

Planning Committee Meeting – Monday 16 November 2020

Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2020/0030/F
SITE/LOCATION:	Two detached dwellings
RECOMMENDATION:	Adjacent to 740 Antrim Road, Templepatrick
PROPOSED REASONS FOR REFUSAL	REFUSE PLANNING PERMISSION
	<ol style="list-style-type: none">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 therefore adversely affect the environmental quality and character of the existing housing development at this location.2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development, if permitted:<ol style="list-style-type: none">(a) would represent an overdevelopment of the site;(b) would be inappropriate to the locality in terms of the design the dwelling proposed on Site B;(c) would not respect its immediate context and have an unacceptable impact on the aspect and outlook of No. 1 Carnbank and the amenity currently enjoyed by its occupiers; and(d) would result in an adverse impact on the amenity of proposed residents in terms of overlooking and consequent loss of privacy.
PROPOSAL:	PLANNING APPLICATION NO: LA03/2020/0549/O
SITE/LOCATION:	Dwelling and Garage (Infill)
RECOMMENDATION:	Site 1, 35 metres SE of 37 Ballylurgan Road, Randalstown
PROPOSED REASONS FOR REFUSAL	REFUSE OUTLINE PLANNING PERMISSION
	<ol style="list-style-type: none">1. The proposal is contrary to the 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 fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in the addition of existing ribbon development resulting in suburban style build up when viewed with the existing and approved dwellings on the Ballylurgan Road.

PLANNING APPLICATION NO: LA03/2020/0550/O

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

Dwelling and Garage (Infill)
 Site 2, 70m SE of 37 Ballylurgan Road, Randalstown

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the 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 fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in the addition of existing ribbon development resulting in suburban style build up when viewed with the existing and approved dwellings on the Ballylurgan Road.

PLANNING APPLICATION NO: LA03/2020/0375/A

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

Replacement notice hoarding sign
 48 New Street, Randalstown

REFUSE ADVERTISEMENT CONSENT

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy BH 13 of Planning Policy Statement 6; Planning, Archaeology and the Built Heritage, in that if approved, the proposed signage would adversely impact upon the character and appearance of the Randalstown Conservation Area by means of the use of inappropriate means of illumination.

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2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17; Control of Outdoor Advertisements, in that if approved, the proposed signage would result in an unacceptable detrimental impact upon the visual amenity of the area by means of the use of inappropriate means of illumination.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0896/F**
Proposed two storey dwelling
SITE/LOCATION: 20m west of 2 Whinney Hill, Randalstown
RECOMMENDATION: **GRANT PLANNING PERMISSION**

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 11 November 2020**.

Due to the Coronavirus the Planning Committee meeting in November will continue to incorporate the use of technology to provide for remote access to Members and public speakers as necessary.

Whilst the Council Offices remain closed to the general public for normal business, facilitated public access is however being made available at Mossley Mill for anyone who wishes to view those parts of the Committee meeting which are open to the public. This will be subject to availability and social distancing requirements. In addition, and technology permitting, it is intended that the meeting will be live streamed on the Council's website via a suitable platform.

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 13 November 2020**.

As part of the interim procedure that has now been put in place, those afforded public speaking rights will be able to participate in the meeting using Zoom, either via remote access or via the facilitated attendance at Mossley Mill on the evening of the Committee 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 Public Access tool on the 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.