

Planning Committee Meeting – Monday 17 July 2023 Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0999/F Proposed residential development consisting of 12 no. dwellings, including 8 no. houses and 4 no. apartments, with associated roads, landscaping and access works.
SITE/LOCATION:	Site at 2 Crumlin Road, Crumlin.
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL	1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7, Quality Residential Environments, in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed properties due to impacts from noise and vibration from the nearby railway.
PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0464/F Proposed new free range poultry house for 32,000 birds including new concrete apron, meal bins litter stores, drainage swale, utilising existing improved access onto the Browndod Road
SITE/LOCATION:	Land approximately 292m southeast of 9 Browndod Road, Doagh.
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	1. The development proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Criterion (E) of Policy CTY 12 of PPS 21, Sustainable Development in the Countryside, in that it has not been demonstrated that the development proposal will not have a significant adverse impact to the residential amenity of occupiers of neighbouring residential properties by reason of odour as it has not been demonstrated that an identifiable and reliable poultry litter disposal route exists by which to serve the proposed intensive livestock facility. 2. The development proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies NH 1, NH 2, NH 3 and NH 5 of PPS 2, Natural Heritage, in that it has not been demonstrated that the development proposal shall not cause significant damage to the environment as no identifiable and reliable poultry litter disposal route has been provided. 3. The development proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies FLD 2 and FLD 3 of PPS 15, Planning and Flood Risk, in that

it has not been demonstrated that the development proposal is not at risk of flooding nor exacerbating flooding elsewhere or that an acceptable riparian land strip has been provided for the alleged historical watercourse that traverses the central portion of the application site.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0249/F**
Erection of 2 no. modular wards with link corridor to existing hospital (retrospective); two storey decked car park containing 271 spaces; modular office building and electrical sub-station

SITE/LOCATION: Lands at Antrim Area Hospital, Bush Road, Antrim.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0129/S54**
Demolition of existing buildings and construction of 63 no. apartments at 3 storey rising to 5 storey. Scheme includes a retail unit at ground floor level, parking provision, new vehicular access and associated development. (Variation of Condition 6 of planning approval LA03/2021/0893/F regarding sewage disposal/consent to discharge).

SITE/LOCATION: 333-335 Antrim Road, Glengormley, BT36 5DY

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0232/F**
Retention of the use of the ground floor of existing dwelling to office use for a temporary period

SITE/LOCATION: 1 Circular Road, Newtownabbey, BT37 0RA.

RECOMMENDATION: **REFUSE RETROSPECTIVE PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that the temporary office accommodation lies outside any designated town centre or other retailing area and it has not been demonstrated that a suitable site does not exist within the town centre or any other retailing area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, as it has not been demonstrated that the proposed development, if permitted, would not prejudice the safety and convenience of road users.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1085/F**
Dwelling and Garage

SITE/LOCATION: Rear of No. 2 & 3 The Poplars, Randalstown (access onto Staffordstown Road)

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0327/F**
Retention of garage/store with increased area for curtilage of dwelling

SITE/LOCATION: 20 Dundesert Road, Crumlin, BT29 4SL.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would appear a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the design of the building is inappropriate for the site and locality; the proposal fails to blend with the existing landform; the proposal does not respect the traditional pattern of settlement exhibited in the area.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of PPS 15 Planning and Flood Risk in that it has not been demonstrated that a satisfactory means of drainage associated with the development has been achieved that would not increase the risk of flooding elsewhere.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0359/O**
Proposed single detached dwelling

SITE/LOCATION: 8 Farmley Park, Newtownabbey, BT36 7TT.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policies QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas in that, it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment; inappropriate and insufficient levels of private amenity space have been proposed as an integral part of this development; and it will have an unacceptable adverse effect on the amenity of existing residents in terms of overshadowing to No. 6 Farmley Park.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP2 of Planning Policy Statement 3, Access, Movement & Parking, and Development Control Advice Note 15 Vehicular Access Standards as there is insufficient information to demonstrate that a safe and suitable means of access and sufficient parking for the existing dwelling and the proposed development can be achieved.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance in that it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.

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

PLANNING APPLICATION NO: LA03/2023/0391/O

Site for infill dwelling and garage
25M east of 6 Laurel Lane, Belfast, BT14 8SQ

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site is not within an otherwise substantial and continuously built up frontage and the proposal does not represent a small gap site sufficient only to accommodate a maximum of two dwellings.

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

PLANNING APPLICATION NO: LA03/2023/0255/O

Site for dwelling on a farm with detached double garage
at lands approx. 50m North of 89 Dublin Road, Antrim, BT41 4PN

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the new building is not visually linked or sited to cluster with an established group of buildings on the farm.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the new building would add to a ribbon of development.
4. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy AMP 3 of Planning Policy Statement 3 and Annex 1- Consequential amendment to Policy AMP3 of PPS3 as contained within PPS21, Access, Movement and Parking, in that the proposal does not meet the exceptions test for a new access onto a Protected Route.

5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy BH2 of Planning Policy Statement 6, Planning, Archaeology and the Built Environment, in that it has not been demonstrated that the proposal will not have an adverse impact on an archaeological site

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0363/O**
Site for a Dwelling, Garage and Associated Siteworks (Renewal of LA03/2020/0567/O)

SITE/LOCATION: 50m south east of 10 Grange Road, Nutts Corner, Crumlin, BT29 4TE.

RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0136/F**
Proposed shed for agricultural storage

SITE/LOCATION: 250m SE of 16 Rathbeg Road, Antrim, BT41 2QS.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the building is not clustered with an established group of farm buildings on the agricultural holding, in addition it has not been demonstrated that a new building is required for the efficient functioning of the farm business.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0171/F**
Covered livestock pen (retrospective application).

SITE/LOCATION: 65m to the north-east of 5e Ballyquillan Road, Aldergrove, Crumlin.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that i) the building is not clustered with an established group of farm buildings on the agricultural holding, ii) it has not been demonstrated that a new building is necessary for the efficient functioning of the farm, iii) there is no persuasive evidence that a building at this location is necessary for the efficient functioning of the farm.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 12 & 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building fails to integrate into the landscape.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1069/F**
Part change of use of Council building for extension to previous approved adjoining waste transfer station (T/2012/0225/F). Internal layout changes, changes to the elevation, installation of 35m stack and other site works.

SITE/LOCATION: Council Depot, 6B Orchard Way, Newpark Industrial Estate, Antrim.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0396/F**
Proposed change of use from a Bowling Green Pavilion/Day Nursery to a Cafe/Restaurant

SITE/LOCATION: Hazelbank Pavilion, Hazelbank Park, Shore Road, Newtownabbey.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Monday 10 July 2023..**

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 14 July 2023.**

In addition to attending the meeting in person, the Planning Committee meeting will continue to incorporate the use of technology to provide for remote access to public speakers as necessary. The meeting will also be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting. Information on all planning applications in the Borough, including the relevant forms and drawings, consultation responses and any representations received is available to view online using the Northern Ireland Planning Portal. This can be accessed easily from our website.

If you have any queries on the arrangements for the Planning Committee meeting, please contact the Planning Section by telephone on 0300 123 6677 or email at planning@antrimandnewtownabbey.gov.uk for further information.