

Planning Committee Meeting – Monday 17 January 2022

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0684/O**
'Loughlands' Proposed development of 6no. detached dwellings and garages

SITE/LOCATION: Lands between No. 72 and No. 76 Kingsmoss Road, Newtownabbey

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0824/F**
2 no. two storey semi-detached houses

SITE/LOCATION: 15 Orpins Mill Road Ballyclare BT39 0SX

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 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 that includes a line of 3 or more buildings.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed ancillary parking works do not integrate with their surrounds and would harm the character of the area.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build-up of dwellings and not respect the existing pattern of development.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement, in that if approved, the development would lead to the unsatisfactory reduction in amenity space of No.15 Orpins Mill Road; and fails to provide an acceptable level of private amenity space for future residents of the proposed properties.

5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement, in that, insufficient information has been provided to establish there would be no harm upon future residents of the proposed dwellings by way of odour or noise.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0614/O**
SITE/LOCATION: Residential development site
RECOMMENDATION: 1 St. Quentin Avenue, Carnmoney Glebe, Newtownabbey, BT36 6EN
GRANT OUTLINE PLANNING PERMISSION

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/1039/O**
SITE/LOCATION: New dwelling and garage (infill site)
RECOMMENDATION: 20m East of, 11 Cogry Road, Ballyclare
REFUSE OUTLINE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement and it fails to meet with the provisions for an infill dwelling in accordance with CTY8 of PPS21 as there is no substantial and continuously built up frontage surrounding the application site.
2. 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 a dwelling on this site would, if permitted, create a build-up and ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/1049/O**
SITE/LOCATION: Infill dwelling
RECOMMENDATION: 60m North of 51 Thornhill Road, Antrim
REFUSE OUTLINE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL

1. 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 does not comprise a frontage onto the public road that would respect the existing pattern of development.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in a ribbon of development that would create a suburban

style build-up of dwellings which would not respect the existing pattern of development.

3. 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.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2021/1029/F

Retrospective change of use from shop unit to 2 no. ground floor flats (1 No 1P/1B unit and 1 no. 2P/1B unit) to include internal alterations to existing building

SITE/LOCATION:

4 Hightown Road, Glengormley, Co Antrim, BT36 7UA

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL**

REFUSE PLANNING PERMISSION

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 there is inadequate provision of private amenity space and the proposal will have an adverse impact on the amenity of proposed residents in terms of the overlooking, light nuisance, noise and general disturbance.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, 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.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2021/0616/O

Site for dwelling on a farm

SITE/LOCATION:

50m North-West of 10A Kilcross Road, Nutts Corner, Crumlin

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL**

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement as the development, if approved, would have an unacceptable impact on the residential amenity of existing residents at Nos. 12 and 14 Kilcross Road by reason of noise and disturbance resulting from the proposed access arrangements.
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 the proposed close boarded fencing, would, if permitted, not respect the character of the surrounding area and would read as a suburban design in the rural area.

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

PLANNING APPLICATION NO: LA03/2021/0867/O

Site for infill dwelling

35m South-West of 6 Randox Road, Crumlin

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the 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 does not comprise a small gap within a substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that that a dwelling on this site, if permitted would fail to integrate into the countryside.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it fails to meet the provisions for an infill dwelling and would, if permitted, result in the creation of ribbon development resulting in a suburban style build up when viewed with the existing buildings along the Randox Road.
5. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy FLD 1 of Planning Policy Statement 15 in that all sources of flood risk to and from the proposed development have not been identified and it has not been demonstrated that there are adequate measures to manage and mitigate any increase in flood risk arising from the development.

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

PLANNING APPLICATION NO: LA03/2021/0387/F

Change of use to car electrics workshop utilising farm buildings.

50 Ballylagan Road, Ballyclare BT39 9QR

REFUSE 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 Paragraph 6.73 of the SPPS and Policy CTY 11 of Planning Policy Statement 21 Sustainable Development in the Countryside in that the proposed farm diversification business would not be run in conjunction with the agricultural operations on the farm.

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 12 January 2022**.

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 January 2022**

Due to the Coronavirus the Planning Committee meeting in January 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.