

## **Planning Committee Meeting – Monday 11 December 2023**

### **Schedule of Applications expected to be considered**

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2022/0813/F</b>
<b>SITE/LOCATION:</b>	39no. dwellings, parking, open space, and landscaping Lands within the southwest portion of the former Craighill Quarry, east of Ballyeaston Road and south of Craighill Park, Ballyclare
<b>RECOMMENDATION:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSED REASONS FOR REFUSAL</b>	<ol style="list-style-type: none"><li>1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' and associated guidance Creating Places in that it has not been demonstrated that a quality residential development will be achieved as:<ol style="list-style-type: none"><li>a) the proposed development does not respect the surrounding context and is inappropriate to the character and topography of the site;</li><li>b) the layout of the proposed development does not provide adequate provision for public and private open space;</li><li>c) the design and layout will have an unacceptable adverse impact on the residential amenity of proposed and approved dwellings on plots 48-52 of planning permission Ref:LA03/2017/0644/F by reason of overlooking, loss of privacy and dominance.</li></ol></li><li>2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD2 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments and Key Site Requirement (a) of draft Belfast Metropolitan Area Plan in that it has not been demonstrated how the comprehensive planning of the entire zoned area (BE 04/03) is to be undertaken and the proposal would result in unsatisfactory piecemeal development.</li><li>3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement, Planning Policy Statement 7 part (f) of Policy QD 1 and Planning Policy Statement 3, Policy AMP 7 and ancillary document, Parking Standards, in that if approved, an unsatisfactory level of parking would be provided to serve the proposed housing development.</li><li>4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, cause harm to an interest of acknowledged importance, namely sewage</li></ol>

disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0996/F**  
Industrial development providing floorspace for class B4 storage and distribution warehouse with ancillary buildings, car parking and areas of circulation and hardstanding, landscaping and boundary treatment.

**SITE/LOCATION:** Lands west of the B101 Nutts Corner to Dundrod Road, located 425m southeast of Nutts Corner Roundabout, (immediately south of Lidl Distribution Warehouse and north of Nutts Corner Business Park, and 37m northwest of No 10 Dundrod Road), Dundrod Road, Nutts Corner, BT29 4SR.

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2023/0407/O**  
Erection of proposed housing development consisting of 16 no. dwellings and associated road accesses, siteworks and landscaping in place of 2 no. existing dwellings and associated sheds and outbuildings

**SITE/LOCATION:** Lands at 1 Parkgate Road and 2 Main Street, Parkgate, Ballyclare, BT39 0DG

**RECOMMENDATION:** **REFUSE OUTLINE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development represents an overdevelopment of the site as:
  - a) It is considered to be inappropriate to the character of the site in terms of layout and the development would result in a pattern of development that is not in keeping with the overall character and environmental quality of the established residential area;
  - b) inappropriate and insufficient levels of private amenity space have been proposed as an integral part of this development;
  - c) the design and layout will have an adverse impact on the amenity of the proposed occupants; and
  - d) the proposed development would result in a pattern of development that is not in keeping with the overall character and environmental quality of the established residential area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance in that it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of Planning Policy Statement 15, Planning and Flood Risk, in that it has not been demonstrated through the Drainage Assessment that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from development elsewhere.

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

**PLANNING APPLICATION NO: LA03/2023/0623/F**

Extension to site curtilage

23 Ashbourne, Newtownabbey, BT36 6SW

**REFUSE PLANNING PERMISSION**

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: LA03/2023/0685/S54**

Proposed new store/showroom/assembly building with additional parking/lorry turning facilities and alterations/upgrade to the existing site access (Variation of Conditions 2 & 3 and removal of Conditions 4, 7, 14 & 15 from approval LA03/2019/0617/F)

**SITE/LOCATION:**  
**RECOMMENDATION:**  
**PROPOSED REASON  
FOR REFUSAL**

16 Shanes Street, Randalstown, BT41 2AD

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7, Quality Residential Environments, in that it has not been demonstrated that the development, if permitted, would not have a detrimental impact on neighbour amenity by way of noise and visual impact.

**PROPOSAL:**

**PLANNING APPLICATION NO: LA03/2023/0713/F**

Retention of retaining wall, raised land levels to rear garden and proposed timber boundary fence

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

70 The Brackens, Newtownabbey, BT36 6SH

**REFUSE PLANNING PERMISSION**

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 loss of light, overshadowing and dominance.
2. 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 is not sympathetic with the surrounding area and will detract from the appearance and character of the surrounding area.

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2023/0675/O</b>
<b>SITE/LOCATION:</b>	Proposed site of dwelling in existing cluster
<b>RECOMMENDATION:</b>	50m NE of 45 Holystone Road, Doagh, Ballyclare, BT39 0TJ
<b>PROPOSED REASONS FOR REFUSAL</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b> <ol style="list-style-type: none"><li>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.</li><li>2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for a new dwelling in an existing cluster in accordance with Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the cluster does not appear as a visual entity in the local landscape; is not associated with a focal point; does not provide a suitable degree of enclosure and would visually intrude into the open countryside.</li><li>3. The proposal is contrary to the 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, if permitted, will result in a suburban style build- up of development that extends into the open countryside when viewed with existing buildings.</li></ol>

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2023/0699/O</b>
<b>SITE/LOCATION:</b>	Replacement dwelling and garage
<b>RECOMMENDATION:</b>	50M north of 110A Oldstone Road, Antrim, BT41 4SP
<b>PROPOSED REASONS FOR REFUSAL</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b> <ol style="list-style-type: none"><li>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.</li><li>2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for replacement dwelling in accordance with Policy CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be replaced is of temporary construction and therefore not eligible for replacement.</li></ol>

3. The proposal is contrary to the 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, if permitted, will result in ribbon of development, resulting in a suburban style build- up of development when viewed with the existing buildings along the Oldstone Road.
4. The proposal is contrary to the Strategic Planning Policy Statement and Policy AMP 3 of Planning Policy Statement 3, Access, Movement and Parking, in that the proposal does not meet the exceptions test for the intensification of an existing access on to a Protected Route.

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](http://www.antrimandnewtownabbey.gov.uk) on **Wednesday 6 December 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. 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 8 December 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 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](mailto:planning@antrimandnewtownabbey.gov.uk) for further information.