neighbour Amenity
- Access, Parking and Road Safety

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Antrim Area Plan 1984-2001 (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to the determination of the proposal.

The application site is located within the countryside outside of any settlement limit defined in AAP. There are no specific operational policies or other provisions relevant to the determination of the application contained in the Plan.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is PPS 21: Sustainable Development in the Countryside. Taking into account the transitional arrangements of the SPPS, retained PPS 21 provides the relevant policy context for the proposal. Supplementary guidance on PPS 21 is contained in document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

Policy CTY 1 of PPS 21 indicates that there are certain types of development acceptable in principle in the countryside and that will contribute to the aims of sustainable development. There are a number of cases when planning permission will be granted for an individual dwelling house. One of these is the development of a small gap site within an otherwise substantial and continuously built up frontage in accordance with Policy CTY 8. Policy CTY 1 goes on to state that other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement. Whilst the main thrust of Policy CTY 8 is to resist ribbon development as this is detrimental to the character, appearance and amenity of the countryside, the policy exceptionally provides for the development of a gap site where the following four specific criteria are met:

- (a) the gap site is within an otherwise substantial and continuously built up frontage;
- (b) the gap site is small sufficient only to accommodate up to a maximum of two houses;
- (c) the proposal respects the existing development pattern along the frontage in terms of size, scale, siting and plot size; and
- (d) the proposal meets other planning and environmental requirements.

For the purposes of the policy the definition of a substantial and continuously built up frontage includes a line of three or more buildings along a road frontage without

accompanying development to the rear. A building has frontage to the road if the plot in which it stands abuts or shares a boundary with the road.

In the context of this application, the site comprises the northwestern portion of an agricultural field. The site is rectangular in shape and has a roadside frontage of approximately 43 metres. As noted above, the remainder of this field to the southeast is the subject of a separate concurrent planning application under reference LA03/2020/0550/O for a second infill dwelling which is currently under consideration.

The application site lies between No. 37 Ballylurgan Road, a road frontage dwelling, to the northwest and the remainder of the agricultural field to the southeast at Site 2, which is subject to planning application reference LA03/2020/0550/O. The access point to No. 35a Ballylurgan Road abuts the southeastern boundary of Site 2. The existing dwelling at No. 35a Ballylurgan Road is set back approximately 80 metres from the Ballylurgan Road, has no frontage to the road, rather it accesses onto it via a laneway. The curtilage of the dwelling is set back and separated from the road by an agricultural field which forms part of the current application site. Furthermore, No. 35a Ballylurgan Road is situated one field back from the Ballylurgan Road and to the rear and east of the application site and Site 2.

Given these circumstances, the application site is not considered a gap within a substantial and continuously built up frontage as No. 35a Ballylurgan Road does not have a frontage to the road. Additionally, as No.35a Ballylurgan Road is sited to the rear and east of the application site it fails to facilitate the creation of a gap site as there is no 'bookend' to the development.

Consequently, it is considered that the proposal fails to meet criteria (a) and criteria (b) of Policy CTY 8 as detailed above, as the application site does not represent a small gap as defined by the policy, and the proposal is not an exception to the policy presumption against ribbon development. Therefore, the development proposal cannot meet the remaining tests of Policy CTY 8 which requires the proposal to respect the existing development pattern in terms of size, scale, siting and plot size, and satisfy other environmental requirements.

As the proposal does not constitute an exception as defined in the policy it would lead to a ribbon of development along the Ballylurgan Road, with a row of buildings which have a common frontage onto a road and would be visually linked.

Policy CTY 1 states that other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement. The applicant has provided no evidence to demonstrate that there are any overriding reasons why the development is essential. The proposal is therefore unacceptable in principle and is contrary to Policy CTY 1 of PPS 21.

Integration and Impact on Character and Appearance of the Area

Paragraph 6.70 of the SPPS states that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed. Policy CTY 14 goes on to state that planning permission will be granted for a building in the countryside where it does not cause detrimental change to, or further erode

the rural character. Criterion (d) of Policy CTY 14 indicates that a new building will be unacceptable where it creates or adds to a ribbon of development.

Ribbon development can occur even where development does not have frontage to a road. Paragraph 5.33 of the justification and amplification text of Policy CTY 8 states that buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or if they are visually linked.

A dwelling on the application site would be clearly read together with No. 37, No. 35a, No. 35b and No. 35c Ballylurgan Road. The dwellings along the Ballylurgan Road, are set back from the public road by a minimum of 30 metres. Critical views are visible when travelling in a northwesterly direction over a distance of approximately 130 metres. Views in a southeasterly direction are also visible over a distance of approximately 30 metres.

Paragraph 5.34 of Policy CTY 8 states that many frontages in the countryside have gaps between houses or other buildings that provide relief and visual breaks in the developed appearance of the locality and that help to maintain rural character. It is considered that the application site provides such a visual break in the existing development in the area.

The infilling of this critical visual gap is considered to be detrimental to the rural character of the area as the development proposal will result in the creation of a linear form of ribbon development along the Ballylurgan Road, which is at odds with the present dispersed settlement pattern. The proposal is therefore considered contrary to criteria (d) of Policy CTY 8 of PPS 21 and will therefore have a detrimental impact on the character of the rural area.

