



15 August 2018

Committee Chair: Councillor H Cushinan  
Committee Vice-Chair: Alderman F Agnew  
Committee Members: Aldermen –T Campbell, J Smyth and R Swann  
Councillors –J Bingham, P Brett, D Hollis, R Lynch, M Magill,  
S Ross and W Webb

Dear Member

**MEETING OF THE PLANNING COMMITTEE**

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 20 August 2018 at 6.30pm.**

You are requested to attend.

Yours sincerely

A handwritten signature in black ink that reads "Jacqui Dixon".

Jacqui Dixon, BSc MBA  
**Chief Executive, Antrim & Newtownabbey Borough Council**

**For any queries please contact Member Services:**

Tel: 028 9034 0098 / 028 9448 1301

[memberservices@antrimandnewtownabbey.gov.uk](mailto:memberservices@antrimandnewtownabbey.gov.uk)

**Part One** - The Planning Committee has the full delegated authority of the Council to make decisions on planning applications and related development management and enforcement matters. Therefore the decisions of the Planning Committee in relation to Part One of the Planning Committee agenda do not require ratification by the full Council.

**Part Two** - Any matter brought before the Committee included in Part Two of the Planning Committee agenda, including decisions relating to the Local Development Plan, will require ratification by the full Council.

- 1 Apologies.
- 2 Declarations of Interest.
- 3 Report on business to be considered:

## **PART ONE**

### **Decisions on Planning Applications**

- 3.1 Planning Application No: LA03/2018/0227/O  
Site of dwelling and garage on land approximately 120m SW of 142 Seven Mile Straight, Muckamore
- 3.2 Planning Application No: LA03/2018/0091/RM  
Proposed crematorium facility and ancillary development on lands immediately opposite Ballyearl Arts and Leisure Centre, 585 Doagh Road, Newtownabbey
- 3.3 Planning Application No: LA03/2018/0236/O  
Site of housing development on land opposite Nos. 2-48 (evens) and rear of Nos. 70-80 (evens), Fernagh Parade, Newtownabbey
- 3.4 Planning Application No: LA03/2018/0318/O  
Eight semi-detached dwellings on lands at 740 Antrim Road, Templepatrick
- 3.5 Planning Application No: LA03/2018/0154/F  
Change of use of ground floor vacant retail unit to funeral directors, viewing rooms and chapel of rest, including alterations to shop front, extension to rear, provision of car parking, new boundary fence and all other associated site works at 12 Portland Avenue and vacant hardstanding opposite (formerly 7 Portland Avenue), Glengormley
- 3.6 Planning Application No: LA03/2018/0539/A  
Retrospective permission for temporary mesh advertising banner at 21 Main Street, Ballyclare
- 3.7 Planning Application No: LA03/2018/0531/A  
Banner Advertisement - wall mounted at 46 Old Carrick Road, Newtownabbey

3.8 Planning Application No: LA03/2017/0760/F

Erection of dwelling and detached garage (Change of house type from previously approved T/2010/0541/RM) on land 40m north of 18 Hollybank Road, Parkgate

## **PART TWO**

### **Other Planning Matters**

3.9 Delegated planning decisions and appeals July 2018

3.10 LDP: Quarterly Update April-June 2018

3.11 LDP: Metropolitan Area Spatial Working Group

3.12 Royal Town Planning Institute Annual Conference – 11 September 2018

3.13 Correspondence from the Department for Infrastructure

3.14 Planning Committee Annual Review

## **PART TWO**

### **Other Planning Matters – In Confidence**

3.15 Meeting with Department for Infrastructure - In Confidence

3.16 LDP: Planning Policy Workshop Aug 2018 - In Confidence

3.17 LDP: Employment Land Evaluation Report - In Confidence

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE  
PLANNING COMMITTEE ON 20 AUGUST 2018**

**PART 1      PLANNING APPLICATIONS AND RELATED DEVELOPMENT  
MANAGEMENT AND ENFORCEMENT ISSUES**

<b>COMMITTEE ITEM</b>	<b>3.1</b>
<b>APPLICATION NO</b>	<b>LA03/2018/0227/O</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>

<b>PROPOSAL</b>	Site of dwelling and garage
<b>SITE/LOCATION</b>	Approx 120m SW of 142 Seven Mile Straight, Muckamore
<b>APPLICANT</b>	Mr & Mrs Andy Walker
<b>AGENT</b>	Ivan McClean
<b>LAST SITE VISIT</b>	22 <sup>nd</sup> May 2018
<b>CASE OFFICER</b>	Alicia Leathem Tel: 028 90340416 Email: <a href="mailto:alicia.leathem@antrimandnewtownabbey.gov.uk">alicia.leathem@antrimandnewtownabbey.gov.uk</a>

**Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located within the rural area, outside of any settlement limits as defined in the Antrim Area Plan 1984-2001 (AAP).

The application site is located approximately 120m southwest of 142 Seven Mile Straight. The site is a large road frontage site with the frontage measuring approximately 100metres with a depth of 70 metres at its widest point. The topography of the site slopes slightly from the north to the southeast. Boundaries to the site are defined by mature trees and hedgerow on all boundaries.

The application site is located in the rural area with the land use being predominately agricultural. There are a number of dispersed dwellings in the immediate locality.

#### **RELEVANT PLANNING HISTORY**

No relevant planning history

#### **PLANNING POLICY**

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The application site is within the rural area, outside any settlement limit, the Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

#### **CONSULTATION**

**Council Environmental Health Section** – No objections

**NI Water** – No objections

**DfI Roads** – No objections

**Historic Environment Division** - No objections

#### **REPRESENTATION**

Four (4) neighbouring properties notified and no letters of representation have been received.

#### **ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS**

The main issues to consider in the determination of this application are:

- Principle of Development
- Impact on Character and Appearance of the Area
- Neighbour Amenity

#### **Principle of Development**

Policy CTY 1 of Planning Policy Statement 21 Sustainable Development in the Countryside (PPS21) sets out the types of housing development that are, in principle, acceptable in the countryside. Policy CTY 6 states that planning permission will be granted for a dwelling in the countryside where there are compelling and site

specific reasons for this related to the applicant's personal or domestic circumstances, subject to two criteria. Firstly, whether there is satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission was refused; and secondly that there are no alternative solutions available such as an extension to an existing dwelling or the conversion of an existing building.

The applicants and their dependents (four children) currently reside at 171 Seven Mile Straight and it is they who intend to occupy the proposed new dwelling. The application site is located approximately 0.4 miles to the northwest of the current residence at 120m southwest of 142 Seven Mile Straight. Supporting document 01 dated 13<sup>th</sup> March 2018 advises that their current home is unsuitable to accommodate the family's needs due to the current and future medical needs one of their dependents. Evidence submitted with the application is detailed within Document 01 which outlines the needs of the applicants and their dependents which includes letters of support from an Occupational Therapist and a Consultant Paediatric Neurologist, advising that the dependent will require level access facilities, circulation space for moving and handling, along with storage space for medical equipment for both current and long term care.

Document 01 also details that the location of the application site is required given its central location to Antrim Area Hospital, Muckamore Abbey Hydrotherapy Pool and Royal Belfast Hospital for Sick Children. A letter of support is also included from occupiers of 72 Old Ballyrobin Road who advise that they provide the applicants with support and help in the care of their dependents which is only possible due to the close proximity of them to the existing home and also the application site. The supporting document 01 however, suggests that a site in the general locality would meet the applicants needs and there is no compelling site specific reason for developing a new dwelling on the application site. In addition the document lacks detail as to why the housing needs of the applicants and their dependent could not be met, from any existing dwellings for sale in the area, any approved sites in the general locality or any existing housing within the adjoining settlements of Antrim, Templepatrick, Dunadry or Mallusk which lie within 6 miles of the application site. It is considered that it has not been demonstrated that a new dwelling is a necessary response to the particular circumstances of the case or that genuine hardship would necessarily result, should planning permission for the proposed dwelling not be forthcoming at the site proposed.

Additionally criterion b of CTY 6 requires that there are no alternative solutions to meet the particular circumstances of the case such as an extension to the existing dwelling. As outlined above the applicants currently reside at 171 Seven Mile Straight which is located only some 0.4 mile from the application site. The existing dwelling is a detached dwelling with a substantial curtilage, on a large rural plot which is well screened with mature vegetation. An extant planning permission LA03/2016/0054/F, granted permission for a single storey extension to the existing dwelling that would provide additional accommodation in the form of two additional bedrooms with ensembles, a large dining room and laundry room. Supporting documentation advises that due to a change in the medical circumstances of the applicant's dependent and their future needs, that the approved extension is no longer fit for purpose.

The agent was advised that the Council would not be opposed to a new application for an extension to the existing dwelling to meet the requirements of the applicants and their dependents, however, the agent responded advising that this was not a feasible option both financially and also because the applicants' dependent would be unable to reside in the property while the works are being completed. Taking into consideration the reasons outlined above, it is considered that the option of a suitable design solution to enlarge the existing dwelling in a manner that could accommodate the applicants current and future care needs without prejudicing the level of care already established has not been fully explored. Furthermore, the financial restrictions outlined within the supporting statement are deemed insufficient to set aside the requirements of Policy CTY 6 of PPS 21.

As outlined above it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case. As a consequence it is considered that a new dwelling is not a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused. The proposed development therefore fails to meet the requirements of Policy CTY 6 of PPS 21.

#### **Impact on Character and Appearance of Area**

Policy CTY 13 of PPS 21 also states that planning permission will be granted for a dwelling in the countryside where it can be visually integrated into the surrounding landscape and is of an appropriate design. It further states that a new building will be unacceptable where the design of the building is inappropriate for the site and its locality. The Strategic Planning Policy Statement (SPPS) reinforces this and states that in all circumstances proposals for development in the countryside must not have an adverse impact on the rural character of the area.

The southeast and western boundaries are defined by mature hedgerows which help to limit the views, while the views from the west are limited until you reach the application site due to the road levels and the amount of roadside vegetation of mature trees and hedgerow. Critical views of the site are experienced directly in front of the site from the Seven Mile Straight. Accordingly it is considered that the proposed site has a sufficient level of integration to allow a low elevation dwelling, no greater than 5.7m from ground level, to blend unobtrusively into the landform and not have a detrimental impact on the rural character of the area.

#### **Neighbour Amenity**

The nearest residential property is located approximately 40 metres to the rear of the application site, the separation distance and boundary treatment is such that a dwelling on this site will not result in any negative impacts on the amenity of any residential properties in the rural area.

#### **CONCLUSION**

The following is a summary of the main reasons for the recommendation:

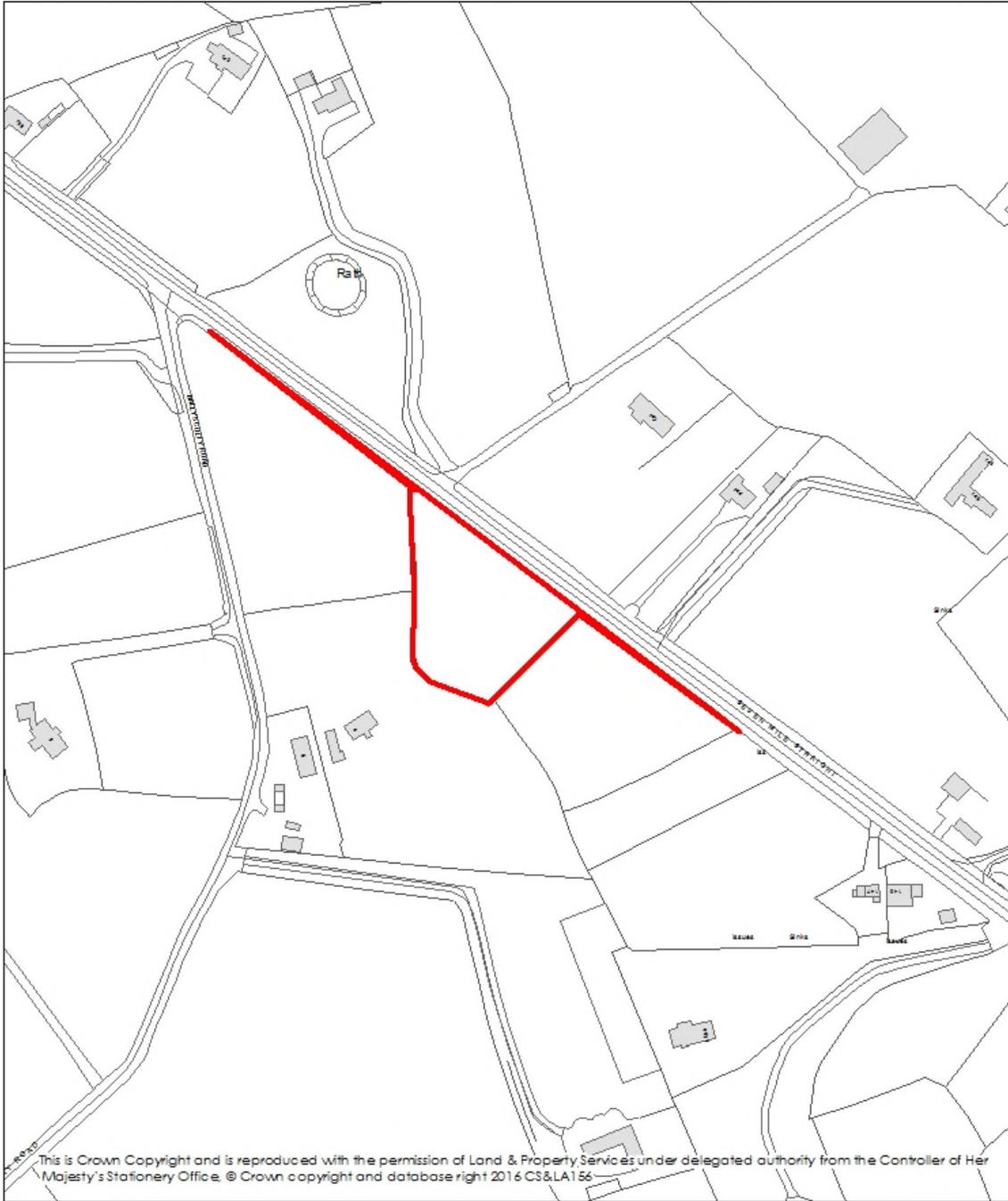
- The principle of the development has not been established as it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case. As such it is considered that a new dwelling is not a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused.

- A low level dwelling of approximately 5.7m from ground level would sufficiently integrate and not have a detrimental impact on the rural character of the area.

**RECOMMENDATION :** REFUSE OUTLINE PLANNING PERMISSION

**PROPOSED REASON OF REFUSAL**

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of PPS 21: Sustainable Development in the Countryside, in that there are no overriding reasons why this development is necessary in this rural location and could not be located within a settlement and it has not been demonstrated that there are site specific reasons or compelling personal and domestic circumstances that would warrant approval for a dwelling in accordance with Policy CTY 6 of PPS 21.



