

Planning Committee Meeting – Monday 19 February 2024

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0686/F**
Erection of boarding kennels and ancillary enclosed exercise area

SITE/LOCATION: 13 Moneyrod Road, Randalstown, BT41 3JB

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement (SPPS) 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.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0242/F**
Construction of a 46 bedroom hotel block, spa and leisure facilities, parking and landscaping

SITE/LOCATION: 876 and 882 Antrim Road and lands southeast of The Rabbit Hotel, Templepatrick, BT39 0AH

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0254/F**
Proposed new 7No. classroom primary school and nursery unit for Gaelscoil & Naíscóil Éanna, associated site works, infrastructure (including PV panels, Waste Water Treatment Works) and landscaping, with access from Hightown Road, Glengormley

SITE/LOCATION: Lands approximately 245m south of the existing St. Enda's Gaelic Athletic Club ('GAC') clubhouse, Hightown Road, Glengormley

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0599/F**
Proposed 22.5m telecommunications column, with 6No. antennae, 15No. ERS & 2No. radio dishes. Proposal includes the creation of a site compound containing 1No. cabinet and associated equipment, enclosed by a 2m high palisade fence and ancillary works.

SITE/LOCATION: Approximately 25m South West of 11 Tidal Industrial Park, Antrim, BT41 3GD

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy FLD 1 of Planning Policy Statement 15 Planning and Flood Risk, in that it has not been demonstrated that the proposal is an exception for development in a fluvial flood plain.
2. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Policy TEL 1 of Planning Policy Statement 10 Telecommunications, in that it is considered that the proposal would have an unacceptable impact on the environmental quality of the area in terms of increased flood risk.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0629/F**
2 dwellings and garages

SITE/LOCATION: Approx. 50m East of 1 Tildarg Brae, Ballyclare, BT39 9ZA

RECOMMENDATION: **REFUSE 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 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 policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal will add to the suburban style build-up of development when viewed with existing buildings.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0636/F**
Conversion of building to create 3no. apartments and 2no. detached dwellings on lands to rear accessed off Millburn Mews
SITE/LOCATION: 7 Main Street, Ballyclare, BT39 9AB
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that, if permitted would result in an unacceptable adverse effect on both existing and proposed properties in terms of loss of amenity space, loss of privacy, overlooking and general disturbance.
2. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policies NH 2 and NH5, in that it has not been demonstrated that the proposed development will not have a detrimental impact on bats.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0643/F**
Retention of increase to site curtilage and infilling of land to the rear
SITE/LOCATION: 25a Millbank Road, Ballyclare, BT29 0AS
RECOMMENDATION: **REFUSE FULL PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The development is contrary to the 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 development will have an unacceptable impact on the amenity of neighbouring residents by way of overlooking.
2. The development is contrary to the provisions of the Strategic Planning Policy Statement and Policies CTY 14 and CTY 15 in that the development will have a detrimental impact on and further erode the rural character of the area and the development will mar the distinction between a settlement and the surrounding countryside and result in urban sprawl.
3. The development is contrary to the provisions of the Strategic Planning Policy Statement and Policy FLD 1 of Planning Policy Statement 15 (Revised) Planning and Flood Risk in that the development would if permitted be at risk of flooding and is likely to increase the risk of flooding elsewhere.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0862/S54**
Site of dwelling and garage on a farm (Variation of Condition 5 from approval LA03/2023/0253/O to increase ridge height from 6m to 7.4m)

SITE/LOCATION: Approx. 65m east of 82 Clonkeen Road, Randalstown

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if the variation of Condition 5 of LA03/2023/0253/O was to be approved, the dwelling would appear unduly prominent within the surrounding landscape and would fail to blend with the existing buildings which provide a backdrop.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0529/O**
Dwelling

SITE/LOCATION: Approx 75m South West of 20 Pipe Road, Antrim, BT41 2PR

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 and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the new building does not visually link or is sited to cluster with an established group of buildings on the farm.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal will result in the suburban style build-up of development when viewed with existing buildings.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0594/O**
2 Dwellings and Garages

SITE/LOCATION: Lands approximately 30m east of No. 51 Trenchill Road,
Ballyclare, BT39 9JJ

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 fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwellings will fail to blend with the landform, the application site lacks long established boundary treatments and relies primarily on new landscaping for integration.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 13 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwellings will appear prominent within the landscape.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0595/F**
Proposed partial redevelopment of the site to include; demolition of existing sheds and erection of 4 no. new sheds including single storey midden, machinery and hay shed, livestock holding pens and two storey office, staff facilities and store.

SITE/LOCATION: AI Services Ltd, 671 Antrim Road, Newtownabbey, BT36 4RL

RECOMMENDATION: **GRANT PLANNING PERMISSION**

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

PLANNING APPLICATION NO: LA03/2023/0663/F

Temporary Mobile Home (Retrospective)

25m South of 47 Knockagh Road, Newtownabbey, BT36 5BW

REFUSE PLANNING PERMISSION

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 mobile home in accordance with Policies CTY 6 and CTY 9 Residential Caravans and Mobile Homes in that it has not been sufficiently demonstrated that there are compelling and site specific reasons for the requirement of a mobile home at this location related to personal or domestic circumstances.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed access fails to blend with the landform and will not integrate into the surrounding landscape and would have a detrimental impact on rural character.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 2 of PPS 3 Access, Movement and Parking in that it has not been demonstrated the proposed access will not prejudice road safety or significantly inconvenience the flow of traffic.