Policy CTY 13 of PPS 21 states that planning permission may be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and is of an appropriate design. Criterion (a) of the policy indicates that a new building will be unacceptable if it is a prominent feature in the landscape. Given the significant natural screening to the southwestern roadside boundary and the existing vegetation along the northwestern and northeastern site boundaries it is considered that a suitably designed building would integrate into the surrounding landscape. As this application is for outline planning permission no details have been submitted regarding the proposed design or layout.

It is considered that the proposed dwelling would have a suitable degree of enclosure and would not have a prominent location in the landscape. While the test is not one of invisibility, it is rather an assessment of the extent to which the development of the proposed site will blend unobtrusively with the immediate and wider surroundings. However, this does not overcome the concerns regarding the creation of ribbon development, and it is therefore considered that the proposal fails to comply with Policy CTY 14 of PPS 21.

Neighbour Amenity

As this application seeks outline planning permission, no details have been provided regarding the proposed layout and design of the proposed dwelling. However, it is

considered that a dwelling could be appropriately designed for the site to ensure the privacy and amenity of neighbouring properties is not significantly impacted.

Access, Parking and Road Safety

DfI Roads was consulted on the proposed means of access to the site and has raised no objection to the principle of the scheme. It is therefore considered that the proposal is compliant with Policy AMP 2 of PPS 3.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

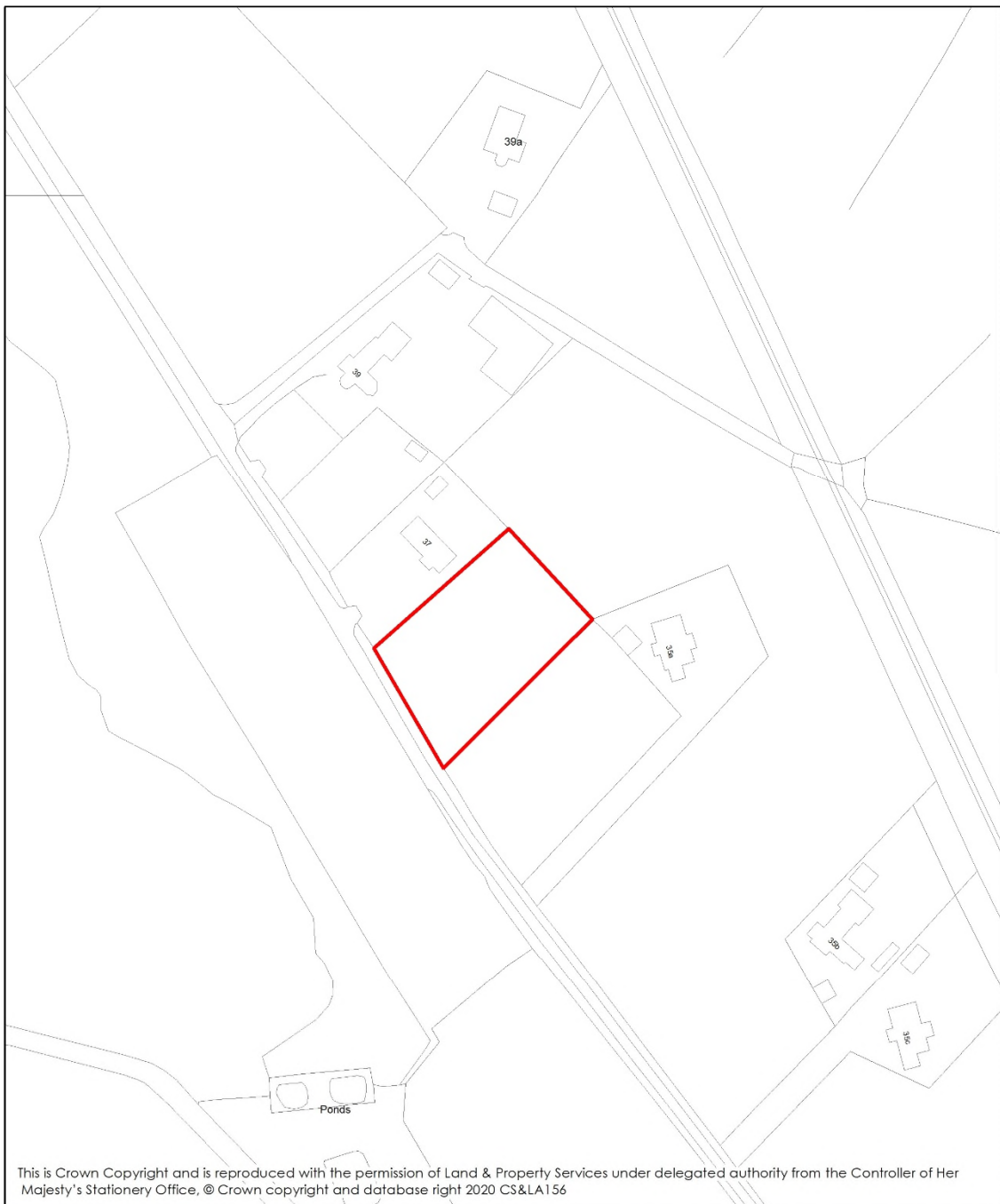
- The principle of the development is considered unacceptable as the proposal is contrary to the provisions of the SPPS, Policy CTY 1 and Policy CTY 8 of PPS 21 as no infill opportunity exists at this location;
- The proposal constitutes ribbon development that will cause a detrimental change to and further erode the rural character of the area;
- The dwelling, if permitted would not have a detrimental impact on the amenity of the neighbouring properties; and
- There are no road safety concerns regarding the proposal.