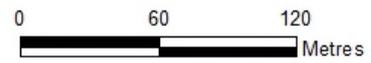
**Location Map**

**Application Reference: LA03/2018/0227/O**

Site of dwelling and garage under CTY6 of PPS21

Approx 120m SW of 142 Seven Mile Straight, Muckamore

Site Boundary 



For Information Only



<b>COMMITTEE ITEM</b>	<b>3.2</b>
<b>APPLICATION NO</b>	<b>LA03/2018/0091/RM</b>
<b>DEA</b>	<b>THREE MILE WATER</b>
<b>COMMITTEE INTEREST</b>	<b>COUNCIL APPLICATION</b>
<b>RECOMMENDATION</b>	<b>APPROVE RESERVED MATTERS</b>

<b>PROPOSAL</b>	Proposed crematorium facility and ancillary development
<b>SITE/LOCATION</b>	Lands immediately opposite Ballyearl Arts and Leisure Centre 585 Doagh Road, Newtownabbey, BT36 5RZ
<b>APPLICANT</b>	Antrim and Newtownabbey Borough Council
<b>AGENT</b>	AECOM
<b>LAST SITE VISIT</b>	18 <sup>TH</sup> July 2018
<b>CASE OFFICER</b>	Barry Diamond Tel: 028 903 Ext 40407 Email: <a href="mailto:barry.diamond@antrimandnewtownabbey.gov.uk">barry.diamond@antrimandnewtownabbey.gov.uk</a>

**Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located within the development limits of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (draft BMAP). The site comprises a large agricultural field located on the south side of the Doagh Road, opposite the Ballyearl Arts & Leisure Centre. The site is defined along its boundaries by mixed species semi-mature hedgerows which appear to be maintained. The Council Depot is located beyond the western boundary of the site and the railway line is located beyond the southern boundary. The existing field slopes down from the Doagh Road towards the railway line and there is some evidence that the lowest parts of the site are subject to ponding.

Beyond the site to the northwest are a number of roadside dwellings which front onto the Doagh Road. The site is located within the development limits of Metropolitan Newtownabbey on zoned employment land (MNY 05), however there has been limited uptake of this zoning to date. The land to the south and west of the site are also zoned employment lands.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: U/2014/0215/O  
Location: Lands immediately opposite Ballyearl Arts and Leisure Centre, 585 Doagh Road, Newtownabbey, BT36 5RZ  
Proposal: Proposed crematorium facility and ancillary development  
Decision: Outline Permission - 3<sup>rd</sup> February 2015.

#### **PLANNING POLICY**

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan, Draft Newtownabbey Area Plan and Draft Belfast Metropolitan Area Plan: The Plans identified the application site as being within the Development Limits for Newtownabbey on zoned employment lands.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 4: Planning and Economic Development: sets out planning policies for economic development uses.

## **CONSULTATION**

**Council Environmental Health Section** – No objection

**NI Water** – No objection

**DfI Roads** – No objection subject to conditions

**DfI Rivers** – No objection

## **REPRESENTATION**

Six (6) neighbouring properties were notified and one (1) letter of objection was received. The full representations made regarding this proposal are available for Members to view online at the Planning Portal ([www.planningni.gov.uk](http://www.planningni.gov.uk)).

A summary of the key points of objection raised is provided below:

- Objections remain unchanged from the previous outline application, namely, air quality and traffic congestion.

## ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development
- Siting and Design
- Access & Parking
- Landscaping
- Other matters

### **Principle of Development**

Section 45 (1) of the Planning Act (NI) 2011 requires that regard should be made to the Local Development Plan, so far as material to the application. Section 6 (4) of the Planning Act also states that where, in making any determination, regard should be made to the Local Development Plan that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The Belfast Urban Area Plan 2001 (BUAP) and the draft Belfast Metropolitan Area Plan (BMAP) are the relevant plans for the application site. The application site is located within Metropolitan Newtownabbey in both plans. The site is not zoned for any purpose in BUAP or in the draft Belfast Metropolitan Area Plan BMAP (2004) and the 2014 version of the plan. Whilst it is acknowledged, following recent litigation, that BMAP remains in draft form it is the Council's policy that significant weight should be afforded to the 2014 version of the document in assessing proposals.

The Strategic Planning Policy Statement (SPPS) indicates that where any conflict between the SPPS and any policy retained exists, under the transitional arrangements it must be resolved in the favour of the provisions of the SPPS. The SPPS indicates that sustainable development should be permitted, having regard to material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

The principle of development for a crematorium at this site was previously established with the grant of outline planning permission U/2014/0215/O on the 3<sup>rd</sup> February 2015 and the current application now seeks reserved matters approval. The principle of development cannot be revisited under an application for reserved matters and the only issues which are subject to consideration are siting, design, landscaping and access. These matters are considered in the remainder of the report.

### **Siting and Design**

The overall design concept for the scheme is to have a single vehicular and pedestrian access point onto the Doagh Road. From the access point an internal road forms a tree lined avenue which sweeps down through the site around a proposed pond before arriving at the car parking area located at the southern end of the site. Beyond the parking area is the proposed crematorium building which comprises a single storey building, with varying roof styles and a mixed palette of external building materials. The remainder of the site includes a number of walking paths which are set within a proposed landscaped area which includes over 300 trees, with further woodland planting proposed along the boundaries of the site. Each of these matters will be considered in further detail.

The grant of outline planning permission (U/2014/0215/O) carried with it a condition (condition 09) which restricted the siting of the proposed crematorium building to the

southern portion of the site. The proposed development is in compliance with this condition. The siting of the building and parking area at this location means that the visual impact of the proposed single storey building is somewhat reduced given that the finished floor level of the building lies approx. 4.5 metres below the level of the Doagh Road. The siting of the building at this location also allows the building to be sited back off the roadside and for there to be a significant planted area to help soften any views of the building and ancillary parking areas.

The actual proposed crematorium building faces onto the proposed pond, the building is single storey in appearance with a maximum height of 9.9 metres. The building is primarily made up of three blocks, the first block is the covered portico at the entrance, and a reception/waiting area which is located at the front of the building, the second block, which makes up the middle section of the building is the Chapel area and the third component comprises the Cremator room. The building has a mixture of roof styles with flat roof areas and two areas having a hipped standing seam roof. The walls will have a buff clay facing brick, while the windows will have aluminium frames with timber panelling on the side. The service yard area to the rear of the building is enclosed by a 3.6metre high wall and contains an area for bin storage and small maintenance building.

Overall it is considered that the siting and design of the building is acceptable in the context of the building proposed and the surrounding area. Views of the building will be restricted due to the 300metre set back of the building from the Doagh Road and the site levels which lie approx. 4.5 metres below the Doagh Road. In addition, the existing intervening field boundaries already restrict views of the building while the significant amount of landscaping proposed will mature in the medium to long term which will help soften the site and add to the landscaping in the area.

### **Access and Parking**

The means of access is onto the Doagh Road and is located mid point along the site and proposes sightlines of 4.5 by 160 metres in both directions. Much of the existing hedgerow will have to be removed to accommodate the sightlines and it is proposed to replace this with a new boundary hedge and woodland planting. The vehicular access point is set back approximately 13 metres from the Doagh Road to facilitate at least one vehicle to turn off the road in the event that the proposed gates would be closed. The access road sweeps down from the Doagh Road and is lined on each side by proposed tree planting. Running parallel to the east of the laneway is a 3 metre wide footpath. The laneway then splits and allows direct access to the main entrance to the Crematorium building to facilitate services being held in the chapel. Access is provided to the main parking area and a further access located to the south provides access to the rear yard.

There is a large area of parking proposed, with 94 parking spaces and 13 disabled parking spaces provided. The layout of the car park allows for reversing and turning manoeuvres and has landscaping at the northern and southern boundary along with a landscaping strip running through the centre of the car park.

DfI Roads were consulted as part of the processing of the application and they have raised no objections to the proposed access and parking arrangements subject to conditions being attached to the grant of any planning permission. It is considered that

the access position is compliant with the conditions set out in the grant of outline planning permission and that a suitable level of parking is provided.

### **Landscaping**

The proposed scheme provides an abundance of landscaping throughout the application site. The boundaries of the site are to be defined by woodland planting, up to 300 trees are to be planted within the application site, including a formal tree lined avenue along the internal access road. Additional planting is provided through formal tree planting in the car parking area along with a formalised chapel garden to the eastern and western elevations of the building.

The proposed lake forms a secondary focal feature within the site and provides a different form of landscaping feature within the scheme. Areas of the site are proposed to form wildflower meadows and there are a number of grassed paths traversing the site, along with seating areas to facilitate walks and areas for reflection.

It is considered that the extensive landscaping provided is suitable for the scheme and the location. Given that the site will be owned and operated by a single entity there is no need to establish management agreements of the open space areas by way of planning condition.

### **Other Matters**

The application site is prone to surface water flooding at the southern end of the site. A Drainage Assessment was prepared by the agent and a below ground attenuation tank is to be provided which will collect surface water run-off and control the rate of run-off through the use of a hydro brake. DfI Rivers were consulted with this information and consider the proposed means of controlling surface water runoff to be acceptable. The applicant has already applied for and has received a Schedule 6 Agreement from DfI Rivers for the proposed means of surface water disposal which includes discharge to a nearby watercourse at a controlled volume.

Although not strictly a reserved matter the design of the building and ultimately the chimney height could have an impact on air quality and air dispersal. The applicant provided a Cremator Chimney Height Report which includes a computational fluid dynamics to demonstrate that the level of contaminants within the flue discharge would be below the maximum exposure level based on a worst case scenario event. The Environmental Health Section of the Council were consulted with the information and although they cannot validate the modelling they have no reason to question the methodology and the conclusions of the report. In addition, the operation of any Crematorium is regulated as a Part C process under the Pollution Prevention and Control (Industrial Emissions) Regulations (NI) 2013. In effect prior to the operation and during the operation of the facility the owner/operator must have a valid PPC Permit which seeks to control and monitor emission levels from the facility.

### **CONCLUSION**

The following is a summary of the main reasons for the recommendation:

- The principle of development has already been established under the previous grant of outline planning permission;
- The siting and design meets with the conditions of the outline planning permission and are considered acceptable;
- There are no issues with the proposed parking and access arrangements;

- The proposed development will create a substantial area of woodland planting.
- Issues of drainage and air dispersal modelling have been considered in the context of the specific design proposed and are considered acceptable.

**RECOMMENDATION :**

**APPROVE RESERVED MATTERS**

**PROPOSED CONDITIONS**

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-
  - i. The expiration of a period of 5 years from the grant of outline planning permission; or
  - ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. The proposed landscaping indicated in drawing No. 13 date stamped 29<sup>th</sup> January 2018 shall be carried out within the first planting season following the completion of the development hereby approved.

Reason: In the interest of visual amenity and to ensure the provision establishment and maintenance of a high standard of landscape.

3. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

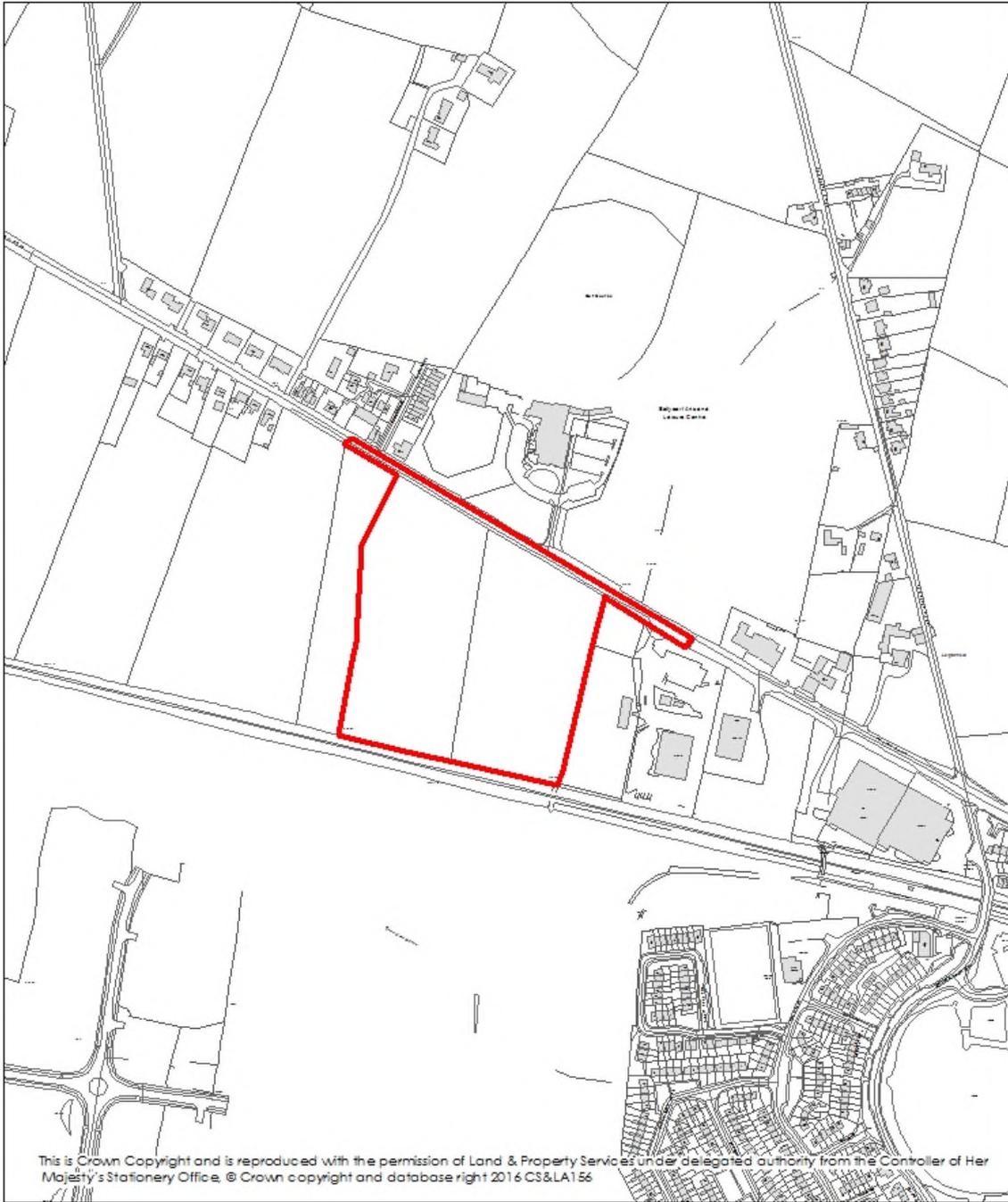
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.05/1 bearing the date stamp 31<sup>st</sup> January 2018, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. The gradient(s) of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in interests of road safety and the convenience of road user.



**Location Map**

**Application Reference: LA03/2018/0091/RM**

Lands immediately opposite Ballyearl  
 Arts and Leisure Centre  
 585 Doagh Road  
 Newtownabbey

Proposed crematorium facility and ancillary development



Site Boundary  For Information Only



<b>COMMITTEE ITEM</b>	<b>3.3</b>
<b>APPLICATION NO</b>	<b>LA03/2018/0236/O</b>
<b>DEA</b>	<b>MACEDON</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>

<b>PROPOSAL</b>	Site of housing development
<b>SITE/LOCATION</b>	Site opposite no's 2-48 (evens) and rear of no's 70-80 (evens), Fernagh Parade, Newtownabbey
<b>APPLICANT</b>	Ulster Garden Villages
<b>AGENT</b>	Hutcheson, Irvine Partnership
<b>LAST SITE VISIT</b>	14 <sup>th</sup> May 2018
<b>CASE OFFICER</b>	Alicia Leathem Tel: 028 90340416 Email: <a href="mailto:alicia.leathem@antrimandnewtownabbey.gov.uk">alicia.leathem@antrimandnewtownabbey.gov.uk</a>

**Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located at Fernagh Parade, Newtownabbey on unzoned lands within the development limits of Metropolitan Newtownabbey in both the draft Belfast Metropolitan Area Plan and Belfast Metropolitan Area Plan (published September 2014):

The application site runs parallel to the existing NI Railways Larne/Belfast line. It comprises an elongated narrow strip of land measuring approximately 340 metres in length and varies in depth. It is some 20 metres deep its narrowest point towards the midpoint of the site and then widens at the outer edges.

