

## Planning Committee Meeting – Monday 17 February 2020

### Schedule of Applications expected to be considered

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2019/0816/O</b> Site for residential development comprising 6no. detached dwellings and associated works
<b>SITE/LOCATION:</b>	Lands at Neillsburn Plantation, Antrim Road, Templepatrick (located between the residential developments of Kingscourt and Knightswood)
<b>RECOMMENDATION: PROPOSED REASONS FOR REFUSAL</b>	<p><b>REFUSE OUTLINE PLANNING PERMISSION</b></p> <ol style="list-style-type: none"> <li>1. The proposal is contrary to the Antrim Area Plan 1984-2001, 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 countryside location and could not be located within a settlement.</li> <li>2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policies CTY1 and CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, and Policy QD1 of Planning Policy Statement 7, Quality Residential Environments in that the development would, if permitted: <ul style="list-style-type: none"> <li>• fail to integrate sympathetically with the context of the site in terms of its overall layout and ancillary works; and</li> <li>• fail to blend with landscape features in terms of the adverse impact arising to the long established woodland at Neillsburn Plantation which has not been suitably protected and integrated into the overall design.</li> </ul> </li> <li>3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, result in a detrimental change to the rural character of the countryside as: one of the proposed dwellings would be prominent in the landscape; the impact of ancillary works associated with the overall development would damage the protected landscape feature of Neillsburn Plantation; and the development would result in a suburban style build-up of development when viewed with existing development at Knightswood and Kingswood.</li> <li>4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY15 of Planning Policy</li> </ol>

Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, mar the distinction between the settlement of Templepatrick and the surrounding countryside and result in unplanned urban sprawl.

5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policies NH2 and NH5 of Planning Policy Statement 2, Natural Heritage, and Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, in that the proposal would, if permitted;
  - (a) have an unacceptable adverse impact on the existing long established woodland at Neillsburn Plantation, which is protected by a woodland Tree Preservation Order;
  - (b) likely cause harm to Bats (a European Protected Species) through the destruction and/or disturbance of bat roosting sites and the loss of important foraging habitat.
  - (c) likely cause harm to badgers (a Nationally Protected Species) through the destruction of, and/or damage or disturbance to badger setts and a significant loss of badger foraging habitat; and
  - (d) have an unacceptable adverse impact on natural heritage features worthy of protection due to the significant loss of resting sites and foraging habitats for wild birds.
  
6. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, and Policy WM5 of PPS11. Planning and Waste Management, as it has not been demonstrated:
  - that the proposed development respects the surrounding context.
  - that the development would not create conflict with adjacent land uses due to the presence of the NI Water Waste Water Treatment Works adjacent to the site.
  - that it will not prejudice or unduly restrict activities permitted to be carried out within the waste management facility; and
  - that it will not give rise to unacceptable adverse impacts in terms of people or the environment.
  
7. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies AMP2 and AMP3 of Planning Policy Statement 3, Access, Movement and Parking, as it has not been demonstrated that the vehicular access arrangement proposed to serve the development will not compromise standards of road safety or significantly inconvenience the flow of traffic.
  
8. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD3 of Planning Policy Statement 15 (Revised), Planning and Flood Risk, as it has not been demonstrated that there are adequate drainage measures to accommodate the development and manage / mitigate any increased flood risk arising at the site or elsewhere.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/1075/F**  
Proposed residential development with access off Farmhill Road, comprising 114 no. units (15 no. two-storey detached, 90 no. two storey semi-detached and 9 no. bungalows), internal roads, landscaping, public open space and associated site works and drainage. Includes road widening of Farmhill Road and Nutts Corner Road to provide right hand turn lane, site access and junction improvements. Drainage and pedestrian connection to Glendarragh Park. Existing cottages at 1-3 Farmhill Terrace to be retained.

**SITE/LOCATION:** Lands west of the junction of Farmhill Road and Nutts Corner Road, Crumlin (including 1-3 Farmhill Terrace)

**RECOMMENDATION:  
PROPOSED REASONS  
FOR REFUSAL** **REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the Antrim Area Plan 1984-2001, 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 of the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed development would, if permitted, result in a prominent feature in the landscape that would not visually integrate into this area of countryside.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings and would not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to the rural character of the countryside.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY15 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, mar the distinction between the settlement of Templepatrick and the surrounding countryside and result in unplanned urban sprawl.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0950/F**  
3G synthetic sports pitch, 3m wide path on three sides of pitch, fencing, floodlighting, drainage, earthworks and landscaping

**SITE/LOCATION:** Antrim Grammar School, 10 Steeple Road, Antrim

**RECOMMENDATION:  
PROPOSED REASON  
FOR REFUSAL** **REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy OS 4 of Planning Policy Statement 8, Open Space, Sport and Recreation, in that, if permitted, it will result in an unacceptable impact on the amenities of people living nearby by reason of the siting, scale,

extent, frequency and timing of the sporting activities proposed, including noise pollution likely to be generated. In addition, it has not been demonstrated that the fencing and ball stops proposed are of a scale appropriate to the local area.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0444/F**  
Demolition of existing retail units, filling station and No.8 Station Road; and development of 2 no. replacement retail units and 1 no. hot food unit, bulk fuel, petrol canopy, ATM and bin store with associated car parking and site works

**SITE/LOCATION:** 8-10 Station Road, Doagh

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

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0954/F**  
Proposed two storey extension to rear of existing dwelling. Proposed new blockwork and rendered walls to existing boundary to rear of dwelling with installation of pedestrian access gate

