

Planning Committee Meeting – Monday 22 January 2024
Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0358/F**
Residential development of 4no. Units - 2no. detached (Site 1
Change of house type as approved under extant planning
permission T/2008/0210/F) & 2no. semi-detached dwellings to
include access via Portmore Hall, landscaping, car parking, garages
and all other associated site works

SITE/LOCATION: Lands 3m west of 99 Portmore Hall, 5m south of 101-104 Portmore
Hall, approx. 10m north of 28-32 Weavers Meadow, 30m NE of 1a-3
Weavers Meadow and 15m SE of 5 Ballydonaghy Road, Crumlin,
BT29 4ZU

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0650/O**
Site of Dwelling and Garage on a Farm

SITE/LOCATION: 100 metres East of 17 Whitehill Drive, Randalstown

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for a dwelling on a farm in accordance with Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that insufficient evidence has been provided to demonstrate that the farm business has been established for at least 6 years and the application site is not visually linked or sited to cluster with an established group of buildings on the farm and it has not be successfully demonstrated that there is any exceptional reason as to why an alternative site away from the farm would be permitted.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0623/F**
Extension to site curtilage
SITE/LOCATION: 23 Ashbourne, Newtownabbey, BT36 6SW
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL: 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 7 of Planning Policy 3 Access, Movement and Parking and Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential and Environmental Alterations in that the proposed development would result in the loss of designated visitor car parking spaces and the loss of the car parking spaces would have a detrimental impact on the character and appearance of the area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0735/RM**
Proposed dwelling and garage
SITE/LOCATION: 340m north of 38 Shaneoguestown Road, Dunadry, Antrim, BT41 4TQ
RECOMMENDATION: **REFUSE RESERVED MATTERS**
PROPOSED REASON FOR REFUSAL: 1. 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 design of the building is inappropriate for the site and its locality.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0622/F**
Alteration to dwelling
SITE/LOCATION: 175 Church Road, Newtownabbey, BT36 6HA
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 AMP 7 Planning Policy Statement 3, Access, Movement and Parking in that the proposed development would result in the loss of designated car parking spaces to serve the dwelling and the proposed development, if approved, would set an unacceptable precedent, which would result in a reduced level of parking provision available in the area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0798/LBC**
Retention of Randalstown Viaduct Community Garden (incorporating 8no. metal arches)
SITE/LOCATION: Randalstown Viaduct, Randalstown
RECOMMENDATION: **GRANT LISTED BUILDING CONSENT**

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 17 January 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 19 January 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.