The site is currently an area of unkempt open space with the northern and southern boundaries defined by vegetation. The eastern boundary to the railway line is defined by palisade fencing with overgrown vegetation and the western boundary along Fernagh Parade is undefined.

The application site is located in a predominately residential area adjacent to two areas of townscape character, that being Fernagh and Ypres Park. Typically the dwellings directly opposite the site take the form of blocks of terraced dwellings with garden areas to the rear, with dwellings set back from the road. The existing dwellings to the east take the form of terraced dwellings, painted white with flat roofs. The dwellings in this section of Fernagh have a strong character, defined by replicated house designs constructed around the 1950's.

#### **RELEVANT PLANNING HISTORY**

None.

## PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The application site is located within the settlement limit of Belfast Urban Area and is zoned for a smaller scale road scheme subject to review.

Draft Belfast Metropolitan Area Plan and Belfast Metropolitan Area Plan (published September 2014): The application site is on unzoned lands within the development limits within Metropolitan Newtownabbey on both plans.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

Addendum to PPS 6: Areas of Townscape Character: sets out planning policy and guidance relating to Areas of Townscape Character, for demolition of buildings, new development and the control of advertisements.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7 - Residential Extensions and Alterations: sets out planning policy and guidance for achieving quality in relation to proposals for residential extensions and alterations.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

PPS 8: Open Space, Sport and Outdoor Recreation: sets out planning policy for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and outdoor recreation.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

### **CONSULTATION**

**Council Environmental Health Section** – Noise and Vibration Assessment requested.

**NI Water** – Existing sewer pipe crosses the site (discussed below)

**DfI Roads** – Additional information requested

**Northern Ireland Environment Agency: NED** – Response outstanding

**DfI Rivers**– Additional Information requested

**Belfast City Airport** – No objections

**NI Transport Holdings** – Response outstanding

### **REPRESENTATION**

Fifty-Five (55) neighbouring properties were notified and forty two (42) letters of objection have been received from twenty two (22) properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal ([www.planningni.gov.uk](http://www.planningni.gov.uk)).

A summary of the key points of objection raised is provided below:

- Loss of open space.
- Impact on character of the area.
- Road safety.
- Impact on residential amenity through overlooking, noise and general disturbance.
- Japanese Knotweed and impact on wildlife.
- Existing sewer crosses the site.
- NI Railways right of way crosses the site.

### **ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS**

The main issues to consider in the determination of this application are:

- Principle of Development
- Design, Appearance and Layout
- Impact on Character and Appearance of the Area

- Public and Private Open Space
- Residential Amenity
- Noise and Vibration Nuisance
- Flood Risk
- Access, Movement and Parking
- Other Matters

### **Principle of Development**

Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires that regard is had to the Development Plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that where, in making any determination under the Act, regard is to be had to the Local Development Plan then the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18th May 2017. As a consequence the Belfast Urban Area Plan 2001 (BUAP) currently operates as the statutory development plan for the area with the draft Belfast Metropolitan Area Plan (BMAP) remaining a material consideration. Following a report presented to Committee in November 2017 it was agreed that the provisions of the version of BMAP published in September 2014 be afforded significant weight in the planning process pending clarification by the Department for Infrastructure on how it intends to progress this matter.

The application site is located within the settlement limit of Metropolitan Newtownabbey as defined in both the BUAP and draft BMAP. Whilst the site is identified in BUAP for a road scheme subject to review, it is understood this scheme has since been abandoned by DfI Roads. In both versions of Draft BMAP the site lies adjacent to two areas of Townscape Character, MNY 23 (Fernagh) to the west of the site and MNY 30 (Ypres Park) to the south of the site. The proposal seeks outline planning permission for a site for housing development.

As unzoned land within both BUAP and draft BMAP the principle of housing on this site would be acceptable provided the proposed development complies with regional planning and other environmental considerations. The Strategic Planning Policy Statement (SPPS) indicates that sustainable development should be permitted, having regard to material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. The SPPS also promotes good design and seeks to make more efficient use of urban land without town cramming. Planning Policy Statement 7: Quality Residential Environments and PPS 7 (Addendum): Safeguarding the Character of Established Residential Areas are retained policies under the SPPS and provide the appropriate policy context.

Additionally PPS 8 'Open Space, Sport and Outdoor Recreation' is also applicable as the application site takes the form of an area of open space. Policy OS1, indicates, that development that would result in the loss of existing open space will not be permitted. Two exceptions to the presumption against the loss of open space are identified in Policy OS1 of PPS8 and also the SPPS at paragraph 6.205. Justification regarding the loss of open space was requested from the agent on a number of occasions, however this was not forthcoming. In addition, letters of objection have raised concerns regarding the loss of this open space area given the limited amount of open space available within the immediate vicinity of the site.

The application site is considered to be an area of open space set within an existing residential area. Although the site is overgrown, the site is however open to members of the public and forms a green space within the urban landscape. In addition there are few other areas of green space within the surrounding area which do not form private garden space, which makes this particular site a valuable asset to the immediate area. The introduction of residential development at this location would not be a satisfactory land use that would justify the loss of open space. The proposal is therefore contrary to the policy provisions of PPS8 and the SPPS and the principle of residential development at this location has not been established.

### **Design, Layout and Appearance**

Policy QD1 of PPS 7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. Policy QD2 of PPS 7 requires that all planning applications for residential development will be accompanied by a Design Concept Statement in order to show how a quality residential environment could be achieved. The concept includes an indicative layout, however it should be noted that the proposed layout plan is not to scale.

The conceptual layout indicates twenty-two, semi-detached dwellings set out in a linear pattern along the road frontage of Fernagh Parade and also two apartment blocks located within the northern section of the site. The plan details two in-curtilage car parking spaces to serve each of the dwellings which are to be individually accessed onto the Fernagh Parade. In addition, there is an area shown for 15 parking spaces located to the rear of the proposed apartments. A separate access point is indicated for the apartments; however this appears to transverse the footprint of one of the proposed dwellings and therefore is unworkable.

The layout of proposed residential units is restricted due to several constraints affecting the site, mainly a trunk sewer and the provision of a 2 metre footway (discussed below) which effectively results in the dwellings being sited along a narrow elongated strip along the road frontage. The application site widens to the outer edges of the site which results in the dwellings on the outer edges being set back minimally from the public road, however as the site narrows the dwellings within the centre of the site are located on the road edge. The lack of any set back for the proposed dwellings would fail to respect the development pattern in the area and demonstrates the unsuitability of the site for the quantum of development proposed given the restrictive nature of the site.

As the application seeks outline permission limited details in relation to the house type and style are included, however, the Concept Statement, illustrates a design of flat

roof, semi-detached dwellings, which reflect elements of the design of the existing dwellings in the immediate vicinity. It is considered that if planning permission was forthcoming an appropriately designed dwelling could be achievable on this site that would respect the character of the area. No areas of landscaping have been identified on the proposal, however these can be appropriately conditioned if permission is forthcoming in order to soften the visual impact of the development.

However, it is considered that the layout of the proposal, although indicative, does not demonstrate that a quality residential development can be achieved that would respect the pattern of development in the area. In addition, the need for a number of dwellings to be located at the road edge with no defined front curtilage is an example of the cramped and restricted nature of the site and therefore contrary to QD 1 of PPS 7.

### **Impact on Character and Appearance of Area**

Policy QD1 of PPS 7 requires that the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale and proportions and massing. In addition Addendum to PPS 7 Safeguarding the Character of Established Residential Unit is applicable as the site is located within an established residential area and does not fall within any of the exceptions. Policy LC1 requires that the pattern of development is in keeping with the overall character and environmental quality of the established residential area.

The application site is located adjacent to two Areas of Townscape Character identified in BMAP, namely Fernagh and Ypres Park. Typically the dwellings directly opposite the site take the form of blocks of terraced dwellings with garden areas to the rear, with dwellings set back from the site to the east taking the form of terraced dwellings, painted white with flat roofs. The dwellings in this section of Fernagh have a strong character of dwellings typical of the 1950's. Letters of objection, raise concerns regarding the impact of the proposed dwellings in relation to the impact on the character of the area.

As outlined above, it is considered that the layout of the proposal, although indicative, does not represent the evident pattern of development in the area. The need for a number of dwellings to be located right of the road edge with no defined front curtilage is an example of the cramped and restricted nature of the site. Furthermore the introductions of apartment blocks on this site are out of keeping with the established pattern of development in the area, therefore having a negative impact on the overall character and environmental quality of the established residential area.

### **Public and Private Open Space**

Policy OS 2 of PPS 8 states that open space for public use is required for new residential developments of 25 or more units, in this case the proposal is for 22 residential units and two number apartment blocks. Although it is unclear as to the amount of units in each of the apartment blocks, it is perceived that there will be at least two units in each block therefore resulting in a minimum of 26 units on the application site, the provision of public open space is therefore a requirement.

As outlined in OS2 the normal expectation will be at least 10% of the overall site area, no areas of open space are shown as part of the proposal. It is acknowledged that

the site is located within an inner urban location, however, there is limited access to other areas of communal open space outside the site and it is considered that a reduction in the standards for the provision of public open space on this site is not warranted.

Criterion (c) of Policy QD 1 requires that adequate provision is made for private and landscaped areas as an integral part of that development. The guidance contained in 'Creating Places' expands on this requiring that properties with 3 or more bedrooms have 70+sqm of private amenity space as an average across the development. As the application is an outline application, details of the house types are limited, however, the Concept Statement, illustrates three bedroom semi-detached dwellings, therefore the development should have an average of 70+sqm across the development with a minimum for any individual dwelling of 40sqm. As the concept layout is not to scale the level of private amenity for the residential units is not clear. It should be noted that given the constraints of the application site, there are concerns that an appropriate level of private amenity space may not be achievable.

Additionally, Paragraph 5.20 of supplementary planning guidance document 'Creating Places' advises that in the case of apartment developments private communal open space should range from a minimum of 10 square metres to 30 square metres per unit. The concept plan contained within the Concept Statement fails to provide any area of private communal open space for the proposed apartment blocks.

Due to the reasons outlined above it is considered that the proposal fails criterion (c) of QD1 as the proposal fails to provide adequate provision for private and public open space and additionally fails OS 2 of PPS 8 as the provision for public open space has not been achieved.

### **Residential Amenity**

Criterion (h) of Policy QD 1 requires that there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. As outlined above the concept plan shows the layout of the dwellings fronting onto the Fernagh Parade, the dwellings within the centre of the site are located along the road edge. There are no dwellings to the rear of the site, however, there are dwellings located opposite and to the south of the site. Given the front to front relationship of the dwellings and the separation by the road forming Fernagh Parade, it is considered that the proposal would not create any significant negative impacts in terms of overlooking or overshadowing to the dwellings opposite.

In relation to the dwellings located to the northwest of the site which are in closest proximity to the proposed apartments, there are concerns regarding the impacts on the residential amenity of these dwellings in terms of overlooking and dominance. If planning permission was forthcoming it is thought appropriate that conditions should be imposed limiting the height of these apartment blocks to not more than 8.0 metres from finished floor level.

There are concerns with the dwellings proposed towards the centre of the site as they are located on the road edge and will likely suffer from a high level of vehicular and pedestrian activity resulting from the proximity to the road. It is noted, however

that the proposed dwellings are designed as such so the habitable areas are located to the rear of the dwellings which will mitigate the noise and light nuisance from the vehicle and pedestrian activity. The contrived house design of habitable rooms having to be positioned to the rear of the dwellings further demonstrates the cramped and restricted nature of the site.

### **Noise and Vibration Nuisances**

Policy QD 1 of PPS 7 states that there are no unacceptable adverse effects on proposed properties in terms of noise or other disturbance. As outlined above the application site runs parallel to the west of the existing NI Railway line which serves Belfast to Larne/Belfast to Londonderry railway line and stretches for some 340 metres along the site boundary. It is necessary to consider the impact of the railway line in relation to noise and vibration nuisances for proposed residential users.

Consultation with the Council's Environmental Health Section was carried out and it has indicated that a Noise and Vibration Assessment should be carried out which should include any mitigating measures proposed. This information was requested from the agent on a number of occasions and has not been forthcoming. It has not been demonstrated that there are no unacceptable adverse effects on the proposed residential properties in relation to noise and vibration disturbances given the lack of information provided.

### **Flood Risk**

Planning Policy Statement 15: Flood Risk (PPS 15) is applicable; Policy FLD 1 advises that development will not be permitted within the 1 in 100 year fluvial flood plain. Furthermore, Policy FLD 3 of PPS 15 deals with flood risk outside floodplains and states that a drainage assessment will be required for all development proposals that exceed 10 dwelling units or more. A Drainage Assessment was submitted as part of the application, consultation was carried out with DfI Rivers. Additionally, letters of objection received by the Council raise concerns regarding flooding in this area.

DfI Rivers has advised that the Flood Hazard Map (NI) indicates that the development is marginally within the 1 in 100 year fluvial flood plain at the northern boundary along the undesignated watercourse. Development should therefore be kept outside of this area in line with policy. DfI Rivers also required a site layout plan showing how storm water from the drainage system will be routed during times of exceedance (overland flow routes). Additionally DfI Rivers confirmed that the online inundation maps also indicate that this site is within an area of inundation emanating from Whiteabbey Lower Reservoir impoundment and therefore a flood risk assessment which includes a condition survey of the reservoir is required.

Information on the above matters has been requested from the agent on a number of occasions, but this has not been forthcoming. Therefore, it has not been demonstrated that the applicant can mitigate the flood risk associated with the proposed development.

### **Access, Movement and Parking**

Policy AMP 2 of Planning Policy Statement 3: Access, Movement and Parking (PPS 3) requires that any development should not prejudice the safety and convenience of road users. Criterion (f) of Policy QD 1 requires that adequate and appropriate provision is made for parking. Supplementary planning guidance document

'Creating Places' sets out the standards of parking spaces required. The concept plan, illustrates two in-curtilage car parking spaces to each of the dwellings which are to be individually accessed onto the Fernagh Parade. The plan also indicates an area of parking comprising 15 spaces located to the rear of the proposed apartments. A separate access point is shown to serve the apartments; however this is shown to transverse the footprint of one of the dwellings and therefore is inaccurate. Letters of objection raised concerns in relation to the intensification of vehicles in the area and the impact of congestion and additional parking.

DfI Roads were consulted on the proposal and requested additional information in the form of a concept plan showing a 2 metre footway along the proposed housing and road widths. This information has been requested from the agent on a number of occasions and once again has not been forthcoming. It has not therefore been demonstrated that adequate access arrangements can be achieved without prejudicing road and pedestrian users. This must also be considered in the context of how a 2 metre wide footway could actually be accommodated in the context of the proximity of the dwellings positioned so close to the road edge as indicated in the concept plan. This again highlights the unsuitability of this form of development on such a restricted site.

**Other Matters**

Letters of objection raised concerns regarding the invasive species Japanese Knotwood being present on the site and the impact on wildlife on the site. Whilst consultation was carried out with NIEA, their response remains outstanding. Additionally letters of representation also raised concerns that NI Railways have a right of way through the site, which appears to be a pedestrian right of way through the northern section of the site, consultation has been carried out with NI Transport Holdings, however, their response also remains outstanding.

