

Planning Committee Meeting – Monday 20 March 2023

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0042/O**
Mixed use development comprising petrol filling station and local neighbourhood supermarket with apartments on first floor, care home and consequential modifications to the housing layout approved under planning reference U/2008/0155/RM and realignment to access road serving St Enda's Gaelic Athletic Club and the Gaelscoil Eanna.

SITE/LOCATION: Land to the south of Hightown Road and 30m East of Holly Manor and 20-30 (evens) Hollybrook Manor Glengormley

RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1015/F**
Proposed storage and distribution facility comprising freezers, coolers, warehousing, cold dock, offices and staff welfare accommodation together with ancillary plant equipment and structures; site preparation work, including regrading of site levels; access parking areas; associated landscaping including detention pond; truck marshalling area with vehicle maintenance facility and associated fuel tanks, associated staff car park and loading/unloading areas and installation of photovoltaic panels. Access to the site via Nutts Corner Road.

SITE/LOCATION: Lands approximately 135 metres south west of Nutts Corner roundabout and 88 metres east of 79 Nutts Corner Road, Crumlin

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0497/F**
Construction of 1 no. bridge access over existing railway line to replace 2no. existing manually operated user worked crossings, includes associated access to public road, associated earthworks, bat barn, landscaping, ancillary development and demolition of vacant buildings at 159 Belfast Road

SITE/LOCATION: Lands to the south of Belfast Road between 127 and 163 Belfast Road, lands to south of existing railway line and lands at 159 Belfast Road.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0184/F**
Development of 18 No. 1-bed apartments for supported living, associated landscaping and car parking and access including upgrade of existing access road

SITE/LOCATION: Land to the rear of 40 to 74 Main Street and 5 Park Street, Ballyclare

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1049/F**
Retention of beauty salon in rear garden of dwelling operating from a modular building

SITE/LOCATION: 6 Temple Hall, Ballyclare, Templepatrick, BT39 0FH

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that the beauty salon lies outside any designated town centre or other retailing area within Templepatrick and it has not been demonstrated that a suitable site does not exist within the town centre or other retailing area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0377/F**
Retention of farm building and farmyard

SITE/LOCATION: 80m SSW of no 223 Seven Mile Straight, Crumlin

RECOMMENDATION: **REFUSE 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 Policy CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that the building is necessary for the efficient use of an active and established agricultural holding, and it has not been demonstrated that there are no alternative sites available at another group of buildings on the farm holding.
3. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside, as it has not been demonstrated that the development, if permitted, would not have a detrimental impact on neighbour amenity by way of noise, smell and pollution.
4. The proposal is contrary to Policy AMP 2 of PPS 3 and Policy CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside in that it would, if permitted, prejudice the safety and convenience of road users since it proposed to use an existing access at which clear visibility splays of 2.4 metres x 160 metres cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note (DCAN) 15.
5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 12 of Planning Policy

Statement 21: Sustainable Development in the Countryside and Policy NH 1 of PPS 2: Natural Heritage, in that the proposed development may have a detrimental impact on the site selection features of a European Designated Site through increased ammonia emissions.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1118/F**
Erection of stables building for private use only including ancillary siteworks.

SITE/LOCATION: 120m NE of 16 Rickamore Road, Templepatrick, BT39 0ET

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement, 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 OS3 of Planning Policy Statement 8, Sustainable Development in the Countryside, in that the proposal does not possess a recreational element and there are other existing buildings which could be utilised.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0968/O**
Site for dwelling

SITE/LOCATION: 40m SE of 4 Crosskennan Road Antrim BT41 2QL

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building if permitted, would not be visually linked with an established group of farm buildings on the farm holding.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, the building would be a prominent feature in the landscape; the proposed site lacks long established natural boundaries and relies on new landscaping and the site fails to blend with the existing landform.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1084/O**
Dwelling and Garage (Infill Site)

SITE/LOCATION: 35m North West of 38 Speerstown Road Moorefields Ballymena

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of 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 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 and the proposal does not represent a small gap site sufficient only to accommodate a maximum of two dwellings.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, create a ribbon of development and a suburban style of build-up, further eroding the rural character of the area.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and would rely on the use of new landscaping for integration

PLANNING APPLICATION NO: LA03/2022/1087/O

Dwelling and Garage (Infill Site)

35m North West of 38 Speerstown Road Moorefields Ballymena

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

PROPOSED REASONS FOR REFUSAL

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of 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.
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 and the proposal does not represent a small gap site sufficient only to accommodate a maximum of two dwellings.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, create a ribbon of development and a suburban style of build-up, further eroding the rural character of the area.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to

provide a suitable degree of enclosure for the building to integrate into the landscape and would rely on the use of new landscaping for integration.

- PROPOSAL:** Managers dwelling and garage in conjunction with adjacent residential home
- SITE/LOCATION:** Lands approx. 50m northwest of Ard Na Grainde PRH, 15 Moneyrod Road, Randalstown, BT41 3JB
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASONS FOR REFUSAL**
1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy 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.
 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 7 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it has not been clearly demonstrated that it is essential for a new dwelling to be constructed for and employee to live at the site.
 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted be a prominent feature in the landscape.
 4. 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 design of the dwelling is inappropriate for the site and its locality and the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
 5. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users as it has not been sufficiently demonstrated that the necessary visibility splays can be provided.

- PROPOSAL:** Detached dwelling house and detached domestic garage, change of house type to (T/2013/0396/F).
- SITE/LOCATION:** Lands approximately 100m West of No.10 Eskylane Road, Antrim, BT41 2LL
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASON FOR REFUSAL**
1. 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 as

the design of the building is inappropriate in this rural landscape due to its scale and massing.

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 **Tuesday 14 March 2023**.

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, which 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 Thursday 16 March 2023**.

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 Northern Ireland 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.