

Planning Committee Meeting – Monday 20 February 2023

Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0845/F Proposed development of 14no dwelling units consisting of 7no. apartments, and 7no. townhouses.
SITE/LOCATION:	51B Riverside, Antrim, BT1 4BL.
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	<ol style="list-style-type: none">1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Planning Policy Statement 7, Policy QD 1 in that it has not been demonstrated that the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout in that the proposed development would result in a detrimental impact on landscape features within the Conservation Area due to the impact on exist trees.2. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Planning Policy Statement 6, Policy BH 12 'New Development in a Conservation Area' in that it has not been demonstrated that the proposed development preserves or enhances the character and appearance of the area or that the proposed development would not have an impact on protected trees within the application site.3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy FLD 3 of PPS15 Planning & Flood Risk in that a complete Drainage Assessment has not been provided and the development, if permitted may increase the risk of flooding elsewhere through increased surface water runoff.4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.5. The development is contrary to Planning Policy Statement 2 Natural Heritage and the Strategic Planning Policy Statement for Northern Ireland in that it would have an unacceptable adverse impact on bats and insufficient information has been submitted to establish otherwise.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0848/DCA**
Demolition of dwelling and outbuildings.
SITE/LOCATION: 51B Riverside, Antrim, BT1 4BL.
RECOMMENDATION: **REFUSE CONSERVATION AREA CONSENT**
PROPOSED REASONS FOR REFUSAL 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy BH14 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it has not been demonstrated that a suitable redevelopment scheme has been approved that would justify the buildings demolition.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0237/F**
1 no replacement dwelling and 2no additional dwellings and site works.
SITE/LOCATION: 48 Circular Road, Jordanstown, Newtownabbey.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0852/F**
Proposed 3 storey office development comprising of flexible office accommodation, break-out space and meeting rooms along with associated site works, car parking and boundary treatments.
SITE/LOCATION: Lands at former PSNI site, Glenwell Road, Glengormley
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0745/F**
Residential development comprising 33 no. units (19 no. Category 1, 3 Wheelchair Units and 11 no. General Needs), access, parking, landscaping and associated site works.
SITE/LOCATION: Lands at 285-291 Shore Road, Newtownabbey, Belfast, BT37 9RW
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0662/F**
Retention of dwelling and garage (amended siting and access to dwelling and garage approved under LA03/2020/0123/F) and design change to garage.
SITE/LOCATION: 27 Glebe Road (site 4 - 70m north of 7 Glebe Road, Newtownabbey)
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 QD1 of Planning Policy Statement 7 'Quality Residential Environments', in that, if permitted, it would result in an unacceptable adverse effect on an adjacent approved property in terms of overlooking and dominance.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0506/F**
Part-demolition of existing buildings to rear of 19-21 Market Square and proposed residential development comprising 15no. apartments.

SITE/LOCATION: Lands to the rear of 19, 20, 21 & 21 A-F Market Square, Antrim

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of paragraph 6.18 of the Strategic Planning Policy Statement, Policy BH 12 of PPS 6 'Planning Archaeology and the Built Heritage' and Section 104 (11) of the Planning Act (NI) 2011 in that, if permitted, the proposal would neither preserve nor enhance the character, appearance and setting of the Conservation Area given the layout and arrangement of the development as well as the loss of protected trees in the Conservation Area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not maintain or enhance the distinctive character and appearance of the Conservation Area, does not respect the surrounding context and is inappropriate to the character and topography of the site in terms of the layout and landscaped and hard surfaced areas and would result in a cramped form of development on a restricted site.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not respect features of the built heritage and landscape features have not been protected or integrated into the overall design and layout of the development.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not make adequate provision for private open space and landscaped areas as an integral part of the development.
5. The proposal is contrary to paragraph 6.304 of the Strategic Planning Policy Statement, Policy AMP 7 of Planning Policy Statement 3 'Access, Movement and Parking' and criterion (f) of Policy QD 1 of PPS 7 'Quality Residential Environments' in that it has not been demonstrated that the proposal warrants a reduced level of car parking provision to serve the development.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0666/O**
Site for one infill dwelling

SITE/LOCATION: Lands between 591 Doagh Road and No. 1 Ashley Park, Newtownabbey

RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1043/O**
SITE/LOCATION: Dwelling and Detached Garage
Site approx. 35m North East of No. 34 Ballymather Road, Nutts
Corner, Crumlin, BT29 4UL

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

**PROPOSED REASONS
FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 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, it fails to meet with the provisions for an infill dwelling in accordance with CTY8 of PPS21, it fails to meet the provisions for a dwelling within a cluster in accordance with Policy CTY2a and fails to comply with the provisions of a farm dwelling in accordance with CTY 10 of PPS21.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted lead to a build-up of development and will result in a detrimental change to, and erode, the rural character of the countryside.
3. The proposal is contrary to the SPPS and Policies NH 4 and NH 5 of PPS 2 as it has not been demonstrated that the development would not have an adverse impact on biodiversity namely of the Nutts Corner Farm Priority Habitat, or protected species.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0920/F**
SITE/LOCATION: Replacement dwelling and associated ancillary development.
8 Ladyhill Road, Antrim BT41 2RF.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS
FOR REFUSAL**

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the new dwelling would have a significantly greater visual impact than the existing dwelling and the design of the replacement dwelling is not appropriate to its rural setting and does not have regard to local distinctiveness.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, the building would be a prominent feature in the landscape; the proposed site lacks long established natural boundaries and relies on new landscaping and the design of the replacement dwelling is inappropriate for the site and its locality.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, appear unduly prominent in the landscape.

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

PLANNING APPLICATION NO: LA03/2022/1040/O

Dwelling (within an infill site).

Lands 20m South East of 20 Umgall Road, Crumlin, BT29 4UJ.

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 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, it fails to meet with the provisions for an infill dwelling in accordance with CTY8 of PPS21 and it fails to meet the provisions for a dwelling within a cluster in accordance with Policy CTY2a of PPS21.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 in that the design of the building is inappropriate for the site and its locality and as a result fails to integrate.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14, in that, it results in a suburban style build-up of development when viewed with existing and approved buildings and will result in a detrimental change to, and erode, the rural character of the countryside.

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

PLANNING APPLICATION NO: LA03/2022/0931/O

Dwelling and domestic garage on a farm.

Lands 60m south of 68 Church Road, Randalstown, BT41 3JW.

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 provisions contained in the Strategic Planning Policy Statement and Policies CTY 10 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building if permitted, would not be visually linked with an established group of buildings on the farm holding.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, appear unduly prominent in the landscape, the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure, and ancillary works do not integrate with their surroundings.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, appear

unduly prominent in the landscape and the impact of ancillary works would damage rural character.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0738/F**
Retrospective application for extension to existing balcony with access/fire escape staircase, retention of garage and first floor living space (kitchen, dining & living room).
SITE/LOCATION: 33 Bernice Road, Newtownabbey, BT36 4QZ.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL 1. The development is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7- Residential Extensions and Alterations, in that the balcony extension and external staircase have an unacceptable impact on the privacy and amenity of neighbouring residents by way of overlooking.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0787/F**
Construction of a new access ramp to the rear of the building.
SITE/LOCATION: 55-59 High Street, Antrim, BT41 4AY.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 15 February 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, which is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 17 February 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.