**CONCLUSION**

The following is a summary of the main reasons for the recommendation:

- The principle of the development has not been established as it has not been demonstrated that the loss of open space is acceptable;
- The layout of the proposal, although indicative, demonstrates the cramped and restricted nature of the site;
- The layout of the proposal, although indicative, does not represent the evident pattern of development in the area, therefore having a negative impact on the overall character and environmental quality of the established residential area;
- The layout does not demonstrate that adequate provision has been provided for private and public open space;
- It has not been demonstrated that there are no unacceptable adverse effects on the proposed residential properties in relation to noise and vibration disturbances;
- It has not been demonstrated that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from development elsewhere;
- It has not therefore been demonstrated that adequate access arrangements can be achieved without prejudicing road and pedestrian users.

**RECOMMENDATION :** REFUSE OUTLINE PLANNING PERMISSION

## PROPOSED REASONS OF REFUSAL

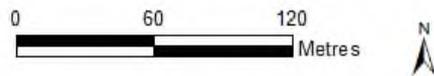
1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies OS 1 and OS 2 of PPS 8: Open Space, Sport and Recreation, as:
  - (a) development of the site would result in the loss of an area of open space with consequent detrimental impact on the character, amenity and biodiversity of the locality and no exceptional circumstances have been demonstrated to justify the loss of the open space; and
  - (b) it has not been demonstrated that an acceptable level of public open space can be achieved within the development.
2. The proposal is contrary to to the policy provisions of the Strategic Planning Policy Statement and criteria (a), (c) and (h) of Policy QD1 of PPS 7: Quality Residential Environments in that it fails to respect the surrounding context and character of the area in terms of layout, and would, if permitted, result in overdevelopment of the site resulting in inadequate provision of public and private open space, and it has not been demonstrated that there will be no unacceptable adverse effects on the proposed properties in terms of noise and vibration nuisance from the adjacent railway line.
3. The proposal is contrary Policy LC 1 of Addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' in that, it does not respect the surrounding context, and it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies FLD 3 and FLD 5 of PPS 15: Flood Risk, as it has not been demonstrated, that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from development elsewhere.
5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 1 of PPS 3: Access, Movement and Parking, in that, the proposal fails to demonstrate that facilities to provide pedestrian movement within and between adjoining land uses can be achieved.



**Location Map**

**Application Reference: LA03/2018/0236/O**

Site of housing development



Site opposite no's 2-48 (evens) and rear of no's 70-80 (evens), Fernagh Parade For Information Only

Site Boundary 



<b>COMMITTEE ITEM</b>	<b>3.4</b>
<b>APPLICATION NO</b>	<b>LA03/2018/0318/F</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>

<b>PROPOSAL</b>	8 semi-detached dwellings
<b>SITE/LOCATION</b>	740 Antrim Road, Templepatrick, BT39 0AP
<b>APPLICANT</b>	The Reid Family
<b>AGENT</b>	Robert Gilmour Architects
<b>LAST SITE VISIT</b>	23 <sup>rd</sup> April 2018
<b>CASE OFFICER</b>	Ashleigh Wilson Tel: 028 903 Ext40429 Email: <a href="mailto:ashleigh.wilson@antrimandnewtownabbey.gov.uk">ashleigh.wilson@antrimandnewtownabbey.gov.uk</a>

**Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located within the development limits of Millbank as defined in the draft Belfast Metropolitan Area Plan. The site is accessed via Carnbank housing development. On the site at present is a one and a half storey dwelling (No. 740 Antrim Road) with associated ancillary buildings to the rear. The site rises from north to south from the Antrim Road towards the back of the site by approximately three (3) metres.

The northern boundary of the site is defined by mature hedging and abuts the Antrim Road. Further west of the application site beyond the access to Carnbank housing development are agricultural fields. The eastern boundary abuts an existing dwelling (No. 734 Antrim Road) as does the southern boundary (No. 2 Carnbank Cottages).

The surrounding area consists of Carnbank residential housing development to the south and individual dwellings along the Antrim Road set on spacious plots which front onto the road.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: U/2014/0220/F  
Location: Between 736-738 Antrim Road, Templepatrick  
Proposal: 2 no. new dwellings and access thereto  
Decision: Permission Granted 16<sup>th</sup> January 2015

Planning Reference: U/2012/0194/F  
Location: 740 Antrim Road, Templepatrick  
Proposal: Proposed replacement dwelling  
Decision: Permission Granted 7<sup>th</sup> November 2012

Planning Reference: U/2008/0361/F  
Location: 736-738 Antrim Road, Templepatrick  
Proposal: Erection of 2no. one and a half storey detached dwellings

Decision: Permission Granted 13<sup>th</sup> August 2009

Planning Reference: U/2003/0226/F

Location: Land at 740 Antrim Road and lands to rear of 730 Antrim Road, Templepatrick

Proposal: Erection of 3no. dwellings

Decision: Permission Granted 21<sup>st</sup> January 2003

Planning Reference: U/2001/0597/O

Location: 736 – 738 Antrim Road, Templepatrick

Proposal: Site for 2 no. dwellings

Decision: Permission Granted 7<sup>th</sup> February 2003

Planning Reference: U/2001/0581/F

Location: Land adjoining 740 Antrim Road, including land between 740-734 Antrim Road and land to rear of No. 11 Millbank Road, Newtownabbey

Proposal: Residential development comprising 9 no. dwellings

Decision: Permission Granted 24<sup>th</sup> October 2002

## **PLANNING POLICY**

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Newtownabbey Area Plan: The majority of the application site is located within the development limits of Millbank.

Draft Belfast Metropolitan Area Plan (published 2004 and Belfast Metropolitan Plan 2015): The application site is located within the development limits of Millbank.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

PPS 8: Open Space, Sport and Outdoor Recreation: sets out planning policy for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and outdoor recreation.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

#### **CONSULTATION**

**Council Environmental Health Section** – No objection

**NI Water** – No objection

**DfI Roads** – Recommend refusal

#### **REPRESENTATION**

Four (4) neighbouring properties were notified and eight (8) letters of objection have been received. The full representations made regarding this proposal are available for Members to view online at the Planning Portal ([www.planningni.gov.uk](http://www.planningni.gov.uk)).

A summary of the key points of objection raised is provided below:

- Loss of open space
- Visual impact
- Out of character
- Density
- Inappropriate scale and massing
- Impact on residential amenity/ Loss of Privacy
- Maintenance of hedges at 734 Antrim Rd – requested fence along boundary
- Additional traffic
- Highway safety
- Inadequate parking and access
- No public sewer connection
- Siting of septic tank
- Inadequate street lighting
- Land ownership

## ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development
- Scale of Development and Density
- Design and Impact on the Character and Appearance of the Area
- Neighbour Amenity
- Other Matters

### **Principle of Development**

Section 45 (1) of the Planning Act (NI) 2011 requires that regard should be made to the Local Development Plan, so far as material to the application. Section 6 (4) of the Planning Act also states that where, in making any determination, regard should be made to the Local Development Plan and the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The Newtownabbey Area Plan and the draft Belfast Metropolitan Area Plans are the relevant plans for the application site. The majority of the application site is located within the development limits within the Newtownabbey Area Plan and the limits were extended through the publication of draft Belfast Metropolitan Area Plan (2004) to include the entire application site within the settlement development limits and also including additional lands to the west. The site is not zoned for any purpose in Newtownabbey Area Plan or in the draft Belfast Metropolitan Area Plan BMAP (2004) and the 2014 version of the plan. Whilst it is acknowledged, following recent litigation, that BMAP remains in draft form it is the Council's policy that significant weight should be afforded to the 2014 version of the plan in assessing proposals.

The Strategic Planning Policy Statement (SPPS) indicates that where any conflict between the SPPS and any policy retained exists, under the transitional arrangements it must be resolved in the favour of the provisions of the SPPS. For example, where the SPPS introduces a change of policy direction and/or provides a policy clarification that would be in conflict with the retained policy, the SPPS should be accorded greater weight in the assessment of individual planning applications. However, where the SPPS is silent or less prescriptive on a particular planning policy matter than retained policies this should not be judged to lessen the weight to be afforded to the retained policy. The SPPS indicates that sustainable development should be permitted, having regard to material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. The SPPS also promotes good design and seeks to make more efficient use of urban land without town cramming.

The Regional Development Strategy for Northern Ireland 2035 (RDS) sets out regional strategic objectives for housing in settlements, including: manage housing growth to achieve sustainable patterns of residential development; support urban and rural renaissance; and strengthen community cohesion. The RDS does not provide operational planning policy for development management decisions and in this case, the application falls to be considered under PPS7.

Given the application site is located within the settlement development limit of Millbank and there is an extant planning approval (Planning Reference U/2014/0220/F) which granted permission for 2no. dwellings on the eastern half of this site, the principle of residential development on this site is considered acceptable

and the proposal stands to be considered on its individual merits against relevant planning policy. These matters are addressed below.

### **Scale of Development and Density**

Millbank is identified as a hamlet in the Newtownabbey Area Plan (NAP) and as a small settlement in draft BMAP (both versions). Policy HAM 2 of NAP advises that within such settlements permission will be granted for a small amount of infilling and rounding off of existing development and furthermore that large scale or in-depth development will not be acceptable. Policy Sett 2 of draft BMAP indicates that new development should be sensitive to the size and character of the small settlement. In this case it is considered the scale and form of the proposal comprising 8 semi-detached properties would not be in keeping with the existing form and scale of residential development found within Millbank.

Furthermore, Paragraph 6.137 of the Strategic Planning Policy Statement emphasises that within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents. Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity of the second addendum to PPS7 also applies to this proposal as the application site is located within a small settlement, is of low to medium density residential housing and is considered to represent an established residential area which does not fall within any of the exceptions listed in Annex E.

The character of the area along this stretch of the Antrim Road is that of detached dwellings on sizable plots and the planning history on the site, whilst slightly denser, would allow for a similar form of development with three large detached dwellings set within large plots. Policy LC 1 requires that the proposed density should not be significantly higher than that found in the established residential area. The proposed development seeks semi-detached dwellings on significantly smaller plots than what currently exists along this stretch of the Antrim Road and concern has been raised from objectors that the density is significantly higher than that found in this area. It is considered that such a density does not respect the form and layout of the existing development pattern along the Antrim Road, which is contrary to QD 1 of PPS 7 and LC 1 of PPS 7 Addendum. To the rear of the application site is Carnbank housing development, which exhibits a denser form of development than that along the Antrim Road, nonetheless these are substantial detached properties, more reflective of the general character of this small settlement.

### **Design and Impact on Character and Appearance of the Area**

The current policy direction is to make more efficient use of urban land, but cautions that overdeveloped and unsympathetic schemes will not be acceptable in established residential areas and that schemes should be sensitive in design terms to people living in the existing neighbourhood and to local character. Para 4.34 of the SPPS indicates that one of the keys to successful place-making is the relationship between different buildings and the relationship between buildings and streets and the compatibility of a development with its immediate and wider context, and the settlement pattern of a particular area.

Although imaginative and innovative forms of housing are encouraged, this is qualified in existing residential areas with the need for harmony and sensitivity to avoid significant erosion of environmental quality, amenity and privacy. PPS7 reiterates the need for sensitivity and in Policy QD1, the test is expressed as 'unacceptable damage to local character, environmental quality or residential amenity'. Policy QD1 of PPS7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. Policy QD1 goes on to state that all proposals for residential development will be expected to conform to nine criteria. The design and layout of the proposed residential development is therefore a key factor in determining the acceptability of the proposed development both in terms of its contribution to the amenity of the local neighbourhood and the wider streetscape.

The layout of the proposed development indicates two separate accesses from the existing Carnbank housing development each to access four of the proposed eight dwellings. Units one to four front onto the existing Carnbank access road and back onto the remainder of the proposed housing development. Units 5 and 6 back onto the Antrim Road and Units 7 and 8 are positioned in the southern most corner closest to No. 2 Carnbank Cottages. The proposed dwellings are two storey, semi-detached properties with the same house type replicated on each of the sites.

The existing development abutting the Antrim Road along this stretch within Millbank are single storey or one and a half storey detached properties on large plots which front onto the Antrim Road. The proposed development does the opposite by proposing semi-detached dwellings oriented gable end or backing onto the Antrim Road and it is considered that this pattern of development does not respect local character and layout. PPS 7 and Creating Places specifically make reference to the orientation of buildings in relation to public roads and the importance of appropriately designed buildings on corner sites. Para 4.16 of Creating Places specifically states 'All buildings should be located and orientated to front onto existing and proposed roads to present an attractive outlook'. Unit one is on a corner site, which abuts the Antrim Road and the internal estate road. The dwelling is orientated with the largely blank side elevation (albeit one first floor bathroom window) facing the Antrim road. Unit one also protrudes beyond the building line of Units 5 and 6 at the Antrim Road leaving the rear elevation of Unit 1 exposed and visible on approaching the site from east to west along the Antrim Road. In the same respect, the rear elevation of Units 5 and 6 back onto the Antrim Road. Again, this relationship to the public road is unacceptable. The dwellings will be prominent given the elevated position of these dwellings on the site. When travelling along Antrim Road, the rear elevations of these dwellings will be exposed and visible given their elevated location, which will provide an unattractive visual aspect detrimental to the character of the area. Unit four is also located on a corner site and again it is considered that this proposed dwelling does not provide an adequate dual frontage, resulting in development that does not adequately address the public road. The previous approval on the application site for two dwellings (U/2014/0220/F) granted permission for one of the dwellings backing onto the Antrim Road, however, this was a large detached property and provided a dual frontage which addressed both the internal estate Road and the Antrim Road.

The proposed layout also raises concern in relation to overlooking from Units 7 and 8, which are positioned at fronting towards the rear garden areas at Units 3 and 4. A separation distance of 7.5m is proposed from the front elevation of Unit 8 to the rear boundary of Unit No. 4. This is considered inadequate and will give rise to overlooking between the properties. To the south of the application site is Carnbank housing development with an existing currently vacant dwelling (No. 2 Carnbank Cottages) abutting the application site. The rear elevation of the proposed Unit 8 is to be positioned some 9-10 metres from the first floor study window in the side elevation of No. 2 Carnbank Cottages and whilst this is a similar arrangement approved through the extant planning permission granted by the Department of Environment (U/2014/0220/F) which could be implemented until 16th January 2020, the critical difference is that the rear garden area for No. 8 is significantly smaller than that for the previously approved detached dwelling. The proposed garden area for Unit No. 8 is restricted to an area, which only stretches ten metres at the furthest point from the first floor window in No. 2 Carnbank, and although the buyer of the proposed property would be aware of this, it would create a poor quality of development contrary to planning policy. Excessive overlooking and significant impacts upon amenity are another indication that the site is overdeveloped and would benefit from a reduction in the number of units proposed.

In light of the above, it is considered that the proposed layout is inappropriate at this location; it proposes an overdevelopment of the site and does not adequately address public roads, which undermines the overall character and quality of this area and does not create the quality residential environment advocated by planning policy.

External finishes for all units include exposed brick and stone with non-profiled tiles and PVC windows. Given the mix of external finishes in the surrounding area, the proposed materials are considered acceptable.

Criterion (c) of Policy QD1 requires adequate provision for private amenity space as an integral part of the development. Supplementary planning guidance on amenity space is provided in 'Creating Places: Achieving Quality in Residential Developments'. It states that the appropriate level of provision should be determined by having regard to the particular context of the development and recommends that each dwelling should have an average of 70sqm of private amenity provision, behind the building line. It is considered that adequate private amenity space is proposed for each unit.