RECOMMENDATION

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASONS OF 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 in the Strategic Planning Policy Statement 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.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in the addition of existing ribbon development resulting in suburban style build up when viewed with the existing and approved dwellings on the Ballylurgan Road.

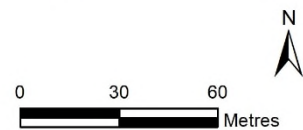


Location Map

Application Reference: LA03/2020/0549/O

Location: 35m SE of 37 Ballylurgan Road, Randalstown

Proposal: Site for dwelling and garage (infill)



 Site Boundary



COMMITTEE ITEM	3.3
APPLICATION NO	LA03/2020/0550/O
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Dwelling and Garage (Infill)
SITE/LOCATION	Site 2, 70m SE of 37 Ballylurgan Road, Randalstown
APPLICANT	Ryan Butler
AGENT	J E McKernan & Son
LAST SITE VISIT	7 th September 2020
CASE OFFICER	Lindsey Zecevic Tel: 028 903 40214 Email: lindsey.zecevic@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located approximately 70 metres southeast of 37 Ballylurgan Road, Randalstown which lies outside of any defined settlement limit defined in the Antrim Area Plan 1984 – 2001.</p> <p>The site consists of an agricultural field with a site frontage of approximately 43 metres along the Ballylurgan Road. The site boundary to the southwest (roadside) is defined by mature hedging and trees approximately 10 metres in height. The northeastern boundary is defined by a post and wire fence, hedging and mature trees of varying heights. This boundary abuts No. 35a Ballylurgan Road. The northwestern boundary remains undefined as the application site forms part of a larger agricultural field; the northwestern portion of this field being the subject of a separate concurrent planning application for a second infill dwelling under planning application reference LA03/2020/0549/O. The southeastern boundary is defined by a post and wire fence and hedging. This abuts the access to No. 35a Ballylurgan Road. The topography of the site slopes towards the Ballylurgan Road in a southwesterly direction.</p> <p>The application site is located within a rural area with the land use being predominately agricultural. There are a number of detached dwellings located in the immediate vicinity.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2020/0549/O Location: Site 1, 35m SE of 37 Ballylurgan Road Proposal: Dwelling and Garage (Infill) Decision: Under Consideration</p>	
PLANNING POLICY AND GUIDANCE	
<p>Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.</p>	

Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is located outside any settlement limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance pertinent to this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

CONSULTATION

Council Environmental Health Section – No objection.

Northern Ireland Water – No objection.

Department for Infrastructure Roads- No objection, subject to conditions.

REPRESENTATION

Two (2) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context and Principle of Development
- Integration and Impact on Character and Appearance of the Area
- Neighbour Amenities
- Access, Parking and Road Safety

Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to the determination of the proposal.

The application site is located within the countryside outside any settlement limit defined in AAP. There are no specific operational policies or other provisions relevant to the determination of the application contained in the Plan.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is PPS 21: Sustainable Development in the Countryside. Taking into account the transitional arrangements of the SPPS, retained PPS 21 provides the relevant policy context for the proposal. Supplementary guidance on PPS 21 is contained in document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

Policy CTY 1 of PPS 21 indicates that there are certain types of development acceptable in principle in the countryside and that will contribute to the aims of sustainable development. There are a number of cases when planning permission will be granted for an individual dwelling house. One of these is the development of a small gap site within an otherwise substantial and continuously built up frontage in accordance with Policy CTY 8. Policy CTY 1 goes on to state that other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement.

Whilst the main thrust of Policy CTY8 is to resist ribbon development as this is detrimental to the character, appearance and amenity of the countryside, the policy exceptionally provides for the development of a gap site where the following four specific criteria are met:

- (a) The gap site is within an otherwise substantial and continuously built up frontage;
- (b) the gap site is small sufficient only to accommodate up to a maximum of two houses;
- (c) the proposal respects the existing development pattern along the frontage in terms of size, scale, siting and plot size; and
- (d) the proposal meets other planning and environmental requirements.

For the purposes of the policy the definition of a substantial and continuously built up frontage includes a line of three or more buildings along a road frontage without

accompanying development to the rear. A building has frontage to the road if the plot in which it stands abuts or shares a boundary with the road.

In the context of this application, the site comprises the southeastern portion of an existing agricultural field. The site is rectangular in shape and has a roadside frontage of approximately 43 metres. As noted above, the remainder of this field to the northwest is the subject of a separate planning application under reference LA03/2020/0549/O for a second infill dwelling which is currently under consideration.

The application site lies between No. 37 Ballylurgan Road, a road frontage dwelling, to the northwest and the remainder of the agricultural field to the northwest at Site 1, which is subject to planning application reference LA03/2020/0549/O. The access point to No. 35a Ballylurgan Road abuts the southeastern boundary of this site. No. 35a Ballylurgan Road is set back approximately 80 metres from the Ballylurgan Road and only has a connection with the Ballylurgan Road via its access laneway. The curtilage of the dwelling is set back and separated from the road by an agricultural field which forms part of this application site. Furthermore, No. 35a Ballylurgan Road is situated one field back from the Ballylurgan Road and to the rear of the application site.

