

Planning Committee Meeting – Tuesday 8 December 2020

Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2020/0501/F
SITE/LOCATION:	Retrospective change of use and conversion of existing non-residential building into 3no terraced bungalows
RECOMMENDATION:	1a Mount Street, Newtownabbey
PROPOSED REASONS FOR REFUSAL	REFUSE PLANNING PERMISSION <ol style="list-style-type: none">1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development represents an overdevelopment of the site as:<ul style="list-style-type: none">• it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of design;• the layout will have an adverse impact on the amenity of proposed residents in terms of the provision of natural light to habitable rooms; and• there is inadequate provision of private amenity space.2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that it has not been demonstrated that there will be no unacceptable adverse effects on the amenity of the occupiers of the residential units in terms of noise from the adjoining road network.

PROPOSAL:	PLANNING APPLICATION NO: LA03/2020/0599/O
SITE/LOCATION:	Site for infill dwelling
RECOMMENDATION:	30m South of 21 Ballykennedy Road, Nutts Corner, Crumlin
PROPOSED REASONS FOR REFUSAL	REFUSE OUTLINE PLANNING PERMISSION <ol style="list-style-type: none">1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy 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 of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it fails to meet with the provisions for an infill dwelling as the application site is not located within an otherwise substantial and continuously built up frontage.

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

PLANNING APPLICATION NO: LA03/2020/0573/O

Site for a new residential dwelling with stables & garage
Lands approx. 150m NE of 55 Millbank Road, Templepatrick,

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 1, CTY 6, CTY 7 and CTY 8 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 and it fails to meet with the provisions for a new dwelling in accordance with Policies CTY6, CTY 7 and CTY 8 of PPS 21.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, in that:
 - the site lacks long established natural boundaries and relies on the use of new landscaping for integration;
 - the ancillary works proposed do not integrate with their surroundings;
 - and the proposed design of the dwelling is unacceptable.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 and of Planning Policy Statement 21, in that the proposal represents a suburban style layout with an extensive curtilage which would have a detrimental impact on the rural character of the area.

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

PLANNING APPLICATION NO: LA03/2020/0597/O

Site for 1no detached dwelling with associated site works
Lands approx. 60m South of 92 Seven Mile Straight, Antrim

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 1 and CTY2a 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 and it fails to meet with the provisions for a new dwelling in an existing cluster in accordance with CTY2a of PPS 21.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 and of Planning Policy Statement 21, in that the proposal would result in a suburban style of build-up of development when viewed with existing buildings.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the required visibility splays can be achieved and that the proposal will not prejudice road safety.

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 **Thursday 3 December 2020**.

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 Monday 7 December 2020**.

Due to COVID-19 the Planning Committee meeting in December will continue to incorporate the use of technology to provide for remote access to Members and public speakers as necessary. It is also intended that the meeting will be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting.

Whilst the Council Offices remain closed to the general public for normal business, as part of the interim procedure that has now been put in place, facilitated public access to Mossley Mill will be considered for anyone who cannot for good reason access the Committee meeting remotely. However, this will be subject to availability and social distancing requirements and **all requests to attend in person must therefore be registered with the Council in advance providing the reason for this**. The Council would however encourage all those with an interest in the meeting to use the remote access measures wherever possible.

Information on all planning applications in the Borough, including the relevant forms and drawings, consultation responses and any representations received is available to view online using the Public Access tool on the Planning Portal. This can be accessed easily from our website.

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