### **Neighbour Amenity**

First floor windows in the gable elevation of Units 6 and 7 facing towards No. 734 Antrim Road are bathroom windows and similarly gable windows facing towards No. 11 Carnbank are also bathroom windows and therefore there is no concern regarding overlooking. No. 734 Antrim Road has a single storey sunroom on the western side closest to the application site, which is not indicated on the site layout plan. However, the footprint of the proposed dwellings are largely on the footprint of the approved dwellings and garages and therefore it is considered there will be no additional impact than from that previously approved. The occupant of No. 734 requested a fence along the boundary as opposed to a hedge to reduce maintenance, however, hedging currently defines the boundary and is considered

an acceptable boundary treatment for the development. It is considered there will be no significant impact on the residential amenity of existing dwellings.

### **Access, Movement and Parking**

Parking is indicated within the curtilage of each unit and two spaces per dwelling has been provided. DfI Roads have raised no issue with the level of parking provided and are content that adequate visibility splays are indicated.

Two accesses are proposed from the existing Carnbank development, which remains a private road. The road remains unadopted due to an issue with the sewers, which has never been resolved with NI Water. The planning application form states that the surface water disposal and foul sewer is to be via the mains however, NI Water has confirmed that there is no foul sewer or surface water sewer within 20 metres of the proposal. The applicant's agent confirmed that the applicant had been in contact with NI Water regarding a new sewerage solution and once this has been established the adoption of the road can be facilitated however, no evidence of this has been provided. Whilst the applicant has indicated their intention to undertake the works necessary to have the existing roads system adopted, at this stage, the road remains unadopted and the sewerage provision is not available. Therefore, concern has also been raised by DfI Roads that adequate drainage cannot be provided onto the public road at the proposed access in accordance with DCAN 15. It has also not been demonstrated that adequate provision for sewage disposal is available.

The proposal will result in an intensification of an existing access onto the protected route (Antrim Road). DfI Roads has also raised concern that the proposal would prejudice the safety and convenience of road users, as it would cause an unacceptable increase in traffic movements on the Antrim Road from the existing private drive. They also consider that the proposal is contrary to Policy AMP 2 of Planning Policy Statement 3 'Access, Movement and Parking'. The site is however within the urban area and it is considered that the prohibition of accesses onto this road, which already has a number of single, paired and multi use accesses, would unnecessarily limit the ability of the area to develop along its entire length. While new accesses onto the road should not be promoted in order to assist the free flow of traffic, the pairing or intensification of an access would be preferable in the absence of there being any alternative access onto a minor road. In the circumstances it is considered that the proposed access to service the development would be acceptable in principle.

Concerns have been raised via objections received regarding ownership of the access road and the applicant has confirmed that all land is within the applicant's control. Any land dispute is an issue outside of the remit of planning and is a civil matter between the two parties.

### **Other Matters**

Concern has been raised through the objections that the proposal would result in the loss of valuable green space. This refers to a grassed area located outside the existing curtilage of No. 740 Antrim Road. A low kerb defines the boundary and the grass is well maintained. The applicant has advised that this area is private land in the control of the applicant and should not be used or treated as open space. Notwithstanding this, the drawings would indicate that the majority of this area will remain as open space to the front of the development. It is not clear, however, how

this land is to be managed or maintained. This information has not been requested given the recommendation to refuse the application.

The application form states that the proposed method of sewage disposal and surface water disposal will be via the mains sewer, however, Northern Ireland Water has confirmed that there is no foul or surface water sewer available within 20 metres of the proposal. It would therefore be up to the developer to requisition a sewer to serve the proposed development.

### **CONCLUSION**

The following is a summary of the main reasons for the recommendation:

- The principle of residential development is acceptable.
- The scale and form of development proposed is not sensitive to the small settlement of Millbank
- The design layout and appearance of the proposed development is considered to represent overdevelopment and is unacceptable at this location;
- The design and layout of the proposal is cramped, overdeveloped and creates an unacceptable built form which is not characteristic of its surroundings.
- The proposed development will have a detrimental impact on the residential amenity of the proposed residents due to overdevelopment of the site and overlooking;
- Adequate drainage cannot be provided onto the public road, at the proposed access in accordance with the standards contained in DCAN 15.

**RECOMMENDATION :** REFUSE PLANNING PERMISSION

### **PROPOSED REASONS OF REFUSAL**

1. The proposal is contrary to Policy HAM 2 of the Newtownabbey Area Plan and Policy SETT 2 of the draft Belfast Metropolitan Area Plan in that it will result in large scale development that is not sensitive to the existing scale, form and character of development exhibited in the small settlement of Millbank.
2. 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 represents an overdevelopment of the site as:
  - it does not respect the surrounding context and is considered to be inappropriate to the character of the site and the settlement of Millbank in terms of layout and density;
  - the proposed development would result in a pattern of development that is not in keeping with the overall character and environmental quality of this established residential area in the small settlement of Millbank; and
  - it will have an unacceptable adverse effect on the amenity of proposed occupants.
3. The proposal is contrary to Policy AMP 2 of PPS 3, 'Access, Movement and Parking, , in that it would, if permitted, prejudice the safety and convenience of road users since adequate drainage cannot be provided onto the public road, at the proposed access in accordance with the standards contained in Development Control Advice Note 15.



**Location Map**

**Application Reference: LA03/2018/0318/F**

8 semi-detached dwellings

740 Antrim Road, Templepatrick, BT39 0AP

Site Boundary 



For Information Only



<b>COMMITTEE ITEM</b>	<b>3.5</b>
<b>APPLICATION NO</b>	<b>LA03/2018/0154/F</b>
<b>DEA</b>	<b>GLENGORMLEY URBAN</b>
<b>COMMITTEE INTEREST</b>	<b>LEVEL OF OBJECTION</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>

<b>PROPOSAL</b>	Change of use of ground floor vacant retail unit to funeral directors, viewing rooms and chapel of rest, including alterations to shop front, extension to rear, provision of car parking, new boundary fence and all other associated site works.
<b>SITE/LOCATION</b>	12 Portland Avenue and vacant hardstanding opposite (formerly 7 Portland Avenue) Glengormley, BT36 5EY
<b>APPLICANT</b>	Hugh O'Kane & Co. Ltd
<b>AGENT</b>	Matrix Planning Consultancy
<b>LAST SITE VISIT</b>	10 <sup>th</sup> April 2018
<b>CASE OFFICER</b>	Alicia Leathem Tel: 028 90340416 Email: <a href="mailto:alicia.leathem@antrimandnewtownabbey.gov.uk">alicia.leathem@antrimandnewtownabbey.gov.uk</a>

**Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located within Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan. The site comprises two sections on either side of Portland Avenue. The section on the northern side of Portland Avenue occupies a two storey end terrace, commercial unit. The building has a pitched roof with a render finish painted blue in colour. An access is located parallel to the gable of the building and provides access to parking towards the rear of the building. The portion of the application site which is located to the southern side of Portland Avenue is a hardcored parcel of land used for car parking. Temporary hoarding defines the boundary from the car parking and Portland Avenue.

The site is located within an area of mixed use with several retail units and a number of professional services located adjacent the site along Portland Avenue.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: U/2005/0538/F  
Location: 7 Portland Avenue, Glengormley, Newtownabbey, BT36 5EY  
Proposal: Erection of ground floor retail units & first floor office suites.  
Decision: Permission Granted (12.01.2007)

#### **PLANNING POLICY**

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The application site is located within the Belfast Urban area. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan: The application site is located within Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

SPPS : Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 4: Planning and Economic Development: sets out planning policies for economic development uses.

## **CONSULTATION**

**Council Environmental Health Section** – No objections

**NI Water** – No objections

**DfI Roads** – No objections subject to a recommended condition.

## **REPRESENTATION**

Forty (40) neighbouring properties were notified and five (5) letters of objection have been received from five (5) properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal ([www.planningni.gov.uk](http://www.planningni.gov.uk)).

A summary of the key points of objection raised is provided below:

- Use of funeral directors/chapel of rest is out of keeping with the area.
- Impact of traffic upon road safety.
- Location of hearse and lack of screening.

## **ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS**

The main issues to consider in the determination of this application are:

- Principle of Development
- Design and Appearance
- Neighbour amenity

### **Principle of Development**

Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires that regard is had to the Development Plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The application site is located within the development limits of the Belfast Urban Area in the BUAP and Metropolitan Newtownabbey as defined in draft Belfast Metropolitan Area Plan (dBMAP). In addition dBMAP also indicates that the site is adjacent to Glengormley Local Centre. The established use of the site is as an estate agents which was operational for a number of years. The use of a building as a funeral directors is indicated as a sui generis use (i.e. no specific use class) in the Planning (Use Classes) Order (Northern Ireland) 2015. Despite having a sui generis use a funeral directors is none the less an economic use.

Planning Policy Statement 4 – Planning and Economic Development (PPS 4) notes that the policy approach of PPS4 and associated guidance contained within it may be useful in assessing sui generis employment uses. Given the urban location of the site and the previous use, the principle of a business at this location would be acceptable subject to all other policy and environmental considerations being met.

### **Design and Appearance**

The proposal involves the change of use of an existing building and the erection of an extension to the rear of the building, whilst the front façade of the building is to remain as existing. The proposed extension to the rear is to accommodate the chapel of rest which has a single slope roof with a ridge height of 4 metres at its highest point. The extension has a depth of 4 metres from the rear wall of the existing building with a width of 6.1 metres. The finishes of the proposed extension are to match the existing building.

The proposed extension is considered to be small in scale and its location to the rear of the existing building will limit its impact on the appearance of the existing building and on the character of the area. The other element of the scheme is to provide a car parking area opposite the site. The use of car parking on this section of land has already been established, however it is considered that some form of appropriate boundary treatment along this section would help to soften the visual impact of the parking, details of which can be conditioned to be submitted to the Council prior to commencement.

### **Neighbour Amenity**

The site is within an established commercial core made up of different uses including, professional services, cafe, electoral office and leisure uses.

Letters of representation raised concerns regarding the use of the existing premises as a funeral directors and chapel of rest being out of keeping with the established uses of the area. Additional information from the agent outlined in Document 03 date stamped 1<sup>st</sup> June 2018 advises that the services to be offered at the premises will comprise of the arrangement of funerals and no preparation or care of the deceased will be carried out at Portland Avenue, rather this will be carried out within designed facilities at Donegall Street. Additional facilities include the laying in rest of the deceased until the time of the funeral, although the additional information in Document 03 advises that it is envisaged the chapel of rest will only accommodate small funeral services which will only occur on average 12 times a year.

Other objections raised the parking of the hearse and the lack of screening to the rear of the application site. Document 03 states that the transfer of the deceased to/from the premises will be done to the rear to ensure discretion, any family (if required) will follow the hearse in the limousine from the rear of the property. Additionally, an amended plan 07 date stamped 1<sup>st</sup> June 2018 indicates screening to the rear of the property in the form of 1.8 metre high composite panels. It is considered that this screening will mitigate against any impact to the rear amenity of the adjoining property.

The Environmental Health Section has been consulted and has raised no objections to the proposed change of use. It is considered that the proposed use of the building as a funeral directors, viewing rooms and chapel of rest is compatible with surrounding land uses as there is currently a mix of land uses adjacent to this site including a mixture of retail uses. It is further considered that this proposal will be no less compatible or disruptive than any of the other existing commercial uses and will not significantly impact upon the amenity of the adjoining premises.

### **Access, Movement and Parking**

The proposal has two areas for the parking of vehicles. There are 4 No. car parking spaces proposed to the rear of the existing building with an additional 16 No. spaces located opposite the site. An adequate number of parking spaces has been provided to serve the proposal.

Concerns were raised by objectors in relation to the impact of the proposal on traffic along Portland Avenue with this being a one-way street, and the impact of a funeral cortege on the flow of traffic. Document 03 advises that given the size of the premises of Portland Avenue, facilities are limited and would only allow for small services due to the capacity of the chapel of rest. Any larger funerals that require a chapel of rest will take place at O'Kane's head office in Donegal Street.

Notwithstanding the above, Document 03 goes on to state that in the applicant's experience as a funeral director they have estimated that it will take on average 2 minutes for the hearse to exit and get to the end of Portland Avenue and on average an additional 5 minutes for the remainder of the mourners cars to do so.

A Transport Assessment Form Document 01 date stamped 16<sup>th</sup> February 2018 was submitted and DfL Roads were consulted on the proposal and have raised no objections subject to a condition being attached to the grant of any planning permission should it be forthcoming.

## CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of the development in this mixed use area is considered acceptable.
- The design and appearance of the building and the proposed extension is acceptable and will not create a negative impact on the character of the area.
- The proposal will not create any significant negative impacts on the amenity of the neighbouring properties.
- Adequate parking and access arrangements have been provided.

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

## PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

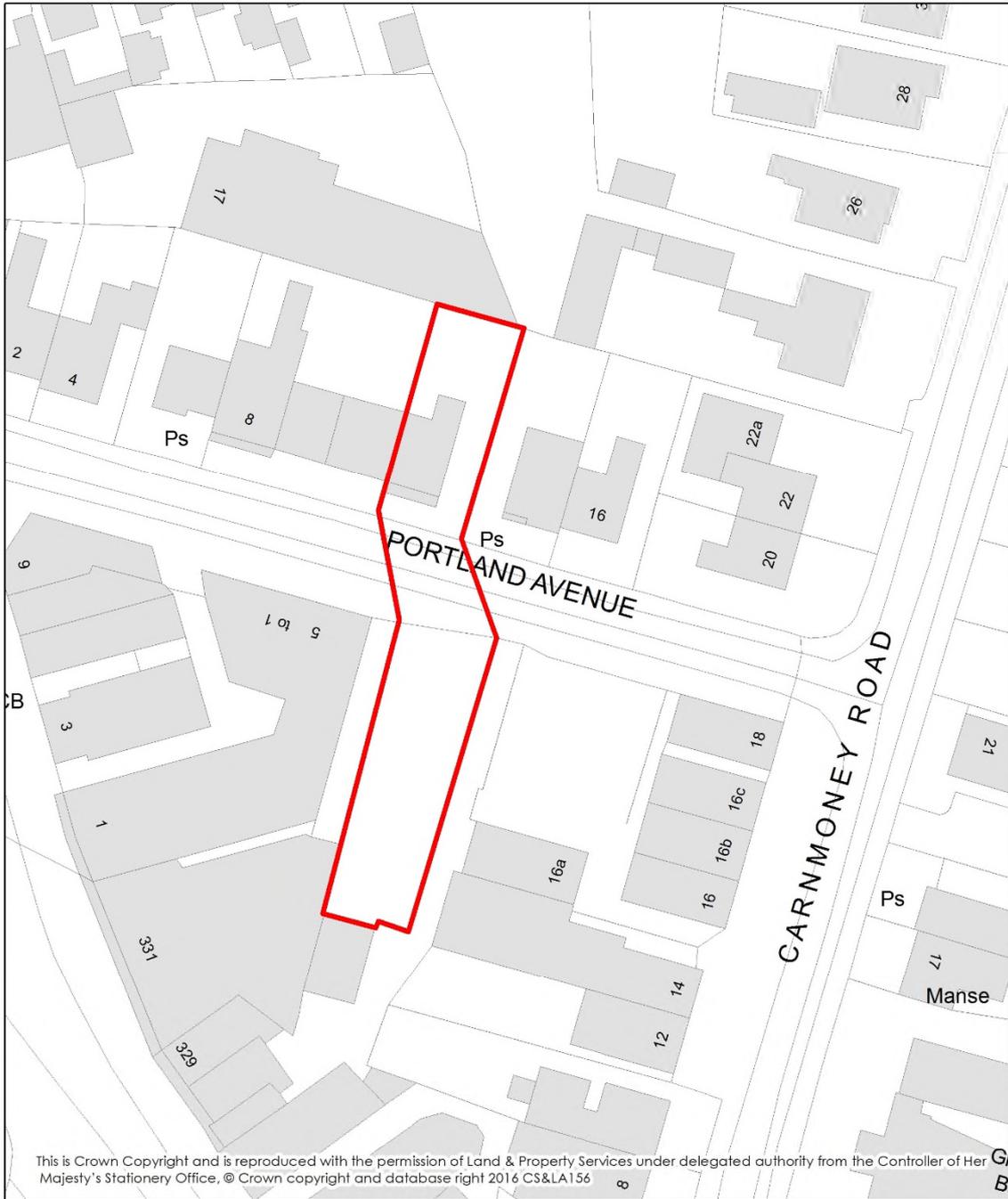
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The change of use hereby permitted shall not become operational until the hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing 02/1 date stamped 1<sup>st</sup> June 2018 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles associated with the proposed use hereby permitted.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

3. Prior to the commencement of development details of boundary definition along the section highlighted green on drawing no 02/1 date stamped 1<sup>st</sup> June 2018 shall be submitted to and approved in writing by the Council. The boundary treatment approved will thereafter be undertaken prior to the proposed use becoming operational and shall be maintained and retained so long as the use hereby approved remains on site.