Given these circumstances, the application site is not considered a gap within a substantial and continuously built up frontage as No. 35a Ballylurgan Road does not have a frontage to the road. Additionally, as No.35a Ballylurgan Road is sited to the rear of the application site it fails to facilitate the creation of a gap site as there is no 'bookend' to the development.

Consequently, it is considered that the proposal fails to meet criteria (a) and criteria (b) of Policy CTY 8 as detailed above, as the application site does not represent a small gap as defined by the policy, and the proposal is not an exception to the policy presumption against ribbon development. Therefore, the development proposal cannot meet the remaining tests of Policy CTY 8 which requires the proposal to respect the existing development pattern in terms of size, scale, siting and plot size, and satisfy other environmental requirements.

As the proposal does not constitute an exception as defined in the policy it would lead to a ribbon of development along the Ballylurgan Road, with a row of buildings which have a common frontage onto a road and would be visually linked.

Policy CTY 1 states that other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement. The applicant has provided no evidence to demonstrate that there are any overriding reasons why the development is essential. The proposal is therefore unacceptable in principle and is contrary to Policy CTY 1 of PPS 21.

Integration and Impact on Character and Appearance of the Area

Paragraph 6.70 of the SPPS states that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed. Policy CTY 14 goes on to state that planning permission will be granted for a building in the countryside where it does not cause detrimental change to, or further erode the rural character. Criterion (d) of Policy CTY 14 indicates that a new building will be unacceptable where it creates or adds to a ribbon of development.

Ribbon development can occur even where development does not have frontage to a road. Paragraph 5.33 of the justification and amplification text of Policy CTY 8 states that buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or if they are visually linked.

A dwelling on the application site would be clearly read together with No. 37, No. 35a, No. 35b and No. 35c Ballylurgan Road. The dwellings along the Ballylurgan Road, are set back from the public road by a minimum of 30 metres. Critical views are visible when travelling in a northwesterly direction over a distance of approximately 110 metres. Views in a southeasterly direct are also visible over a distance of approximately 75 metres.

Paragraph 5.34 of Policy CTY 8 states that many frontages in the countryside have gaps between houses or other buildings that provide relief and visual breaks in the developed appearance of the locality and that help to maintain rural character. It is considered that the application site provides such a visual break in the existing development in the area.

The infilling of this critical gap is considered to be detrimental to the rural character of the area as the development proposal will result in the creation of a linear form of ribbon development along the Ballylurgan Road, which is at odds with the present dispersed settlement pattern. The proposal is therefore considered contrary to criteria (d) of Policy CTY 8 of PPS 21 and will therefore have a detrimental impact on the character of the rural area.

Policy CTY 13 of PPS 21 states that planning permission may be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and is of an appropriate design. Criterion (a) of the policy indicates that a new building will be unacceptable if it is a prominent feature in the landscape. Given the significant natural screening to the southwestern roadside boundary and the existing vegetation along the southeastern and northeastern site boundaries it is considered that a suitably designed building would integrate into the surrounding landscape. As this application is for outline planning permission no details have been submitted regarding the proposed design or layout.

It is considered that the proposed dwelling would have a suitable degree of enclosure and would not have a prominent location in the landscape. While the test is not one of invisibility, it is rather an assessment of the extent to which the development of the proposed site will blend unobtrusively with the immediate and wider surroundings. However, this does not overcome the concerns regarding the creation of ribbon development, and it is therefore considered that the proposal fails to comply with Policy CTY 14 of PPS 21.

Neighbour Amenity

As this application seeks outline planning permission, no details have been provided regarding the proposed layout and design of the proposed dwelling. However, it is considered that a dwelling could be appropriately designed for the site to ensure the privacy and amenity of neighbouring properties is not significantly impacted.

Access, Parking and Road Safety

DfI Roads was consulted on the proposed means of access to the site and has raised no objection to the principle of the scheme. It is therefore considered that the proposal is compliant with Policy AMP 2 of PPS 3.