**SITE/LOCATION:** 47 Abbeyhill Park, Glenville Road, Jordanstown, Belfast

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

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0521/F**  
Refurbishment, alterations and extensions to existing dwelling and adjacent outbuilding to provide office accommodation

**SITE/LOCATION:** Lloyds School of Motoring, 133 Ballyutoag, Belfast

**RECOMMENDATION:** **REFUSE 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 Planning Policy Statement 21, Sustainable Development in the Countryside, and Planning Policy Statement 4, Planning and Economic Development, 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 the Consequential Revision to Policy AMP 3 set out in Annex 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, result in the intensification of use of an existing access onto a Protected Route thereby prejudicing the free flow of traffic and conditions of general safety, in circumstances where access to a minor road can reasonably be achieved.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the size, scale and massing of the proposed building is inappropriate for the site and its locality.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0949/F**  
Change of use of former commercial vehicle body repair premises to premises for displaying beds, furniture and rugs (Retrospective)  
**SITE/LOCATION:** 6 Crumlin Road, Crumlin  
**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**  
**PROPOSED REASON FOR REFUSAL** 1. The proposal is contrary to the Antrim Area Plan and the policy provisions of the Strategic Planning Policy Statement in that the development lies outside the designated town centre of Crumlin and it has not been demonstrated that a suitable site does not exist within the nearby town centre or other nearby retailing centres to accommodate the proposal.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0905/O**  
Site for 2 bedroom bungalow (with rooms in the roofspace)  
**SITE/LOCATION:** 103A Main Street, Crumlin  
**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 QD1 of Planning Policy Statement 7, Quality Residential Environments, in that, if permitted, it would result in overdevelopment of the site and result in an unacceptable adverse effect on the proposed property in terms of overlooking.  
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, and Policy AMP 7 of Planning Policy Statement 3, Access, Movement and Parking, in that, it has not been demonstrated that adequate car parking arrangements can be provided.  
3. 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 or adjoining properties in terms of potential contamination sources.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0516/F**  
Extension to curtilage of dwelling to provide garden  
**SITE/LOCATION:** 67 Whitehouse Park, Whitehouse, Newtownabbey  
**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0649/F**  
Proposed garden decking  
**SITE/LOCATION:** 67 Whitehouse Park, Whitehouse, 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 Criterion (a) of Policy EXT1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that, the proposed development, if permitted, would result in a detrimental impact on the appearance and character of the surrounding area.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0824/O**  
Site for dwelling  
**SITE/LOCATION:** 100m north of 73 Crosskennan Road, Antrim  
**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 Policies CTY 1 and CTY 10 of PPS 21, Sustainable Development in the Countryside, in that, the proposed site for the dwelling is not visually linked or sited to cluster with an established group of buildings on the farm holding.
2. The Proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy BH 3 of PPS 6, Planning, Archaeology and the Built Heritage, in that, no archaeological excavation report has been carried out and it is not possible, on the basis of the information provided, to assess whether the proposed development is likely to adversely impact upon archaeological remains.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0609/F**  
Erection of 2no semi-detached dwellings with associated access and works  
**SITE/LOCATION:** Lands south of no 21 Abbeyville Place and west of no 12 Cambrai Park, 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 QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that the proposed development represents an overdevelopment of the site as:
  - (a) It does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout and the amount of hard standing being provided;
  - (b) The layout will have an adverse impact on the amenity of existing residents.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0707/F**  
Proposed demolition of existing store and extension to rear of existing public house comprising store and 2no self-catering apartments  
**SITE/LOCATION:** 2 Taylorstown Road, Moneyglass, Toomebridge, BT41 3PU  
**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**  
**PROPOSED REASON FOR REFUSAL**

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy NH 2 of PPS 2, Natural Heritage, in that it has not been demonstrated the development, if permitted, would not be likely to cause harm to bats (a European protected species).

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/1097/F**  
New 2-storey dwelling attached as an end-terrace property in the same design and style of No. 108  
**SITE/LOCATION:** Land 10m east of beside No. 108 Glenview Park Whiteabbey Newtownabbey Co. Antrim BT37 0TG

**RECOMMENDATION:  
PROPOSED REASON  
FOR REFUSAL**

**REFUSE PLANNING PERMISSION**

1. 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 proposed property in terms of vibration from trains using the adjacent railway lines.

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

**PLANNING APPLICATION NO: LA03/2019/1035/O**

Proposed Infill dwelling and garage  
Land between No's 9 and 11 Tavnaghmore Road, Antrim

**REFUSE OUTLINE PLANNING PERMISSION**

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, Sustainable Development in the Countryside, in that it fails to meet with the provisions for an infill dwelling as the application site is not a small gap site and does not respect the existing pattern of development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of PPS 21, Sustainable Development in the Countryside, in that the proposed dwelling, if permitted, would result in the creation of ribbon development along the Tavnaghmore Road detrimental to the rural character of this area.

**PROPOSAL:  
SITE/LOCATION:**

**PLANNING APPLICATION NO: LA03/2019/0973/F**

Erection of a sculpture approx. 6m high of steel lattice construction  
30 metres south east of the mouth of the Sixmilewater River,  
Loughshore Park, Antrim

**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 on Wednesday 12 February 2020.

The Council has introduced speaking rights at the Planning Committee meetings and we have 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 by Noon on Friday 14 February 2020.

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. Please contact the Planning Section by telephone on 0300 123 6677 for further information.