Reason: In the interests of visual amenity.

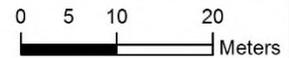


**Location Map**

**Application Reference: LA03/2018/0154/F**

12 Portland Avenue and vacant hardstanding opposite (formerly 7 Portland Avenue) Glengormley BT36 5EY

Proposed change of use of ground floor vacant retail unit to funeral directors, viewing rooms and chapel of rest, including alterations to shop front, extension to rear, provision of car parking, new boundary fence and all other associated site works (AMENDED DESCRIPTION)



Site Boundary  For Information Only



<b>COMMITTEE ITEM</b>	<b>3.6</b>
<b>APPLICATION NO</b>	<b>LA03/2018/0539/A</b>
<b>DEA</b>	<b>BALLYCLARE</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE ADVERTISEMENT CONSENT</b>

<b>PROPOSAL</b>	Retrospective permission for temporary mesh advertising banner.
<b>SITE/LOCATION</b>	21 Main Street, Ballyclare.
<b>APPLICANT</b>	Hagan Homes
<b>AGENT</b>	Footprint Architectural Design
<b>LAST SITE VISIT</b>	27.06.2018
<b>CASE OFFICER</b>	Orla Burns Tel: 028 903 40408 Email: <a href="mailto:orla.burns@antrimandnewtownabbey.gov.uk">orla.burns@antrimandnewtownabbey.gov.uk</a>

**Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located within the development limits of Ballyclare, and within an Area of Townscape Character as defined by the Draft Belfast Metropolitan Area Plan. The site is located at 21 Main Street Ballyclare which comprises a two storey end terrace dwelling, finished in smooth render, white PVC windows and concrete roof tiles.

The proposal seeks retrospective consent for a temporary mesh advertisement, located on the western elevation of the dwelling, at first floor level.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: U/1976/0165  
Location: No. 21 Main Street, Ballyclare  
Proposal: Erection of Sign  
Decision: Permission Granted

Planning Reference: U/2013/0246/F  
Location: 21 Main Street (and lands to rear of), Ballyclare, BT39 9AB,  
Proposal: Conversion of existing ground floor premises to 2no. apartments with new additional dwelling to rear (fronting Millburn Mews) with associated site works  
Decision: Permission Granted (12.12.2013)

Planning Reference: LA03/2018/0099/CA  
Location: 21 Main Street, Ballyclare, BT39 9FE,  
Proposal: Unauthorised banner advertisement  
Decision: Current Enforcement case.

## **PLANNING POLICY**

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Newtownabbey Area Plan: The site is located within Ballyclare Town Centre. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan: The site is located in Ballyclare Town Centre within an ATC. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Addendum to PPS 6: Areas of Townscape Character: sets out planning policy and guidance relating to Areas of Townscape Character, for demolition of buildings, new development and the control of advertisements.

PPS 17: Control of Outdoor Advertisements: sets out planning policy and guidance for the control of outdoor advertisements.

## **CONSULTATION**

**DfI Roads** – No Objections

## **REPRESENTATION**

No neighbours were notified as part of the processing of this application. No letters of representation have been received.

## **ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS**

The main issues to consider in the determination of this application are:

- Impact on Character and Appearance of the Area
- Amenity
- Public Safety

### **Impact on Character and Appearance of the Area**

Policy ATC 3 of PPS6 states that the Council will only grant consent for the display of an advertisement in an Area of Townscape Character where it maintains the overall character and appearance of the area; and it does not prejudice public safety.

The area in which the sign is located is predominately residential, with very little other existing signage. The retrospective sign measures 3.6 metres in length and 2.4 metres in height, located on the western elevation of the existing dwelling at first floor level. The sign has a green background with white lettering and a black information box. The sign advertises houses for sale in a housing development located some 750 metres away.

It is considered the advertisement has a negative impact on the townscape. The sign is quite visible when travelling southeast along Main Street and is a prominent feature in the streetscape. The size and scale of the advertisement is considered to be incongruous to the residential property it is situated on and overall the sign is considered to detract from the character and appearance of the surrounding area.

### **Amenity**

The Strategic Planning Policy Statement (SPPS) states a well-designed advertisement should respect the building or location where it is displayed and contribute to a quality environment. Consent should be given for the display of an advertisement where it respects amenity, when assessed in the context of the general characteristics of the locality; and to ensure proposals do not prejudice public safety, including road safety. PPS17 states in relation to advertisements that the term amenity is usually understood to mean its effect upon the appearance of the building or structure or the immediate neighbourhood where it is displayed, or its impact over long distance views.

The advertisement seeks to publicise a new residential development in Ballyclare the location of which is some 750metres northwest of the application site and does not shield or restrict any views of the site under construction. The signage does not shield any other unattractive vistas and the location of the sign is difficult to justify given the impact that it has on the ATC.

As mentioned previously, the advertisement is 3.6 metres in length and 2.4 metres in height. The advertisement is located on first floor level of an existing dwelling, and is almost half the height of the dwelling. PPS17 suggests a well-designed and sensitively sited advertisement, where thought has been given to size, colours, siting and levels of illumination, can contribute positively to the visual qualities of an area. The result is that a good building, neighbourhood or sensitive location can be easily spoiled by poorly designed advertising, which appears over dominant, unduly prominent or simply out of place.

It is considered the advertising sign dominates the host building and does not respect its setting within a predominantly residential area of Main Street.

**Public Safety**

The advertisement is located along the Main Road of Ballyclare. It is displayed on the first floor level of an existing dwelling. DfI Roads have been consulted on the proposal and have no objection regarding the proposal. As a consequence it is not considered that public safety is being adversely affected by the sign.

**Summary of Recommendations**

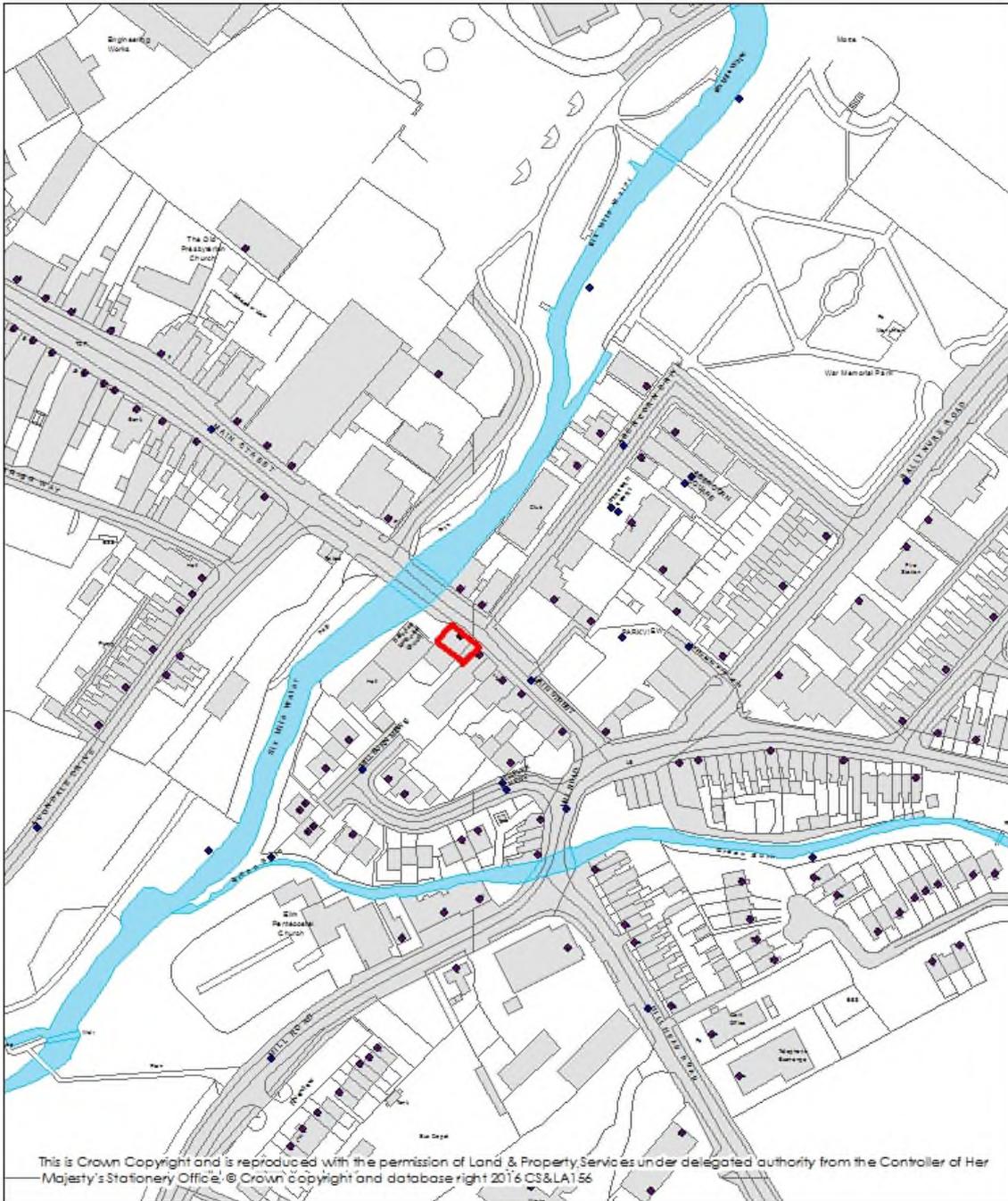
The following is a summary of the main reasons for the recommendation:

- The sign does not respect the character and appearance of the area which is located within an Area of Townscape Character.
- The proposal does not respect the amenity of the area.
- There are no public safety concerns.

**RECOMMENDATION :** REFUSE ADVERTISEMENT CONSENT

**PROPOSED REASONS OF REFUSAL**

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17: Control of Outdoor Advertisements, in that the signage has an unacceptable detrimental impact on visual amenity of the area.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy ATC 3 of the Addendum to PPS 6: Areas of Townscape Character, in that the signage has an unacceptable detrimental impact on the visual amenity of the area and the overall character and appearance of this Area of Townscape Character.



**Location Map**

**Application Reference: LA03/2018/0539/A**



Retrospective permission for temporary mesh advertising banner

21 Main Street  
Ballyclare  
BT39 9AB

Site Boundary 

For Information Only



<b>COMMITTEE ITEM</b>	<b>3.7</b>
<b>APPLICATION NO</b>	<b>LA03/2018/0531/A</b>
<b>DEA</b>	<b>THREEMILEWATER</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL</b>
<b>RECOMMENDATION</b>	<b>REFUSE ADVERTISEMENT CONSENT</b>

<b>PROPOSAL</b>	Banner Advertisement - wall mounted
<b>SITE/LOCATION</b>	46 Old Carrick Road, Newtownabbey, BT37 0UE
<b>APPLICANT</b>	Abbey Kitchens and Bathrooms Ltd
<b>AGENT</b>	N/A
<b>LAST SITE VISIT</b>	20/06/18
<b>CASE OFFICER</b>	Grace Campbell Tel: 028 903 40406 Email: <a href="mailto:grace.campbell@antrimandnewtownabbey.gov.uk">grace.campbell@antrimandnewtownabbey.gov.uk</a>

**Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located at the entrance of 46 Old Carrick Road, Newtownabbey within the countryside as defined in both the Belfast Urban Area Plan and the draft Belfast Metropolitan Area Plan (published September 2014). Within the draft BMAP the application site falls within the Carrickfergus Escarpment Area of High Scenic Value and abuts the settlement limit of Metropolitan Newtownabbey which is located to the south of the site.

The application site comprises the boundary wall of 46 Old Carrick Road which is finished with stone cladding and is approximately 1 metre in height. The subject of the application is the existing wall mounted banner fixed to the wall. The site is located adjacent to the entrance of the shared laneway of the established businesses of Wilson Fireplaces and Abbey Kitchens and Bathrooms Ltd. The proposed advertising consent relates to the established Abbey Kitchens and Bathrooms Ltd which is located north of the site and comprises a number of associated buildings and an ancillary carpark. Excluding the established businesses associated with the subject application, the area to the north of the application site is predominantly rural and characterised by dispersed dwellings and agricultural fields. The settlement limit of Metropolitan Newtownabbey is to the south of the proposal site and this area is urban in character.

#### **RELEVANT PLANNING HISTORY**

No relevant planning history.

#### **PLANNING POLICY**

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Draft Belfast Metropolitan Area Plan, Newtownabbey Area Plan and Belfast Urban Area Plan: The site is located in the countryside in both plans, neither of which offer any specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside.

PPS17 - Control of Outdoor Advertisements: sets out planning policy and guidance for the control of outdoor advertisements.

#### **CONSULTATION**

**DFI Roads** – No objections.

#### **REPRESENTATION**

Neighbour notification is not undertaken for applications for consent to display an advertisement. No letters of representation have been received.

#### **ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS**

The main issues to consider in the determination of this application are:

- Amenity, design and Appearance
- Public Safety

##### **Amenity, Design and Appearance**

Planning Policy Statement 17 - Control of Outdoor Advertisements (PPS17) provides the policy context for the proposal. Policy AD1 of PPS17 states that consent will be given for the display of an advertisement where it respects amenity, when assessed in the context of the general characteristics of the locality and does not prejudice public safety.

The application seeks retrospective advertising consent for a wall mounted banner sign. The signage relates to an existing kitchen manufacturing business and the signage is located on the walled entrance of this established business. To the northwest of the application site is a further sign relating to the same business, which is free standing and located behind the entrance wall.

The existing wall mounted sign, subject of this application, celebrates an award the business has received whereas the adjacent double faced, freestanding sign promotes the presence of the business at this location. The addition of the subject sign is not considered necessary, as there is already a directional sign in place to direct customers to the business.