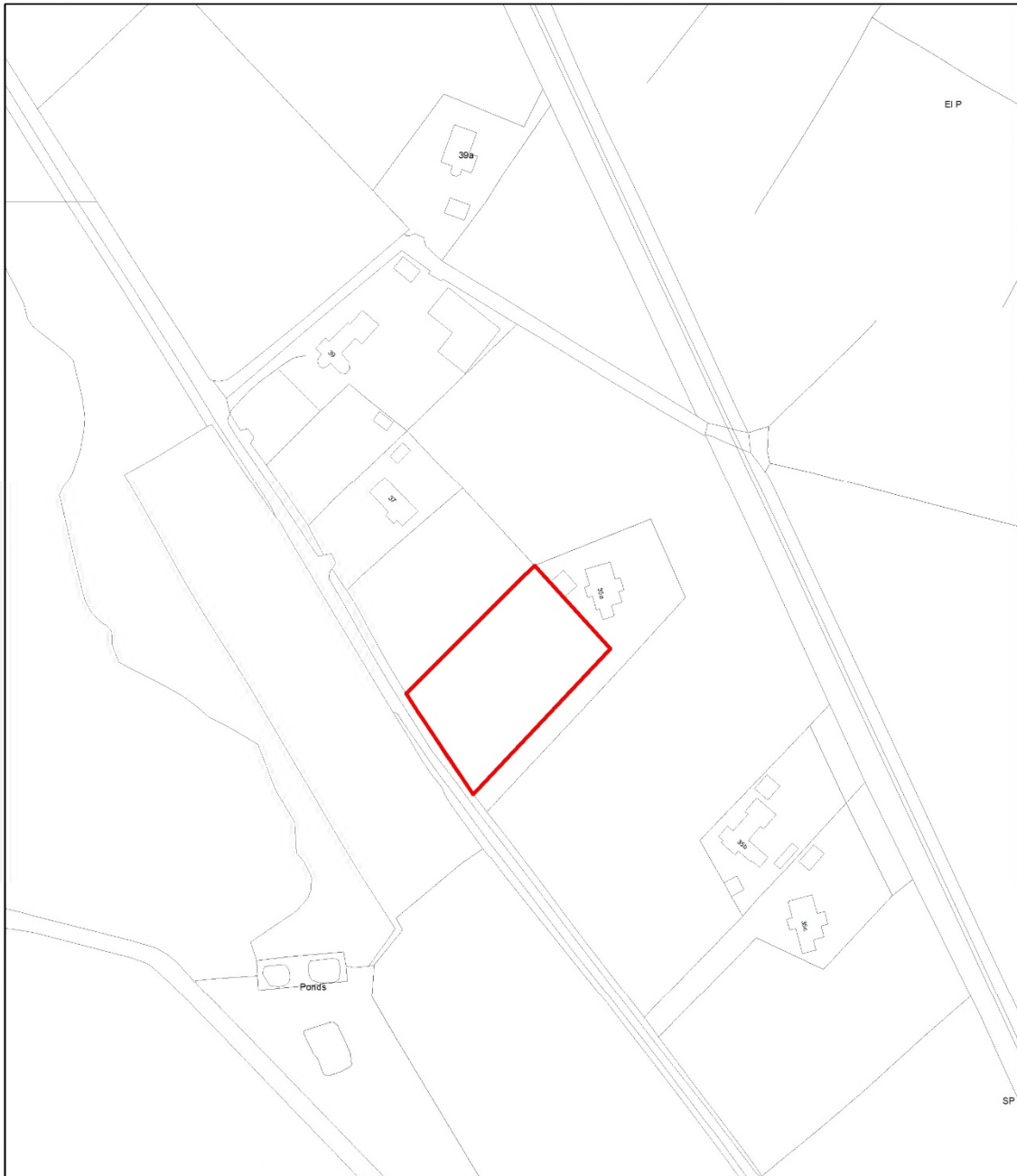
CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of the development is considered unacceptable as the proposal is contrary to the provisions of the SPPS, Policy CTY 1 and Policy CTY 8 of PPS 21 as no infill opportunity exists at this location;
- The proposal constitutes ribbon development that will cause a detrimental change to and further erode the rural character of the area;
- The dwelling, if permitted would not have a detrimental impact on the amenity of the neighbouring properties; and
- There are no road safety concerns regarding the proposal.

RECOMMENDATION**REFUSE OUTLINE PLANNING PERMISSION****PROPOSED REASONS OF REFUSAL**

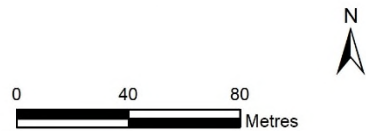
1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement 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.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in the addition of existing ribbon development resulting in suburban style build up when viewed with the existing and approved dwellings on the Ballylurgan Road.



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Location Map

Application Reference: LA03/2020/0550/O
 Location: 70m SE of 37 Ballylurgan Road, Randalstown
 Proposal: Site for dwelling and garage (infill)



 Site Boundary



COMMITTEE ITEM	3.4
APPLICATION NO	LA03/2020/0375/A
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE ADVERTISEMENT CONSENT
PROPOSAL	Replacement notice hoarding sign
SITE/LOCATION	48 New Street, Randalstown
APPLICANT	Randalstown Gospel Hall
AGENT	Ivan McClean
LAST SITE VISIT	30 th July 2020
CASE OFFICER	Glenn Kelly Tel: 028 903 40415 Email: Glenn.kelly@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located at 48 New Street, Randalstown which is within the settlement limits of Randalstown, just outside of the designated town centre as defined by the Antrim Area Plan (AAP) 1984-2001. The site also falls within the Randalstown Conservation Area, close to its southern boundary.</p> <p>The site contains an existing timber hoarding sign and is located within an area of car parking associated with the gospel hall which is located on the site. There is a 1.5m high hedge which runs along the site's western boundary.</p> <p>The sign is to be located approximately 35m northwest of the gospel hall, which itself is situated in the southeastern corner of the site. The topography of the site falls gradually in a northern direction towards the town centre.</p> <p>There is a variation in land uses surrounding the site. Elim Church is to the north, a Presbyterian Church is to the west on the opposite side of New Street and two storey residential dwellings are located to the south.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2017/1031/F Location: 48 New Street Randalstown Proposal: Replacement gospel hall Decision: Permission Granted (14.03.2018)</p>	
PLANNING POLICY AND GUIDANCE	
<p>Regulation 3(1) of the Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 requires that the Council exercise its powers in relation to advertisement control only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material and any other relevant factors.</p>	

Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is located within the settlement limits of Randalstown. The Plan offers no specific policy or guidance pertinent to this proposal.

PPS 17: Control of Outdoor Advertisements: sets out planning policy and guidance for the control of outdoor advertisements.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

CONSULTATION

Department for Infrastructure Roads - No objection subject to conditions.

