



Planning Section: 0300 123 6677 www.antrimandnewtownabbey.gov.uk

Planning Committee Meeting – Monday 20 January 2025 Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0704/S54 Proposed erection of 1No. storage and distribution centre and 3No. light industrial units (Variation of Condition 7 from planning approval LA03/2022/0726/F regarding submission of landscaping scheme).
SITE/LOCATION:	Lands situated approx. 350m south-east of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey.
RECOMMENDATION:	GRANT SECTION 54 APPLICATION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0824/S54 Dwelling (Retrospective change of house type from approval LA03/2020/0828/F) (Variation of Condition 11 of LA03/2024/0350/F regarding the erection of a fence).
SITE/LOCATION:	Rear of 34 Glebecoole Park, Newtownabbey, BT36 6HX.
RECOMMENDATION:	REFUSE SECTION 54 APPLICATION
PROPOSED REASON FOR REFUSAL:	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 would result in a detrimental impact on neighbour amenity by way of overlooking and loss of privacy.
PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0741/F Change of use of first floor retail unit to office, alterations to ground floor retail units, additional entrance to front elevation (Moss Road), alterations to boundary treatment including additional gate (Ballyclare Road).
SITE/LOCATION:	183-187 Ballyclare Road, Newtownabbey, BT36 5JP.
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0359/F Erection of a glazed pedestrian footbridge, extension of hardstanding area, refurbishment of canopied waiting areas, guardrail installation, landscaping and associated services and works.
SITE/LOCATION:	Jordanstown Railway Halt, Jordanstown Road, Newtownabbey, BT37 0PB.
RECOMMENDATION:	GRANT PLANNING PERMISSION

PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0467/F
SITE/LOCATION:	Change of use from a domestic garage to dog grooming studio to include external alterations.
RECOMMENDATION:	8 Glenwell Park, Newtownabbey, BT36 7TA. GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2023/0045/F
SITE/LOCATION:	2No. single storey dwellings.
RECOMMENDATION:	20m east of 1 Nursery Grove, Antrim, BT41 1QT. REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL:	<ol style="list-style-type: none"> 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and criterion (b) of Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that the development does not appropriately protect and integrate existing landscape features that being the existing protected trees, into the site. 2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH 2 of Planning Policy Statement 2, Natural Heritage, in that it has not been demonstrated that the proposal will not detrimentally impact upon protected species.
PROPOSAL:	PLANNING APPLICATION NO: LA03/2023/0190/LBC
SITE/LOCATION:	2No. single storey dwellings.
RECOMMENDATION:	20m east of 1 Nursery Grove, Antrim, BT41 1QT. REFUSE LISTED BUILDING CONSENT
PROPOSED REASON FOR REFUSAL:	<ol style="list-style-type: none"> 1. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy BH 11 of Planning Policy 6 'Planning, Archaeology and the Built Heritage' in that the applicant has failed to provide a suitable development scheme to permit the erection of two dwellings at this location.
PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0768/O
SITE/LOCATION:	Dwelling and garage on a farm.
RECOMMENDATION:	Lands approx. 85m north-west of 43B Holystone Road, Doagh. REFUSE OUTLINE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL:	<ol style="list-style-type: none"> 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 and Policy CTY 10 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal does not visually link or cluster with an existing group of buildings on a farm.
PROPOSAL:	PLANNING APPLICATION NO: LA03/2024/0850/S54
SITE/LOCATION:	Retrospective extension to residential curtilage and erection of fence (removal of Condition 2 of planning approval LA03/2024/0431/F regarding lowering of fence height).
RECOMMENDATION:	2 Castlewater Wood, Antrim, BT41 4FQ. REFUSE SECTION 54 APPLICATION
PROPOSED REASON FOR REFUSAL:	<ol style="list-style-type: none"> 1. The proposal is contrary to the policy provision contained in the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to PPS 7 Residential Extensions and Alterations, in that

if the variation of Condition 2 of LA03/2024/0431/F was to be approved, it would detract from the appearance of No. 2 Castlewater Road and its design and appearance would have a detrimental impact on the appearance and character of the area.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

**PROPOSED REASONS
FOR REFUSAL:**

PLANNING APPLICATION NO: LA03/2024/0694/F

Proposed shed and extension to existing shed.

Lands approx. 80m south south-west of No. 223 Seven Mile Straight, Nutts Corner, Crumlin.

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) 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.
2. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy OS 3 of Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that the proposal is not associated with an outdoor recreational use.
3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH5 of Planning Policy Statement 2, Natural Heritage, in that the proposal will result in the loss of a priority habitat.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

**PROPOSED REASONS
FOR REFUSAL:**

PLANNING APPLICATION NO: LA03/2024/0709/O

Site for dwelling and garage on a farm.

Lands approx. 25m south of 27 Sallybush Road, Newtownabbey, BT36 4TS.

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal does not visually link or cluster with an existing group of buildings on a farm.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal, if permitted, would add to an existing ribbon of development along the Sallybush Road.
3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, in that it has not been demonstrated that access to the site would not prejudice road safety.
4. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH5 of Planning Policy Statement 2, Natural Heritage, in that the proposal will result in the loss of a priority habitat.

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 15 January 2025.**

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 17 January 2025.**

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 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.