



Planning Section: 0300 123 6677 [www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk)

## Planning Committee Meeting – Monday 20 January 2020 Schedule of Applications expected to be considered

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0667/F**  
Proposed residential development comprising construction of 162 no. dwellings, associated garages and car parking, open space and landscaping and all other associated site works

**SITE/LOCATION:** lands adjacent and west of Park Road (including existing dwelling at 9 Park Road) opposite and west of The Poplars residential development; adjacent and north of 1 & 2 Park Manor; north of 117-121 Mallusk Road and adjacent and west of 11 Park Road, Mallusk

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

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0538/F**  
Retrospective change of use to gym

**SITE/LOCATION:** Unit 9, Antrim Business Park, Antrim

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

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0883/O**  
Site for dwelling (in a cluster, complying with policy CTY 2A of PPS21)

**SITE/LOCATION:** Lands 180m South West of 27 Umgall Road, Nutts Corner, Crumlin (Opposite 242 Seven Mile Straight)

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

**PROPOSED REASONS FOR REFUSAL**

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 and it fails to meet the provisions for a dwelling within a cluster in accordance with Policy CTY2a of PPS21.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 and of Planning Policy Statement 21, in that the site lacks long established natural boundaries and relies on the use of new landscaping for integration.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of PPS 21, Sustainable Development in the Countryside, in that the proposed dwelling would result in a detrimental change to the rural character of the countryside.

**PROPOSAL:**

**SITE/LOCATION:**

**RECOMMENDATION:**

**PROPOSED REASON  
FOR REFUSAL**

**PLANNING APPLICATION NO: LA03/2019/0449/F**

Dwelling on a farm

Approximately 75 metres North West of No. 10 Ballypalady Road

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15, Planning & Flood Risk, in that it has not been demonstrated the development, if permitted, would not be at risk from flooding or result in increased levels of flooding elsewhere.

**PROPOSAL:**

**SITE/LOCATION:**

**RECOMMENDATION:**

**PROPOSED REASONS  
FOR REFUSAL**

**PLANNING APPLICATION NO: LA03/2019/0923/O**

Infill dwellings & garages

Approx. 70m North West of 35 Clonkeen Road, Randalstown

**REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions of 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 policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it;
  - (a) fails to meet the provisions for an infill opportunity as the site is to located within a substantial and continuous built up frontage; and
  - (b) would result in the loss of an important visual break in the developed appearance of the locality and the creation of a ribbon of development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the buildings would, if permitted, create a suburban style of build-up, thereby resulting in a detrimental change to and further eroding the rural character of the area.

**PROPOSAL:**

**SITE/LOCATION:**

**RECOMMENDATION:**

**PROPOSED REASON  
FOR REFUSAL**

**PLANNING APPLICATION NO: LA03/2019/0822/F**

Proposed dwelling and integral garage (Change of house type in substitution of approval LA03/2017/1027/RM)

50m NE of 101 Oldstone Road, Killealy, Muckamore

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and criteria (e) of Policy CTY 13 of Planning Policy Statement 21 'Sustainable Development in the Countryside', in that the design of the proposed dwelling is inappropriate for the site and its locality.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0823/F**  
Proposed conversion and reuse of existing stone barn to domestic dwelling with extension  
**SITE/LOCATION:** 40m southeast of 27A Pipe Road, Randalstown.  
**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0904/F**  
Dwelling and garage (change of house type to that previously approved under LA03/2016/0388/F)  
**SITE/LOCATION:** Walled Garden at Castle Upton, Templepatrick.  
**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0958/F**  
Conversion of integral garage to Living Room (retrospective).  
**SITE/LOCATION:** 15 Hamlet Walk, Ballyclare  
**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0961/A**  
Community/Council notice board erected on 2no steel tubular pipes.  
**SITE/LOCATION:** Approximately 12m NW of 8-10 Grove View, Killead Road, Killead (Between and existing Royal Mail post box and Ulsterbus Translink bus stop sign)  
**RECOMMENDATION:** **GRANT ADVERTISEMENT CONSENT**

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website on Wednesday 15 January 2020.

The Council has introduced speaking rights at the Planning Committee meetings and we have 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 by Noon on Friday 17 January 2020.

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. Please contact the Planning Section by telephone on 0300 123 6677 for further information.