Council Conservation Officer - Objection as the proposal would have a negative impact on the visual amenity and overall character of the conservation area.

REPRESENTATION

Neighbour notification is not undertaken for applications for consent to display an advertisement. No letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Policy Context
- Amenity and Impact Upon Conservation Area
- Public Safety

Policy Context

The Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 is the relevant statutory rule for the control of advertisements, made under the provisions of Section 130 of the Planning Act (Northern Ireland) 2011. Regulation 3(1) of the Regulations requires that the Council exercise its powers only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material and any other relevant factors.

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the advertisement is proposed. The application site is

located within the settlement limit of Randalstown defined in AAP. There are no specific operational policies or other provisions relevant to the determination of the application contained in the Plan. The site also falls within the Randalstown Conservation Area, close to its southern boundary.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPS). Amongst these is PPS 17: Control of Outdoor Advertisements. Taking into account the transitional arrangements of the SPPS, retained PPS 17 provides the relevant policy context for consideration of the proposal.

Policy AD1 of PPS 17: Control of Outdoor Advertisements states that consent will be given for the display of an advertisement where it respects amenity when assessed in the context of the general characteristics of the locality and does not prejudice public safety. The policy further states that the guidance for different categories of outdoor advertisement set out in Annex A of the PPS will also be taken into account in assessing proposals.

As the site falls within Randalstown Conservation Area, it will also be necessary to assess using Policy BH13 of PPS 6. This policy states that consent will not normally be granted where advertisements or signage in or close to a conservation area would affect the character, appearance or setting of the area.

The application seeks advertisement consent for a replacement v-shaped hoarding sign. In principle it is considered that an appropriate level and type of signage would be acceptable at this location provided the signage complies with the criteria set out within Policy AD1 of PPS17 and Policy BH13 of PPS 6.

Amenity and Impact Upon Conservation Area

The main consideration in determining the acceptability of the proposed signage is the effect it may have on the amenity when assessed in the context of the general characteristics of the locality and in particular the setting of the Conservation Area.

The amplification and justification of policy AD1 indicates that care should be taken to ensure that a sign does not detract from the place where it is to be displayed or its surroundings and that it does not result in visual clutter. It states that the term amenity is usually understood to mean the effect upon the appearance of the immediate neighbourhood where it is displayed or its impact over long-distance views whilst clutter is explained as essentially a large number of advertisements on a building or along a road, which can be disruptive to the appearance, and character of an area. It goes on to state that the Council should adequately control signs involving illumination to protect features such as conservation areas from the potential adverse effects of advertising.

The sign applied for is a v-shaped hoarding, similar in scale to the existing sign on the site to be replaced. The sign involves 3no. square black posts - which support the sign - and 2no. rectangular LED display panels which each measure 1600mm in width and 900mm in height. Including the posts, the signage has a maximum height of 2750mm above ground level. Given the 1.5m of roadside hedging the LED panels and part of

the posts will be clearly visible from along New Street. It has been indicated that information displayed will be static with non-moving images. Although similar in scale to the existing sign on site, the existing sign does not have an LED display, instead it is a wooden board v-shaped sign on posts.

The proposed sign is almost identical in size to the existing sign on site and therefore there are no objections to the scale of the proposed signage. The most important part of the consideration of this application is deciding whether the illumination of the sign through the use of an LED display on the sign is suitable and acceptable within the surroundings of the Randalstown Conservation Area.

The Council's Conservation Officer was consulted on the proposal for comment. In their consideration they raised concerns that the LED signage would have a negative impact on the visual amenity and overall character of the conservation area. They consider that LED signage in conservation areas is non-traditional and generally inappropriate for the setting. It was considered that this type of signage was clearly at odds with the more modest, traditional type of signage envisaged in the Randalstown Conservation Design Guide. In conclusion the Conservation Officer could not say that the proposal would meet the legislative test to enhance the character and appearance of the area.

The location of the proposed signage is of particular importance as it is located close to the southern entry and exit point of the Randalstown Conservation Area. The site helps "frame" the area on approach and can be read with the traditional sign "Randalstown Conservation Area" which is located approximately 30m southwest of the site when travelling towards the town centre. The traditional signage is a good example of the type of signage that should be aspired to within the conservation area, with subtle painted colours and appearance.

The sign also forms the last advertisement structure on the east side of the road before leaving the town centre. It is considered that an LED sign would not be an acceptable solution to the site at this location.

Given the various amenity issues, the agent was given opportunities at an early stage to make amendments. Initial concerns were expressed to the agent on 6th August and once the Conservation Officer had responded amendments were once again sought on 1st September 2020. Following this correspondence, a final date of 21st September 2020 was given for final amendments. On 14th October an email was received from the agent stating that no further amendments were to be submitted. On 14th September the agent responded on behalf of the applicant querying other sites using LED signs in the area, specifically at the petrol station (approximately 45m north of the site). The petrol station is the only example of LED signage along New Street and it is arguable that this form of signage is to be expected within petrol station forecourts and is only used to display fuel prices which can change on a daily basis. Therefore, it is not considered that the petrol station LED sign is directly comparable or sets a precedent that would warrant approval of the proposed signage.

Having considered the above, it is deemed that the proposal fails to satisfy Policy AD 1 of PPS 17 as it does not respect the amenity of the area when assessed in the context of the general characteristics of the locality. The proposal also fails to comply

with Policy BH 13 of PPS 6 in that it would have an adverse impact on the character and appearance of the area.