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

PLANNING APPLICATION NO: LA03/2023/0796/O

Dwelling

20m South East of 2 Kingscourt, Templepatrick, BT39 0EB

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development does not respect the surrounding context and would result in a cramped form of development that is not in keeping with the overall character and environmental quality of this established residential area.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 of Planning Policy Statement 2 Natural Heritage in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.

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

PLANNING APPLICATION NO: LA03/2023/0839/O

Dwelling and Detached Garage on a Farm

45m South West of 40 Craigmore Road, Randalstown, BT41 3HD

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1 & 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling and garage is not sited to visually link or cluster with an established group of buildings on the farm.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would appear a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the proposal fails to blend with the existing landform.
3. The proposal is contrary to the provisions contained in 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 proposal would create a ribbon of development along the public road.

PROPOSAL:
SITE/LOCATION:

PLANNING APPLICATION NO: LA03/2023/0894/O
Dwelling & Garage
Approx 100m North West of 20 Blackrock Road,
Randalstown, BT41 3LF

RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) 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.
2. The proposal is contrary to the policy 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 is not 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 Policies NH1, NH2, NH3, NH4 and NH5 in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in the insufficient information has been provided in order to determine that the proposed development will not have a detrimental impact on human health or on the water environment resultant from contamination risks associated with the site's historic land use.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

**PROPOSED REASONS
FOR REFUSAL**

PLANNING APPLICATION NO: LA03/2023/0896/O

Dwelling & Garage

Approx 50m NE of 16 Blackrock Road, Randalstown, BT41 3LF

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) 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.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site is not bounded on at least two sides with other development within the cluster, and would result in the visually intrusion into the open countryside.
3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH1, NH2, NH3, NH4 and NH5 of PPS 2 Natural Heritage in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.

PROPOSAL:
SITE/LOCATION:

PLANNING APPLICATION NO: LA03/2023/0931/O
Site for 1 no. infill dwelling and detached garage
Site 35m west of 14a Carmavy Road and 100m NW 19 Carmavy Road,
Nutts Corner, Crumlin, BT29 4TF

RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement and it fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of PPS 21 as there is no substantial and continuously built up frontage surrounding the application site.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, add to an existing build-up which would further erode the rural character of the countryside.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that a new dwelling, if permitted, would lack a suitable degree of enclosure and would rely primarily on the use of new landscaping for integration.

PLANNING APPLICATION NO: LA03/2023/0903/F

PROPOSAL:

Erection of storage shed to be used in association with business use approved under LA03/2022/1024/F

SITE/LOCATION:

40m north east of 179 Moneynick Road, Toome. BT41 3QZ

RECOMMENDATION:

REFUSE 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 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 PED 3 of PPS 4, Planning and Economic Development, in that it has not been demonstrated that the development proposal could be accommodated through the reuse or extension of existing buildings on site and the proposed building is not in proportion with existing buildings.
3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy PED 4 of PPS 4, Planning and Economic Development, in that; there are no exceptional reasons provided to approve a storage facility in the countryside; the scale and nature of the proposal will harm the rural character or appearance of the local area; there would be no environmental benefits as a result of the redevelopment; the redevelopment scheme does not deal comprehensively with the full extent of the existing site nor does it address the implications for the remainder of the site; and the replacement buildings will have a detrimental visual impact.
4. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy PED 3 of PPS 4, Planning and Economic Development, in that it has not been demonstrated that the development proposal could be accommodated through the reuse or extension of existing buildings on site and the proposed building is not in proportion with existing buildings.
5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement, Policies PED 3 and PED 9 of PPS 4, Planning and Economic Development, and Policies CTY 1, CTY 13 and CTY 14 of PPS 21, Sustainable Development in the Countryside, in that the proposal does not respect the scale of original buildings and the design of the building is inappropriate for the site and locality; it would appear as a prominent feature in the landscape; the site is unable to provide a suitable degree of enclosure for the proposal to integrate sympathetically as part of the overall development; and measures to aid integration into the landscape have not been provided.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0864/O**
SITE/LOCATION: Site for Dwelling and Garage
150M East of 144a Ballymena Road, Doagh, Ballyclare,
BT39 0TN

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) 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.
2. The proposal is contrary to the policy 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 is not within an otherwise substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that it has not been demonstrated that the residential amenity of the development would not unduly impacted by way of noise.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0307/F**
Change of use from existing industrial unit and extension to building for the production, cultivation and processing of medicinal cannabis plants and all associated site works

SITE/LOCATION: 23 Rickamore Road Upper, Templepatrick, County Antrim, BT39 0JE

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the Strategic Planning Policy Statement and criteria (b) and (e) of Policy PED 9: General Criteria for Economic Development of Planning Policy Statement 4: Planning and Economic Development as it has not been demonstrated that the development, if permitted, would not have a detrimental impact on neighbour amenity by way of noise.

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 14 February 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 16 February 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 for further information.