

Planning Committee Meeting – Monday 17 May 2021

Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0862/F**
Proposed erection of a Training Unit associated with The Bridge Association Charity, comprising a mix uses such as classrooms, workshop, canteen, kitchen, gym, office and staff room including a new access onto Kilbegs Road, inclusion of a Waste Water Treatment Works and all associated works.
- SITE/LOCATION:** Lands adjacent to Kilbegs Industrial Estate and approximately 60m southwest of Unit 22 The Junction, Antrim
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0882/F**
Change of use of land from agricultural to sports playing field. Proposal includes 1m high perimeter fence, emergency access point onto Creggan Road and ancillary footpaths around the edge of pitch. Ball stop netting (13m high) will be erected behind goalposts at either end of the pitch.
- SITE/LOCATION:** 134 Staffordstown Road (Adjacent to eastern boundary of existing playing field), Randalstown, Co. Antrim
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0889/O**
Site for infill dwelling
- SITE/LOCATION:** Adjacent to 62 Slievetrue Road, Carrickfergus
- RECOMMENDATION:** **REFUSE OUTLINE PLANNING PERMISSION**
- PROPOSED REASONS FOR REFUSAL:**
1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY1 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 of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site, if permitted, would fail to integrate into the countryside.
4. 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 ribbon development resulting in a suburban style build up when viewed with the existing dwellings along Slievetrue Road.

PLANNING APPLICATION NO: LA03/2021/0085/O

PROPOSAL:

Site for infill dwelling

SITE/LOCATION:

45m southwest of 15 British Road, Aldergrove, Crumlin

RECOMMENDATION:

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASONS

FOR REFUSAL:

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 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build up when viewed with the existing dwellings on the British Road.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk (PPS 15) in that the proposed development is located partially within a fluvial floodplain and it has not been demonstrated that the proposed development would not be at risk from flooding itself or would not increase the risk of flooding elsewhere.

PLANNING APPLICATION NO: LA03/2021/0087/O

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

Site for infill dwelling

100m northwest of 11 British Road, Aldergrove, Crumlin

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 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build up when viewed with the existing dwellings on the British Road.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk (PPS 15) in that the proposed development is located partially within a fluvial floodplain and it has not been demonstrated that the proposed development would not be at risk from flooding itself or would not increase the risk of flooding elsewhere.
5. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside as, if approved, is unable to provide a suitable degree of enclosure for the building to integrate.

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 12 May 2021**.

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 14 May 2021**.

Whilst the Members of the Planning Committee will meet in person in May, due to the ongoing impact of Coronavirus the 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.

Whilst the Council Offices remain closed to the general public for normal business, as part of the interim procedure that has now been put in place, 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 social distancing requirements 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 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.