Public Safety

Advertisements by their very nature are designed to attract the attention of passers-by and therefore have the potential to impact on public safety. In assessing the impact of an advertisement on public safety the Council needs to consider its effect upon the safe use and operation of any form of traffic or transport on land (including the safety of pedestrians), on or over water or in the air.

DfI Roads were consulted on the proposal and have no objection to the proposed LED signage. Therefore, it is considered that public safety will not be adversely affected by the proposed signage.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

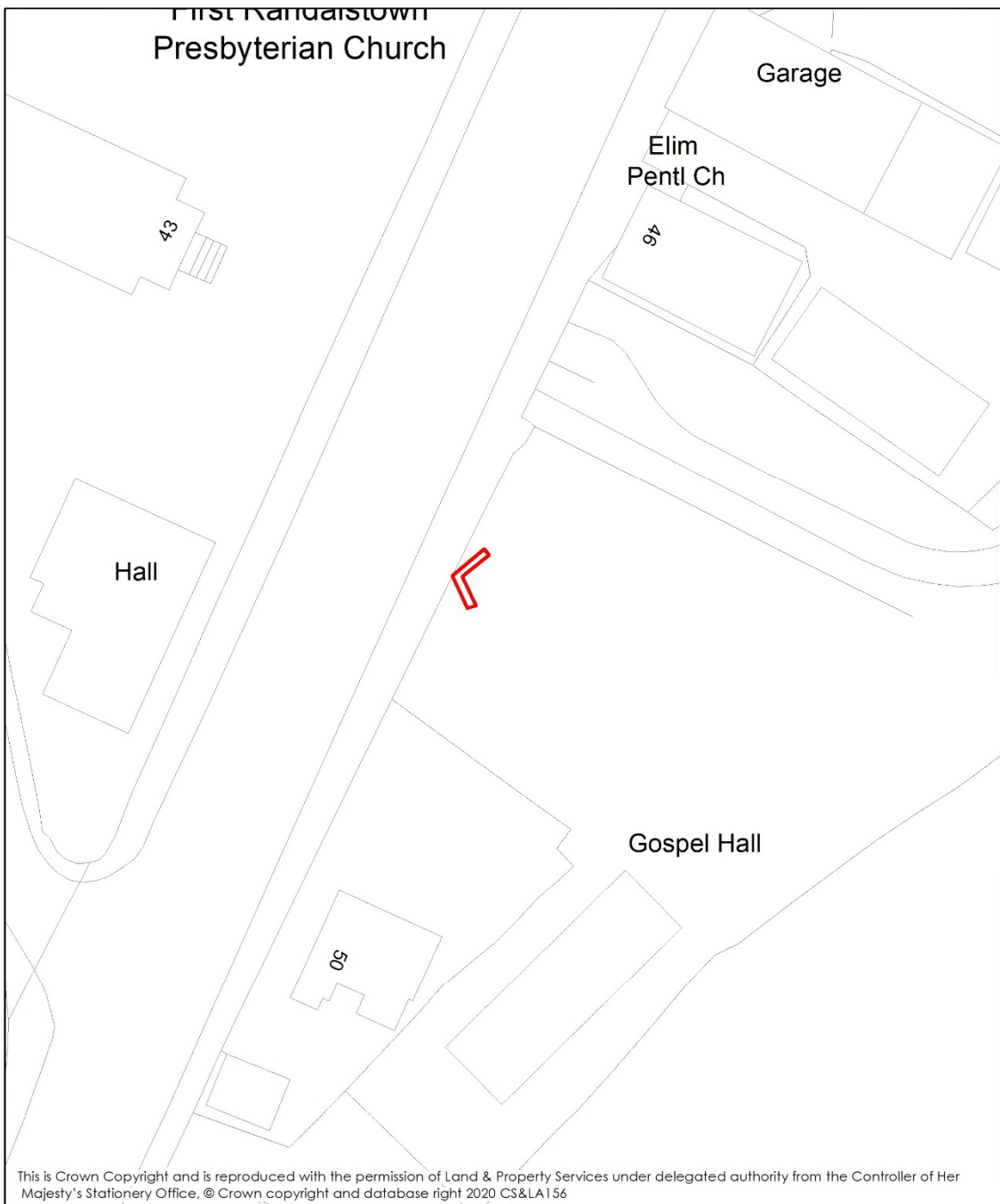
- The proposal fails to satisfy Policy AD 1 of PPS 17 as it does not respect the amenity, when assessed in the context of the general characteristics of the locality.
- The proposal also fails to comply with Policy BH 13 of PPS 6 in that it would have an adverse impact on the character and appearance of the area.
- The proposal does not give rise to any public safety concerns.

RECOMMENDATION

REFUSE ADVERTISEMENT CONSENT

PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy BH 13 of Planning Policy Statement 6; Planning, Archaeology and the Built Heritage, in that if approved, the proposed signage would adversely impact upon the character and appearance of the Randalstown Conservation Area by means of the use of inappropriate means of illumination.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17; Control of Outdoor Advertisements, in that if approved, the proposed signage would result in an unacceptable detrimental impact upon the visual amenity of the area by means of the use of inappropriate means of illumination.



