

COMMITTEE ITEM	3.8
APPLICATION NO	LA03/2018/1075/F
DEA	AIRPORT
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE FULL PLANNING PERMISSION
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
AGENT	Gravis Planning
LAST SITE VISIT	21st November 2019
CASE OFFICER	Johanne McKendry Tel: 028 903 40429 Email: johanne.mckendry@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>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the preparation and publication of the Agenda report additional information in support of the application has been submitted by Gravis Planning and two additional objection letters have been received in respect of the development proposal. Both the supporting information (Document 18 date stamped 13th February 2020), the objection letter received on 14th February 2020 and the objection letter received on 17th February 2020 are available for Members to view online at the Planning Portal (www.planningni.gov.uk).</p> <p><i>Additional Information submitted on behalf of the Applicant</i></p> <p>Gravis Planning has advised that the additional information provided within Document 18 is to bring the applicant's Planning Supporting Statement (Document 01 date stamped 26th November 2018) in line with information published by the Council since the statement was written in November 2018.</p> <p>Within Document 18, Gravis Planning outlines its rationale for differences between the applicant's housing figures and those provided by the Council in relation to housing land supply figures for Crumlin; and historical build out rates in Crumlin. It also indicates its view that no additional housing land is proposed for Crumlin in the draft Plan Strategy.</p>	

In summary it states that the material considerations in relation to available land supply and lack of additional housing lands anticipated for Crumlin following adoption of the anticipated Local Policies Plan outweigh the provisions of the Antrim Area Plan in protecting the existing settlement limit established in 1989, 31 years ago.

Notwithstanding, the Council's Planning Section stands over the position as set out in the 'Policy Context and Principle of Development' section of the original report. As previously stated, it is considered that any discussion around housing land supply to serve Crumlin should properly be a matter for the emerging LDP to address. Therefore, despite the position regarding recent development in Crumlin and the housing need case put forward by the applicant it is not considered these matters are sufficient at this time to justify a housing development of the scale proposed outside the designated settlement limit of Crumlin.

In acknowledgement of the high level of social housing need identified in Crumlin as set out in the draft Plan Strategy (180 units) and the current lack of any proposed future provision, the applicant has now stated they are willing to offer up a percentage of the units on the site for social housing in accordance with Affordable Housing policies DM 17.3 and DM 17.4 of the draft Plan Strategy.

Policy DM 17.3 of the draft Plan Strategy states that the Council will only permit a residential development of 40 units or greater, where a minimum of 10% of the housing units are provided as affordable housing and Policy DM 17.4 states that the affordable housing element of the proposed development should be distributed throughout the general housing layout and not be easily distinguishable by means of its general design, materials or finishes from the general housing element.

The Planning Section acknowledges that this offer (which could be the subject of relevant planning conditions on any approval) would accord with the emerging Plan Strategy Policy and will assist in meeting current social housing needs in Crumlin as identified by the Northern Ireland Housing Executive in the latest Housing Needs Assessment. However, it does not consider the provision of social housing as part of the scheme would overcome its core objections to the proposal.

It is stated within Document 18 that the consultation responses section on page 35 of the case officer's report is misleading, namely in relation to DAERA Inland Fisheries and Belfast International Airport (BIA) responses. In both cases the statutory consultees have offered no objection to the proposal. Inland Fisheries has offered no objection to the proposal subject to the mitigation measures proposed. BIA offered no objection to the proposal, but raised noise concerns due to the proximity of the site to BIA. Following its response a Noise Impact Assessment), Document 16 date stamped 5th August 2019, was undertaken and the Council's Environmental Health Section (EH) was re-consulted. EH responded with no objection to the proposal subject to noise mitigation measures.

Additional Objections

Two additional objection letters have been received both of which state that planning decisions must be taken in accordance with the provisions of the Planning Act (Northern Ireland) 2011, the SPPS, the LDP, Planning Policy Statements and the emerging LDP 2030. The key points raised within the objection letters are provided below:

- The process of plan preparation is underway with the ongoing consultation over the LDP 2030;
- Progress on the plan is proven and a clear timeframe has been set out by the Council;
- The development proposal is pre-emptive to the plan making process for Crumlin and other settlements in the Borough;
- There is no persuasive evidence of any related local conditions including housing land supply which would justify that the proposals should be approved outside the settlement development limit of Crumlin;
- The objector's family and over 200 other interested parties have invested significant time and resources in following the Council's defined local plan process by making duly made representations within the agreed timetable.
- It appears that the proposals are being put forward in an attempt to bypass or avoid proper scrutiny, site evaluation and comparison as part of the plan making process;
- A decision to approve these proposals makes a nonsense of the consultation process; and
- There is no persuasive evidence of any related local conditions or material circumstances, including a lack of housing land supply, which would justify that the proposals should be approved outside the settlement development limit of Crumlin.

It is considered that the concerns raised within the aforementioned objection letters have been addressed within the 'Policy Context and Principle of Development' section of the original report.

In addition, please note that there is a typing error at the end of the original Case Officer's report at Refusal Reason No. 4, where Templepatrick is the settlement referred to, when it should in fact state Crumlin. The corrected text within refusal reason 4 is listed below.

CONCLUSION

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

- It is considered that the principle of development on this site is contrary to the Antrim Area Plan 1984-2001, the SPPS and PPS 21 as the proposed housing development site lies outside of the settlement limit of Crumlin;
- A housing scheme at this location in the rural area is not provided for in the current statutory development plan and the proposed development will mar the current distinction between the settlement of Crumlin and the rural area resulting in urban sprawl and the erosion of rural character at this location;
- The proposed housing development will fail to integrate into the countryside; and
- The detailed layout of the proposed housing development is considered to meet with relevant policy and guidance.

RECOMMENDATION : REFUSE FULL PLANNING PERMISSION

PROPOSED REFUSAL REASONS

1. The proposal is contrary to the Antrim Area Plan 1984-2001, 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 CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed development would, if permitted, result in a prominent feature in the landscape that would not visually integrate into this area of countryside.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings and would not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to the rural character of the countryside.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY15 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, mar the distinction between the settlement of Crumlin and the surrounding countryside and result in unplanned urban sprawl.