The justification and amplification of Policy AD1 advises that the amenity of the countryside is particularly important and signs should be small in scale and not detract from the quality and character of the local landscape. The proposed wall mounted signage is approximately 6.7 metres in length, with a width of approximately 0.58 metres. The sign is located at a highly visible roadside location and within an Area of High Scenic Value as defined in draft BMAP.

It is considered that the banner sign is excessive in scale, does not respect the visual amenity of the area and will add to visual clutter at this location. The applicant was given the opportunity to submit an amended scheme reducing the scale of the sign, however no amendments were received. The proposal does not comply with Policy AD 1 as the sign is not considered small in scale and will have a detrimental visual impact and detract from the quality and character of the local landscape.

**Public Safety**

The proposed signage is located at a roadside location adjacent to a busy traffic controlled junction. The signage is visible to pedestrians and traffic travelling in a northerly and westerly direction. DfI Roads was consulted and has raised no objections to the proposal. It is considered that the addition of this proposed sign would not be so distracting or confusing that it would create a hazard to drivers, cyclists or pedestrians.

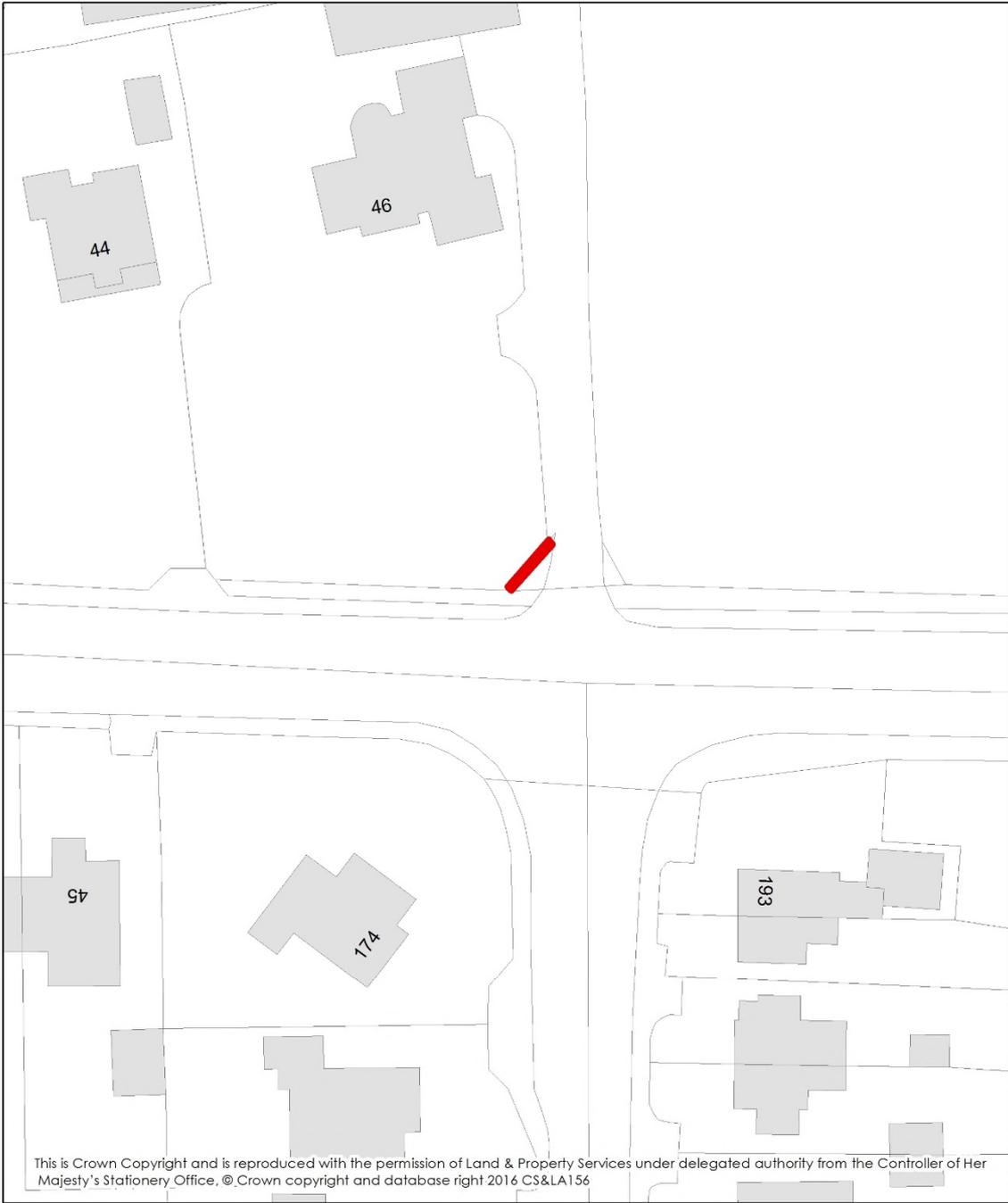
**CONCLUSION**

- The following is a summary of the main reasons for the recommendation:
- The proposal will negatively impact the amenity and appearance of the area and add to visual clutter
  - It is considered the proposal would not prejudice public safety.

<b>RECOMMENDATION</b>	<b>REFUSE ADVERTISEMENT CONSENT</b>
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**PROPOSED REASON OF REFUSAL**

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that retention of the proposed signage would result in an unacceptable detrimental impact on the visual amenity on the area and add to a clutter of advertisements at this location.

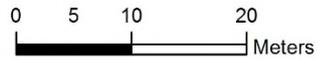


**Location Map**

**Application Reference: LA03/2018/0531/A**

46 Old Carrick Road  
 Newtownabbey  
 Co Antrim  
 BT37 0UE

Banner Advertisement - wall mounted



Site Boundary  For Information Only



<b>COMMITTEE ITEM</b>	<b>3.8</b>
<b>APPLICATION NO</b>	<b>LA03/2017/0760/F</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>COMMITTEE INTEREST</b>	<b>PREVIOUS COMMITTEE ITEM</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>

<b>PROPOSAL</b>	Erection of dwelling and detached garage (Change of house type from previously approved T/2010/0541/RM)
<b>SITE/LOCATION</b>	Site 40m north of 18 Hollybank Road, Parkgate
<b>APPLICANT</b>	Mr Billy Dougan
<b>AGENT</b>	Healy Architecture
<b>LAST SITE VISIT</b>	13 <sup>th</sup> September 2017
<b>CASE OFFICER</b>	Alexandra Cooney Tel: 028 903 40216 Email: <a href="mailto:alexandra.cooney@antrimandnewtownabbey.gov.uk">alexandra.cooney@antrimandnewtownabbey.gov.uk</a>

**Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located within the rural area as designated in the Antrim Area Plan and is located 40 metres to the north of an existing dwelling known as No.18 Hollybank Road, Parkgate. There is a large pond present which covers most of the site, with a small piece of land to the south of the pond which is the principle area of land relevant to the application. The site is bound with hedging and trees on all sides with the exception of a small section along the road frontage where it appears hedging has been removed to provide access to a temporary mobile home that exists on site.

The application site is approximately 1 metre higher than the public road and the land rises gradually in a northwesterly direction. In relation to the character of the area, there is a large industrial building (dye works) located directly opposite and to the east of the site and a number of other single dwellings are located in relative proximity along the Hollybank Road. These dwellings are traditional in design and vary from single to two storey, they are mostly detached but there are a set of semi-detached dwellings located to the north of the site. A small stream runs along the northeastern boundary of the site and a stone bridge exists allowing the road to pass over this watercourse.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: LA03/2017/0727/F  
Location: 40m North of 18 Hollybank Road, Parkgate, Co Antrim BT39 0DL,  
Proposal: Retention of temporary dwelling using access approved under T/2010/0541/RM  
Decision: Permission Granted (14.02.2018)

Planning Reference: LA03/2017/0919/LDP  
Location: 40m North of 18 Hollybank Road, Parkgate  
Proposal: Completion of dwelling in accordance with planning approval T/2010/0541/RM.

Decision: Development Certified (16.01.2018)

Planning Reference: T/2010/0541/RM

Location: Site 40 Metres North of 18 Holybank Road, Parkgate

Proposal: Proposed New Dwelling

Decision: Permission Granted (14.02.2011)

Planning Reference: T/2005/0846/O

Location: 40m North of 18 Hollybank Road, Templepatrick

Proposal: Proposed 2 storey dwelling and garage

Decision: Planning Appeal Upheld (19.08.2011)

## **PLANNING POLICY**

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984-2001: The plan offers no specific guidance on this proposal. The land falls within the rural area.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

#### **CONSULTATION**

**Council Environmental Health Section** – No Objection.

**NI Water** – No Objection.

**DfI Roads** – No Objection.

**DfI Rivers** – No Objection.

**DEARA- Natural Environment Division:** No Objection.

**Historic Environment Division** – No Objection.

**Shared Environmental Services** – No Objection.

#### **REPRESENTATION**

Six (6) neighbouring properties were notified and no letters of representation have been received.

#### **ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS**

The main issues to consider in the determination of this application are:

- Principle of Development
- Design and Integration
- Impact on the Character of the Area
- Neighbour Amenity
- Flood Risk
- Other Matters

##### **Principle of Development**

This application is being brought before the Planning Committee as it previously appeared on the schedule of applications expected to be considered at the Planning Committee Meeting in March 2018, with a recommendation for refusal. This recommendation was provided in relation to concerns with the initial design and also due to insufficient information being provided by the applicant to ascertain the potential effects on protected/priority species as a result of the proposed development.

Following this recommendation the applicant submitted an amended proposal and has also provided the additional information requested in relation to ecology. On the basis of the new information received the item was subsequently removed from the Planning Committee Meeting in March to allow officers the opportunity to consider the amended proposal and additional information. This report therefore assesses the amended proposals received by the Council on 15<sup>th</sup> March 2018.

This application is for the erection of a dwelling and detached garage (a change of house type to that previously approved under T/2010/0541/RM). A Certificate of Lawful Development (CLUD) has been certified under LA03/2017/0919/LDP confirming that works approved under planning application reference T/2010/0541/RM had been commenced within the time period specified within the approval. As this CLUD was certified it is noted the applicant has a lawful fall back position to erect a different dwelling on the site. It is considered that the principle of a dwelling on site is established and the remaining considerations relate to design, appearance, integration, impact on the character of the area, neighbour amenity, flood risk and ecology.

It should also be noted that after the CLUD application was certified, a further permission was granted under planning application LA03/2017/0727/F, for a temporary dwelling on site for a duration of 3 years. This temporary dwelling presently exists on site.

### **Design and Integration**

The proposal is for a two storey dwelling together with a detached garage. The proposed dwelling is a bespoke contemporary design and is located in the southern portion of the application site adjacent to the mill pond which encompasses most of the site area. The proposed dwelling encroaches partially over the water body and a small section of the pond will be infilled to allow development. The dwelling comprises of two intersecting linear blocks which are designed to have narrow gable ends in order to further enhance the linear form of development which is representative of a traditional rural design typology as noted in the design guide 'Building on Tradition'. One block is single storey and the other provides two storey accommodation. The single storey element of the dwelling has a ridge height of 5.4 metres and the two storey block rises to a height of 8.5 metres.

The proposed dwelling is orientated to face the substantially treed south western boundary of the site, with the rear elevation facing towards the mill pond. It is noted that the dwelling is sited further to the east of the previously approved dwelling and comes in closer proximity to the waterbody, but is set back further from the Hollybank Road. It is also noted that the previously approved dwelling granted under T/2010/0541/RM had a lower ridge height of 7.5 metres. It is however considered that due to the design and proportions of the proposed dwelling together with the intervening vegetation, and the enhanced distance from the road, that there would be no greater visual impact due to the increase in ridge height and that the proposed dwelling could still be considered to successfully integrate into its rural setting. The proposal also includes an outdoor seating area on the ground floor level which is to be suspended over the water's edge, this is designed to have a glazed balustrade to provide enclosure.

The proposed garage is to be located between the proposed dwelling house and the Hollybank Road. This garage has a ridge height of 6.5 metres. It provides both ground and first floor accommodation and is similar in design to the proposed dwelling house. The ground floor will be accessed via a large garage door and the first floor by an external staircase leading to a home office. There are 2 No. windows on the eastern elevation of this garage which fronts onto the Hollybank Road,

however, views will be limited given the proposed and existing hedging along the sites boundary with the road.

The proposed finishes combine a mixture of both traditional and contemporary materials. Walls are to be finished in white painted render and the roof will be finished in low profile natural slate with the flat roof elements to be finished with zinc. Windows are to be black or grey uPVC with solid hardwood doors painted to match again in black or grey. All rainwater goods are also to be black uPVC. Plans also indicate the presence of stone cladding. It is suggested that it be conditioned upon any approval that this cladding will be basalt as it is the local stone of the Borough. Overall, it is considered that the palette of materials proposed is acceptable and in accordance with the best practice guidance laid out in 'Building on Tradition.'

Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside indicates that a new building will be unacceptable if the design of said building is inappropriate for the site and its locality. This policy suggests that the most successful rural designs are based on simple shapes and forms of traditional buildings, the proposal can be considered appropriate and in keeping with the rural locality at which it is proposed and therefore the proposal is able to comply with CTY 13 off PPS 21 and adheres to the guidance provided in the 'Building on Tradition'.

In relation to integration, as noted previously there is a strong line of established mature trees along the site's southwestern boundary. Drawing No. 01/2 bearing the date stamp 15<sup>th</sup> March 2018 indicates that this vegetation will be retained as part of the proposal. There is also existing vegetation along the roadside boundary which will be partially retained and new planting provided behind the visibility splays. It is considered that the proposal does not rely solely on new planting and can successfully integrate into the rural setting through blending with the existing mature vegetation on site in accordance with Policy CTY 13.

#### **Impact on the Character of the Area**

Policy CTY 14 of PPS 21 states that planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area. This policy provides five situations (a-e) whereby the proposal for a new building would be unacceptable. To be in accordance with this policy a new building should not be, unduly prominent in the landscape, result in suburban style build up, disrespect the traditional pattern of development, create a ribbon of development or damage the rural character through the impact of ancillary works. It is considered that the proposed site is not unduly prominent given the existing boundary vegetation and rather a dwelling could successfully integrate into its rural setting on site. It is considered that the proposal also respects the traditional pattern of development in the surrounding area and is in keeping with the surrounding existing dwellings which comprise of a mix of both one and two storey dwellings, with a traditional form. The proposal will not lead to an unacceptable suburban style build up nor will it add to a ribbon of development. It is also not considered that ancillary works would not be of any significant detriment to the rural character of the area. Overall, it is considered that the proposal would not cause a detrimental change to the rural area and is compliant with the policy criteria laid under CTY 14 of PPS 21.

### **Neighbour Amenity**

The application site is located approximately 40 metres from the residential dwelling at No. 18. There is a strong line of mature trees defining the sites southwestern boundary and running between the site and No.18. This tree line acts as a strong natural buffer and limits any potential detrimental impact to the residents at No. 18. A further dwelling known as No. 22 also lies approximately 40m northwest of the application site but is located approximately 90 metres from the actual location of the dwelling within the site. This property is also afforded screening by the strong treeline which runs parallel to the private laneway adjacent to application site. Given the distance from the siting of the proposed dwelling together with the screening provided by the existing trees it is considered that there would be no detrimental impact caused to this neighbour.