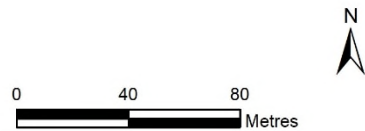
Location Map

Application Reference: LA03/2020/0375/A

Location: 48 New St, Randalstown

Proposal: Replacement notice hoarding sign

 Site Boundary



PART TWO

GENERAL PLANNING MATTERS

ITEM 3.5

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during October 2020 under delegated powers together with information relating to planning appeals is **enclosed** for Members information.

In addition, Members may wish to note that the following appeal was withdrawn by the appellant during October.

APPLICATION NO	LA03/2018/1075/F
APPEAL REF	2020/A0027
DEA	AIRPORT
PROPOSAL	Proposed residential development with access off Farmhill Road, comprising 114 no. units (15 no. two-storey detached, 90 no. two storey semi-detached and 9 no. bungalows), internal roads, landscaping, public open space and associated site works and drainage. Includes road widening of Farmhill Road and Nutts Corner Road to provide right hand turn lane, site access and junction improvements. Drainage and pedestrian connection to Glendarragh Park. Existing cottages at 1-3 Farmhill Terrace to be retained.
SITE/LOCATION	Lands west of the junction of Farmhill Road and Nutts Corner Road, Crumlin (including 1-3 Farmhill Terrace)
APPLICANT	Killultagh Properties Ltd

Furthermore, Members may wish to note that the following application deferred at the October Planning Committee meeting was subsequently withdrawn by the applicant.

APPLICATION NO	LA03/2020/0503/F
DEA	ANTRIM
PROPOSAL	Erection of Agricultural Shed
SITE/LOCATION	Site 20 metres to the rear of 70 Tildarg Road, Kells
APPLICANT	Mr and Mrs Ryan Gowdy

At the time of withdrawal, a new planning application was submitted for the same address for the extension of domestic curtilage and erection of an ancillary domestic building (reference LA03/2020/0750/F). This application will now be assessed by the Planning Section on its individual merits.

RECOMMENDATION: that the report be noted.

Prepared by: John Linden, Head of Planning

Approved by: Majella McAlister, Director of Economic Development and Planning

ITEM 3.6

P/FP/LDP/114 – COASTAL FORUM WORKING GROUP

The most recent meeting of the Coastal Forum Working Group took place virtually on 6 October 2020 hosted by the Department for Infrastructure's Water and Drainage Policy Division. Items for discussion included updates on the draft Coastal Forum Programme, the Coastal Management Baseline (LIDAR Project & Coastal Observatory) and the Peace Plus Programme Application. A copy of the meeting minutes are **enclosed** for information.

It was agreed that the next meeting of the Coastal Forum WG would take place in late November/early December 2020; the date and venue of which is to be confirmed.

RECOMMENDATION: that the report be noted.

Prepared by: Sharon Mossman, Principal Planning Officer

Agreed by: John Linden, Head of Planning

Approved by: Majella McAlister Director of Economic Development and Planning

ITEM 3.7

PREDETERMINATION HEARING ON APPLICATION LA03/2018/0842/F

Members will recall that the following Major planning application was due to be presented to the August 2020 meeting of the Planning Committee with an Officer recommendation to grant permission.

APPLICATION NO:	LA03/2018/0842/F
PROPOSAL:	Demolition of existing building and replacement with Class A1 Foodstore and associated eight-bay Petrol Filling Station and associated works including car parking, access from Doagh Road, Click-and-Collect facility and landscaping. Access from Doagh Road facilitated by new roundabout to replace Doagh Road and Monkstown Road junction; and off-site road improvement works at Doagh Road/Station Road/O'Neills Road junction
SITE/LOCATION:	229-233 Doagh Road Monkstown Industrial Estate Newtownabbey BT36 6XA
APPLICANT:	ASDA Store Ltd

However, subsequent to publication of the Planning Report on this application, the Department for Infrastructure (DfI) wrote to the Council on the day of the Committee meeting and issued a direction under Article 17 of the Planning (General Development Procedure) Order (NI) 2015 that the Council should not proceed to determine the application until so advised by the Department.

On foot of this correspondence an Addendum report was presented to the August 2020 Committee meeting outlining the position and Members agreed at that time to note the Direction served by the Department and to defer consideration of the application pending a decision by the Department as to whether it would call in the application.

At the end of October Members were notified that DfI had written to the Council confirming that it had decided **not** to call in this application (copy **enclosed**). In reverting the application back to the Council, and as previously indicated to Members, the Council is statutorily obliged under Section 30 of the Planning Act (NI) 2011 to undertake a Pre-determination Hearing prior to the application being returned to the Committee for final determination.

To ensure that this application can be processed expeditiously it is proposed by Officers that the Pre-Determination Hearing be held before a remote meeting of the Planning Committee to be held in the **Council Chamber, Mossley Mill at 4.00pm on Thursday 3rd December 2020** and it is anticipated that the application will then be brought forward to the January Planning Committee meeting for final determination.

Members should note that in order to provide advance notice of the date of the Pre-Determination Hearing in the local press Officers will need to finalise the contents of a proposed Public Notice no later than 18th November. In addition, details of the

arrangements for the proposed Pre-Determination Hearing will be circulated to all Members during the week commencing 23 November 2020.

RECOMMENDATION: that the report be noted.

Prepared by: John Linden, Head of Planning

Approved by: Majella McAlister, Director of Economic Development and Planning