

COMMITTEE ITEM	3.3
APPLICATION NO	LA03/2023/0112/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Installation of a 15m high telecommunications monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development.
SITE/LOCATION	Lands 20m south of No. 2 Oakfern, Newtownabbey, BT36 5LU
APPLICANT	CK Hutchison Networks (UK) Ltd.
AGENT	Clarke Telecom
LAST SITE VISIT	7th March 2023
CASE OFFICER	Glenn Kelly Tel: 028 903 40415 Email: Glenn.kelly@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal <https://planningregister.planningsystemni.gov.uk>.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Following completion of the Planning Committee Report, amended drawings were submitted to attempt to address the recommended reason for refusal.

In the Planning Committee Report the following refusal reason was recommended:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the proposed development, if permitted, would not prejudice the safety and convenience of road users because it has not been demonstrated that the proposed development would not be located within the required visibility splays.

In its initial consultation response, DfI Roads advised that the proposed location of the telecommunications mast and equipment reduces the existing visibility at the junction of Sherwood Parks with the Ballyhenry Road from 6.0 metres x 120 metres to approximately 4.5 metres x 60 metres, and as such it required the telecommunications mast and cabinets to be relocated to a location that does not impede the required existing visibility splays.

The agent was requested to submit revised plans to address this matter no later than 30th March 2023. The agent forwarded a draft sketch to the Council's Planning Section by email, following which the agent was advised to contact DfI Roads directly to discuss the acceptability of the proposed amendments prior to submitting hard copies of drawings.

Amended drawings were submitted by the agent on 25th April 2023, indicating a change to the location of the proposed cabinets, including the removal of the cabinet which wrapped around the base of the proposed telecommunications pole. Following receipt of the revised plans, the Council's Planning Section forwarded the

plans by email to DfI Roads, who stated that the location of the proposed mast and cabinets remained within the required visibility splays of 6.0 metres x 120 metres, and as such it would continue to object to the development proposal.

Having considered the amended plans and information received, there is no change to the recommendation to refuse planning permission for the proposed development and the previous refusal reason remains.

CONCLUSION

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

- No significant new information has been received that would persuade the Council's Planning Section to amend its original opinion to refuse planning permission.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the proposed development, if permitted, would not prejudice the safety and convenience of road users because it has not been demonstrated that the proposed development would not be located within the required visibility splays.

COMMITTEE ITEM	3.5 – ADDENDUM
APPLICATION NO	LA03/2022/1049/F
DEA	AIRPORT
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retention of beauty salon in rear garden of dwelling operating from a modular building
SITE/LOCATION	6 Temple Hall, Templepatrick, Ballyclare, BT39 0FH
APPLICANT	Grace Dunlop
AGENT	Arca Design
LAST SITE VISIT	1st February 2023
CASE OFFICER	Leah Hingston Tel: 028 903 40403 Email: leah.hingston@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 https://planningregister.planningsystemni.gov.uk and the Council's website under additional information redacted.</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members are advised that this application was anticipated to be presented at the Planning Committee Meeting on 20th March 2023, however it was withdrawn from the agenda by Officers as the site address provided was 6 Temple Hall, Ballyclare, BT39 0FH, rather than 6 Temple Hall, Templepatrick, Ballyclare, BT39 0FH. Consequently, the site location description was amended and the application was re-advertised on 27th March 2023 and the relevant neighbours were re-notified of the development proposal on 5th April 2023.</p> <p>Since the preparation and publication of the initial Committee Report prepared for the March Planning Committee, additional supporting information has been submitted by the applicant's agent, Simon Houston, Arca Design, Document 01 date stamped 15th March 2023. This information is available for Members to view online at the Planning Portal (https://planningregister.planningsystemni.gov.uk).</p> <p>The supportive information comprises an email from the applicant, Grace Moore, dated 21st July 2022, which was forwarded to her agent. The email does not contain the recipient's name or email address but the subject title is 'Beauty salon to rent'. The email states that the applicant was enquiring about renting space within the beauty salon at a pharmacy. The pharmacy name or location is not referred to within the email. Within the email the applicant asked if there were any available rooms/nail desks to rent, however, no response to the email was provided.</p> <p>The applicant's agent forwarded the email to the Planning Section, stating the applicant had enquired into finding somewhere to rent as a part-time beauty salon in Templepatrick, prior to the subject modular building being purchased. The agent also stated the applicant enquired in the Bridal Studio, Templepatrick but no rooms were available.</p>	

The SPPS adopts a town centre first approach and directs commercial business uses should be located within town centres with the aim of promoting sustainability through utilising underused space, maintaining the fabric of buildings and contributing to the overall vitality and viability of town centres. Paragraph 6.271 sets out the 'town centre first approach' within a list of regional strategic objectives.

The SPPS defines town centres uses as being cultural/community facilities, retail, leisure, entertainment and businesses. The proposed beauty salon is a business offering a service and would be commonly found along high streets in the centres of towns and villages.

Within Templepatrick the main commercial core is considered to be the commercial units at the Antrim Road, namely the Twelfth Milestone. No sufficient assessment of need has been submitted, or a sequential test applied regarding the beauty salon. No evidence has been submitted to justify the location of the proposal within the curtilage of a dwelling house and it is considered that there are no overriding reasons as to why this business cannot be accommodated within the town centre. Given the direction provided by the SPPS, it is considered that the principle of development at this location is not acceptable.

CONCLUSION

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

- The principle of development is considered unacceptable;
- The proposed design and appearance of the proposal is considered acceptable;
- The proposal does not have a significant detrimental impact on neighbour amenity; and
- Sufficient parking provision remains on site.

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.