The dwellings at No. 28 and No. 26 also lie in close proximity to the northeastern boundary of the site but again they are unlikely to be impacted by the proposal due to their distance from the position of the proposed dwelling within the site. A number of industrial buildings lie opposite the site within the Hollybank Business Park, but given that they are bound along the roadside with a 1.5m high wall together with the proposed and existing landscaping on site there is unlikely to be any detriment caused to the amenity of these buildings or the proposed dwelling.

Overall, it is considered that the proposal would not have a detrimental impact on the amenity of any neighbouring residents.

### **Flood Risk**

The application site is shown to be affected by a small portion of predicted surface water flooding. DfI Rivers has advised that a Drainage Assessment is not required however they do advise that the developer should carry out their own assessment of flood risk and construct in an appropriate manner that would minimise flood risk on the proposed development site and elsewhere. DEARA's Water Management Unit has also considered the impacts on surface water and are content with the proposal subject to conditions and standing advice.

### **Other Matters**

Given the presence of the mill pond on site, DEARA's Natural Environment Division had initial concerns with the proposal and subsequently requested an Ecological Appraisal to identify habitats and protected or priority species that may be present on or using the site. This was submitted and DEARA - NED have responded to advise that that they are content subject to a condition being applied to any approval in relation to the translocating of newts prior to construction. The Natural Environment Division (NED) have also offered a number of informatives in relation to newt mitigation measures, these will be applied to any approval to enhance the protection of these species that are protected under the Wildlife (Northern Ireland) Order 1985 (as amended).

Shared Environmental Services (SES) was also consulted on the application given the water body on site and the potential for hydrological linkages or impact on Special Protection Areas, Special Areas of Conservation and Ramsar Sites. SES has indicated that the potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.)

Regulations (Northern Ireland) 1995 (as amended) and has advised that the proposal would not be likely to have a significant effect on the features of any European site. It is therefore considered that the proposed dwelling and garage would have no significant impact on any protected site and is therefore acceptable in this regard.

### **CONCLUSION**

The following is a summary of the main reasons for the recommendation:

- The principle of the development is established on site given the previous planning permission which was granted and commenced on the site;
- The proposal is considered appropriate in terms of design, appearance and impact on the character of the area.
- There are no concerns in relation to neighbour amenity.
- There are no overriding concerns relating to flood risk.
- The potential ecological impacts in relation to newts can be mitigated against.

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

### **PROPOSED CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The stone to be used for the cladded areas as shown on Drawing No. 05/2 and No. 06/3 bearing the date stamp 17<sup>th</sup> July 2018 shall be locally sourced basalt.

Reason: In the interest of visual amenity.

3. The existing natural screenings of the site, as indicated in green, on approved Drawing No. 01/2 bearing the date stamp 15<sup>th</sup> March 2018 shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council.

Reason: In the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality and to safeguard the amenities of neighbouring occupiers.

4. All proposed landscaping incorporated in Drawing No. 01/2 bearing date stamp 15<sup>th</sup> March 2018, shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following commencement of the development or before occupation of the first residential unit in the development, whichever is the later.

Reason: To ensure the provision of a high standard of landscape and aid with integration.

5. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another

tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

6. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.01/1 bearing the date stamp 08th November 2017, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

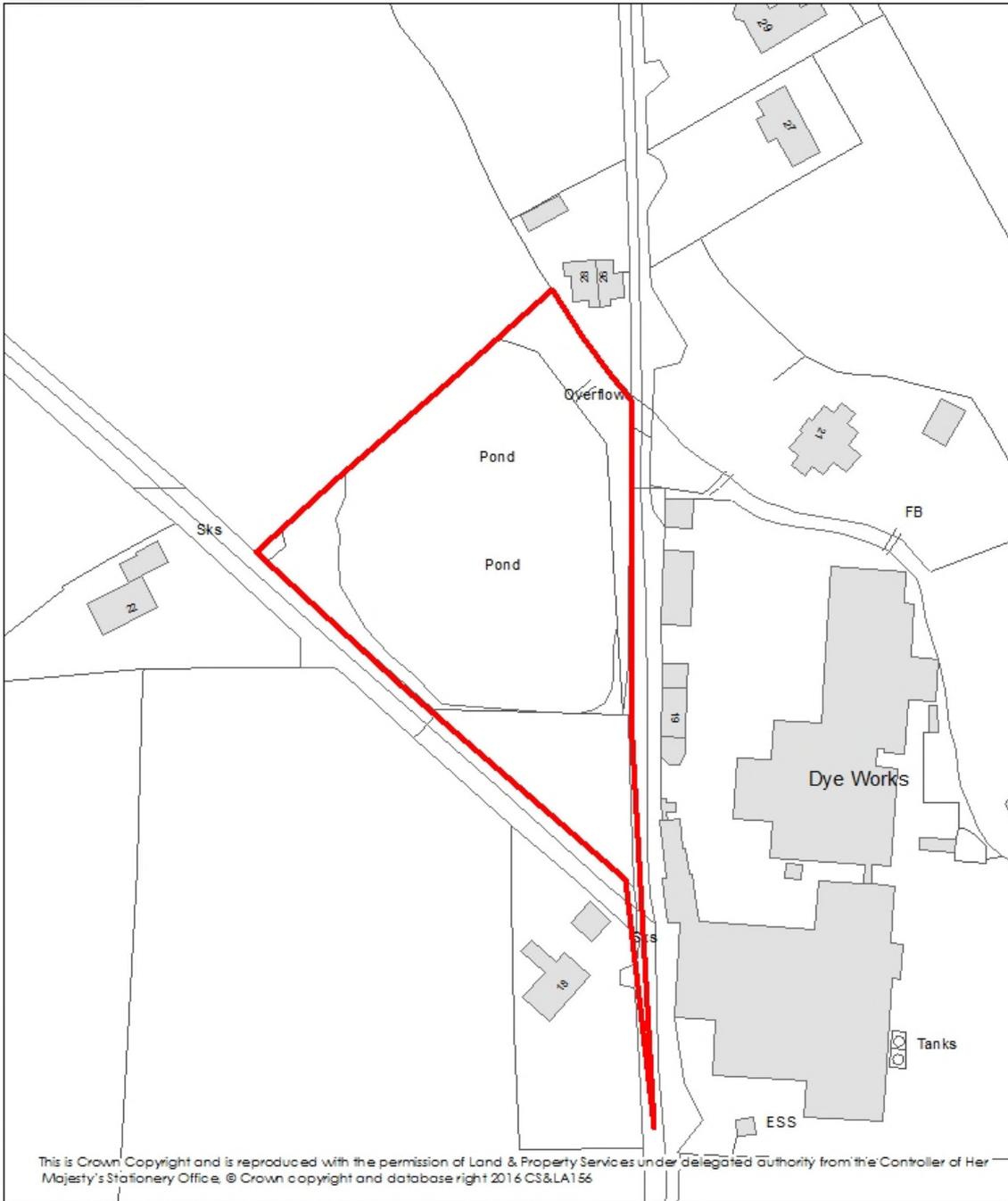
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

7. The gradient of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in interests of road safety and the convenience of road user.

8. No site clearance or development activity shall commence until all newts have been translocated to a receptor pond (or an adequate location) under the terms of a licence issued by the Northern Ireland Environment Agency.

Reason: To protect newts and their place of refuge

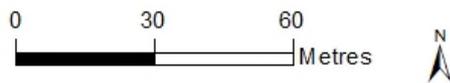


**Location Map**

**Application Reference: LA03/2017/0760/F**

Erection of dwelling and detached garage  
(Change of house type from previously approved T/2010/0541/RM)

Site 40m north of 18 Hollybank Road  
Parkgate



Site Boundary 

For Information Only



**PART 2 FORWARD PLANNING MATTERS - LOCAL DEVELOPMENT  
PLAN, PLANNING POLICY AND CONSERVATION**

**OTHER PLANNING MATTERS**

### **ITEM 3.9**

#### **P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS**

A list of planning decisions issued by Officers during July 2018 under delegated powers is **enclosed** for Members attention together with information received this month on planning appeals.

**RECOMMENDATION: that the report be noted.**

## **ITEM 3.10**

### **P/FP/LDP/1 - LOCAL DEVELOPMENT PLAN QUARTERLY UPDATE APRIL – JUNE 2018**

The Council's Local Development plan (LDP) Timetable advises that progress reports will be submitted on a quarterly basis to the Planning Committee. This report covers the first quarter of the 2018-2019 Business year (April to June 2018).

#### **Member Workshops on Planning Policy**

The Forward Planning Team held a number of workshops on emerging planning policy to be contained within the new Local Development Plan.

On 24<sup>th</sup> May 2018, a workshop was held on regarding the overarching policy theme "Society" and included the following topics for discussion: Leisure, Health and Wellbeing (including Public Buildings), Movement, and Serving and Connecting the Community.

On 28<sup>th</sup> June 2018, a workshop was held regarding the overarching policy theme of "Economy" and included tourism, renewables, minerals and advertisements.

#### **Local Development Plan Coastal Stakeholder Meeting**

A Local Development Plan Coastal Stakeholder meeting was held at the Gobbins Visitor Centre on 31<sup>st</sup> May and was attended by those Councils with a coastal boundary as well as interested public body stakeholders. Councils discussed their proposed coastal policy approaches as they move towards Plan Strategy.

#### **Local Development Plan Lough Neagh Lough Beg Forum**

The Forward Plan Team continued working in partnership through this cross-boundary working group, with the most recent meeting being held on 6<sup>th</sup> June 2018. The Councils in attendance discussed consultee responses to a paper prepared by Mid-Ulster District Council on Strategic Issues on Lough Neagh in September 2017.

#### **Regional Minerals Working Group**

The first Minerals Working Group was hosted by Causeway Coast and Glens Borough Council on Thursday 14<sup>th</sup> June. All councils were represented, and both the Department for Infrastructure and the Department for the Economy were in attendance. Mark Patton from the Geological Survey of NI gave an insightful overview of regional geology, and Dr Joseph Mankelov (British Geological Survey) explained the context of Minerals planning in England and Wales. The draft Terms of Reference for the Working Group were also discussed. It is anticipated that the Group will next meet in September 2018.

#### **Publication of Annual Housing Monitor 2018**

The Annual Housing Monitor Report for the Borough was presented to the June Planning Committee and was subsequently posted on the Council's website on the 25<sup>th</sup> June 2018. Results of the report indicated that there are 12,340 remaining potential dwelling units and 533 hectares of housing land remaining within the settlements of the Borough.

**Formulating Policies**

Work continued on the formulation of new draft Planning Policy for the Plan Strategy document to be brought forward at further workshops with Members.

**Evidence base**

The Forward plan Team have continued to update the evidence base to inform the Local Development Plan.

**RECOMMENDATION: that the report be noted.**

### **ITEM 3.11**

#### **P/FP/LDP/112 LOCAL DEVELOPMENT PLAN - METROPOLITAN AREA SPATIAL WORKING GROUP**

Member representation on the Metropolitan Area Local Development Plan Working Group will now pass to the current Chair and Vice Chair of the Planning Committee. The next meeting will be held on 17<sup>th</sup> September 2018 and will be hosted by Ballymena Borough Council.

The Forward Plan Team would like to thank the outgoing attendees, Councillor Brett and Councillor Webb for their participation and valuable contribution to the Group.

**RECOMMENDATION: that the report be noted.**

### ITEM 3.12

#### **RTPI (NI) ANNUAL CONFERENCE 2018 ON 11 SEPTEMBER 2018 AT THE EUROPA HOTEL, BELFAST**

Officers wish to bring the above forthcoming planning conference to the Members attention.

The Royal Town Planning Institute (NI) is holding a conference titled “*Our Excellence in the Ordinary*” on 11<sup>th</sup> September 2018 in the Europa Hotel, Belfast (see **enclosure**). The speaker panel includes Katarina Godfrey (incoming Permanent Secretary, Department for Infrastructure), Wendy Maden (Design Commission for Wales), Victoria Hills (Chief Executive of the RTPI), James Harris (RTPI), Anna Rose (Director of Space Syntax) and the Council's Judith Winters (current Chair RTPI NI).

The conference will explore the creation of strong quality communities and the interrelationship between mobility, green infrastructure, social infrastructure, placemaking and the important role of a clear vision through plan making in creating places to live.

Officers consider this conference will provide an important opportunity for Members and Officers to see how plan making helps create great places to live.

**RECOMMENDATION: that the Chairperson and Vice Chairperson (or their nominees) and relevant Officers attend this conference.**

### ITEM 3.13

#### CORRESPONDENCE FROM THE DEPARTMENT FOR INFRASTRUCTURE

Members will recall that a report was presented to the July meeting of the Planning Committee regarding Direction Orders that had been served by the Department for Infrastructure (DfI) on the following two major planning applications.

**APPLICATION NO:** LA03/2016/1141/F

**PROPOSAL:** Caravan park (110 No. static caravan pitches, 52 No. touring caravan or motorhome pitches and 10 No. camping cabins) with amenity building, shower and toilet pods, associated access (including road improvements) and landscaping.

**SITE/LOCATION:** Lands southeast of 12 Castle Road, Antrim, BT41 4NA

**APPLICANT:** Blair's Caravans Ltd

**APPLICATION NO:** LA03/2015/0173/F

**PROPOSAL:** Housing Development comprising 44 No. dwellings and associated site works, landscaping with access from Trench Lane, Mallusk

**SITE/LOCATION:** Lands at Trench Lane to the east of Ballymartin Water adjacent and west of housing developments at Parkmount Road, Tudor Park and Hyde Park Manor, Mallusk, Newtownabbey, BT36 4PA

**APPLICANT:** Galanta No 2 Ltd

DfI has now written to the Council on the Caravan Park application (reference: LA03/2016/1141/F) confirming that it has decided not to call in this application (copy enclosed). In reverting this application back to the Council, and as indicated in the July report, the Council is however statutorily obliged under Section 30 of the Planning Act (NI) 2011 to undertake a Pre-determination Hearing prior to the application being returned to the Committee for final determination.

To ensure that this application is processed expeditiously Officers intend to hold the Pre-Determination Hearing on the afternoon of **17<sup>th</sup> September 2018** prior to the September Planning Committee meeting and provisionally scheduled at 4pm. This will then allow the application to be presented for final determination at the Committee meeting that evening.

The Council further understands that a decision by DfI on whether or not to call in the Trench Lane housing application (reference: LA03/2015/0173/F) is imminent. If this application is reverted back to Council by DfI for determination before the end of August then Officers also anticipate holding the Pre-Determination on this case on the same date **17<sup>th</sup> September 2018** and once again bringing the application to the Committee meeting that evening for final determination.

**RECOMMENDATION: that the report be noted.**

## **ITEM 3.14**

### **PLANNING COMMITTEE ANNUAL REVIEW**

Officers wish to advise Members that the annual review of Planning Committee performance for 2017/18 will take place on the morning of **Friday 14<sup>th</sup> September 2018** prior to the September site visits. 118 of the 720 planning decisions taken by the Council during 2017/18 were made by the Planning Committee itself which equates to some 16% of all decisions which remains on a par with previous years. It is anticipated the review should take no more than 1 hour and the Planning Section will contact Members shortly to confirm arrangements.

As part of the review and In conjunction with the normal site visit schedule due to take place in advance of the September Committee meeting, Officers intend taking Members to visit a number of sites across the Borough where development schemes approved by Committee have now been completed or are well advanced to see these at first hand.

The annual review and planned site visits form an important part of the Council's commitment to the ongoing training and development of Members of the Planning Committee.

**RECOMMENDATION: that the report be noted.**