

Planning Committee Meeting – Monday 23 January 2023

Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0449/O**
Proposed petrol filling station and retail unit with parking, lighting and associated development, alterations to Ballycraigy Road to provide right hand turning lane, and alterations to pedestrian crossing arrangement.
- SITE/LOCATION:** 11 Ballycraigy Road, Antrim, BT41 2BD.
- RECOMMENDATION:** **GRANT OUTLINE PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0822/F**
Construction of 6 no. new build apartments on 3 storeys on vacant site with in-curtilage parking and associated site works. Closure of existing vehicular access from Shore Road and creation of new access from Wood Grange.
- SITE/LOCATION:** 642 Shore Road, Newtownabbey.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0874/F**
Proposed factory, ancillary office area, storage, parking and other ancillary works.
- SITE/LOCATION:** Lands 40m south of 6 Caulside Drive, New Park Industrial Estate, Antrim, BT41 2DU.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0642/F**
Proposed residential development of 74 no. dwellings (comprising 31 no. detached, 36 no. semi-detached dwellings, 5 no. Chalet Bungalows and 2 no. apartments), including solar panels, garages, open space and landscaping, access, internal road network and all associated site and access works.
- SITE/LOCATION:** Lands at 1 Enkalon Industrial Estate, Randalstown Road to the north and east of Oriel Lodge / 29 Randalstown Road north east of No. 28 Castlewater Gardens and south east of Steeple Burn, Antrim.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2022/0128/F

PROPOSAL: 8no. semi-detached residential units and relocation of approved access to the Ballyclare Relief Road (99m south of approved position under U/2006/0377/O and LA03/2018/1011/RM) and relocation of right-turning lane, associated service road and landscaping.

SITE/LOCATION: Lands 52 metres east and 57 metres northeast of 150 Doagh Road, Ballyclare

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 OS 1 of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' in that the proposed development will result in the unacceptable loss of open space and it has not been demonstrated that the redevelopment will bring substantial community benefits that outweigh the loss of the open space, and the proposed development will adversely impact on the environmental quality of the area.
2. 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' in that if approved the proposed design and layout would fail to respect the surrounding context and topography of the site and will have a detrimental impact on both existing and proposed properties in terms of overlooking, overshadowing, and dominance due to the height of the retaining wall and the changes in topography between neighbouring land levels.
3. The proposal is contrary to the policy 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 results in the overdevelopment of the site as the development proposal does not respect the surrounding context and would result in a cramped form of development.

PLANNING APPLICATION NO: LA03/2022/0729/F

PROPOSAL: Creation of a new vehicular access within the approved housing scheme (planning reference LA03/2020/0881/RM to serve No's 126 and 128 Doagh Road

SITE/LOCATION: Lands 124 metres east of Nos. 126 and 128 Doagh Road, Ballyclare.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the guiding principle of the Strategic Planning Policy Statement that sustainable development should be permitted, having regard to the development plan and all other material considerations, as the proposed development will cause demonstrable harm to an interest of acknowledged importance, namely the residential amenity of future residents at Plots 19A, 20A, 21A, 22A, 23A, 24A and 28A of Reserved Matters approval reference LA03/2020/0881/RM.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy OS 1 of PPS 8: Open

Space, Outdoor Sport and Recreation, as the development proposal will result in the loss of areas of open space within an approved housing development.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15: Planning and Flood Risk in that the application site lies within a floodplain and it has not been demonstrated that the development proposal is subject to flooding or will exacerbate flooding elsewhere.

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

PLANNING APPLICATION NO: LA03/2022/0752/O

Site for new dwelling and garage on a farm (CTY10).

150m south west of 54 Templepatrick Road, Ballyclare.

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy 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 in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that c) the new building is not visually linked or sited to cluster with an established group of buildings on the farm.

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

PLANNING APPLICATION NO: LA03/2022/0960/O

Proposed site for infill dwelling and domestic garage.

Approx. 20m SE of 25 Oldwood Road, Randalstown, BT41 2NB.

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 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 Policies CTY8 & CTY2a of PPS 21, Sustainable Development in the Countryside, in that the proposal fails to meet with the provisions for an infill dwelling in accordance with Policy CTY8 of PPS21 and it fails to meet the provisions for a dwelling within a cluster in accordance with Policy CTY2a of PPS21.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted create a ribbon of development along the public road and will result in a detrimental change to, and erode, the rural character of the countryside.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0609/F**
Retrospective application for retention of existing farm shed.
SITE/LOCATION: 100m SW of 12a Irish Hill Road, Ballyclare, BT39 9NQ.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0984/F**
Widening of entrance including new pillars, gates and new tarmac surface to access and parking spaces. Installation of Columbaria in various sizes and models to create small memorial garden area, paths, pedestrian access to columbaria, timber arches, planting and grassing works.
SITE/LOCATION: Carnmoney Cemetery, 10 Prince Charles Way, Newtownabbey, BT36 6DJ.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0744/F**
Proposed 35no. plot allotment development utilising existing access of Orchard Road.
SITE/LOCATION: Lands 50m south of 12-42 Lakeview, Orchard Road, Crumlin
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0710/F**
Addition of covered decking area at rear door, including timber cladding to portion of external walls (Retrospective).
SITE/LOCATION: 28 Oldstone Road, Muckamore, Antrim, BT41 4PY
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL
1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy BH 8 of Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage in that insufficient information has been provided in order to ensure that the proposal will not have an adverse impact on the essential character of the Grade B1 listed building.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0721/LBC**
Addition of covered decking area at rear door, including timber cladding to portion of external walls (retrospective).
SITE/LOCATION: 28 Oldstone Road, Muckamore, Antrim, BT41 4PY.
RECOMMENDATION: **REFUSE LISTED BUILDING CONSENT**
PROPOSED REASON FOR REFUSAL
1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy BH 8 of Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage in that insufficient information has been provided in order to ensure that the proposal will not have an adverse impact on the essential character of the Grade B listed building.

PROPOSAL:	PLANNING APPLICATION NO: LA03/2022/0875/F
SITE/LOCATION:	Proposed replacement dwelling and detached garage Site 100m South East of No. 24 Mucklerammer Road, Randalstown, BT41 3EZ
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL	1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 of Planning Policy Statement 2 – Natural Heritage in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.

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 18 January 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 20 January 2023**.

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.

Facilitated public access to Mossley Mill will be considered for anyone who cannot for good reason access the Committee meeting remotely. However, this will be subject to availability and **all requests to attend in person must therefore be registered with the Council in advance providing the reason for this**. The Council would however encourage all those with an interest in the meeting to use the remote access measures wherever possible.

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.