

Planning Committee Meeting – Monday 20 June 2022 Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0811/O**
Site for residential development.
SITE/LOCATION: Lands to rear of 68-72 Main Street, Toomebridge.
RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0398/F**
110/33 kV cluster substation including two 90 MVA transformers, associated switchgear, fire wall, a 33 kV switch room along with associated site works including drainage, a perimeter palisade fence, internal access road and lighting.
SITE/LOCATION: Approx. 20m Southeast of No 12 Maxwells Road Ballymena, BT42 3NU.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/1066/F**
Proposed residential development consisting of 105 dwellings and all other associated site works. (Variation of Condition 12 of planning approval T/2013/0375/RM regarding landscaping).
SITE/LOCATION: Lands south of Temple Rise, adjacent to Lylehill Road and 7 Kilmakee Road, Templepatrick.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/1026/F**
Change of use from beauty salon (currently vacant) to fast food Chinese take away.
SITE/LOCATION: Unit 2, Beverley Shopping Centre, Carnmoney, BT36 6QD.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0254/F**
Change of use from former public house to social club.
SITE/LOCATION: 47 Main Street, Randalstown, BT41 3BB.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

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

PLANNING APPLICATION NO: LA03/2022/0219/O

Site for dwelling and garage on a farm.

75m North West of 91 Staffordstown Road, Creggan, Randalstown.

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 Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that i) the principle of an active and established farm has not been demonstrated, and ii) it has not been demonstrated that no dwellings or development opportunities have been sold off from the farm holding within 10 years.
3. 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 ancillary works (the proposed access and laneway) associated with the proposal would not integrate with their surroundings and would be of detriment to the rural character of the area.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy WM5 of Planning Policy Statement 11 Planning and Waste Management, in that insufficient information has been provided in order to determine if the proposed development would be adversely impacted by an existing Wastewater Treatment Works.

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

PLANNING APPLICATION NO: LA03/2022/0235/O

Outline planning application for proposed single dwelling.

Land adjacent to 111 Parkgate Road, Kells, BT42 3PG.

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 Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted create a ribbon of development along the public road and will result in a detrimental change to, and erode, the rural character of the countryside.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0170/O**
Proposed dwelling and garage on a farm.

SITE/LOCATION: Approximately 30m north of 74 Cargin Road, Toome, BT41 3PB.

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 CTY 13 of PPS 21: Sustainable Development in the Countryside, in that a dwelling on the site proposed would fail to integrate into the landscape.
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 the building would, if permitted, create a ribbon of development which would also result in a detrimental change to the rural character of the countryside.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0069/F**
Proposed development consisting of 9 no. apartments within a three storey building, landscaping and all associated site and access works.

SITE/LOCATION: Lands at 319-321 Shore Road (West of Loughshore Manor) Newtownabbey BT37 9FD.

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 QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development represents an overdevelopment of the site as it does not respect the surrounding context and is inappropriate to the character of the area in terms of size, scale, massing, and layout.
2. 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.
3. 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 not be any unacceptable adverse effects on the proposed properties in terms of noise and vibration.
4. The proposal is contrary to the SPPS and Policy AMP 2 of Planning Policy Statement 3 Access, Movement and Parking as it has not been demonstrated that the access will not prejudice road safety or significantly inconvenience the flow of traffic on the Shore Road.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0122/O**
Site for dwelling, garage and associated ancillary works.

SITE/LOCATION: Lands between 148 and 148b Ballymena Road, Doagh, BT39 0TN.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement in that, if permitted, the proposed

access laneway would have an unacceptable adverse effect on the dwelling at No. 148 Ballymena Road Doagh in terms of overlooking, noise and general disturbance.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0149/O**
Site for dwelling and garage on a farm (under policy CTY10) and associated siteworks.
SITE/LOCATION: 40m SE of 8 Ladyhill Road, Antrim, BT41 2RF.
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY10 of PPS 21: Sustainable Development in the Countryside, and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and established.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0171/F**
Proposed new garage access (retrospective application).
SITE/LOCATION: 1 Toberdowney Valley, Ballynure, BT39 9TS.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL 1. The proposal is contrary to the Policy Provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, Policies AMP 2 and AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since the depth of the access is inadequate and provision cannot be made clear of the highway for the parking of vehicles which would be attracted to the site.
2. The proposal is contrary to the Policy Provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it adds to a proliferation of accesses onto this road.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0220/O**
Site for dwelling and garage and associated ancillary works.
SITE/LOCATION: 50m NW of 28A Crosshill Road, Crumlin.
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policies CTY 8 & 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that insufficient information has been provided in order to determine that the proposed development will not have a detrimental impact on human health or on the water environment resultant from contamination risks associated with the sites historic land use.

3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that it has not been demonstrated that the proposed dwelling will not experience a detrimental impact on amenity, by way of noise generated by nearby businesses and Belfast International Airport.

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

PLANNING APPLICATION NO: LA03/2022/0221/O

Site for dwelling and garage and associated ancillary works.

30 metres south east of 28e Crosshill Road, Crumlin.

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policies CTY 8 & 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that insufficient information has been provided in order to determine that the proposed development will not have a detrimental impact on human health or on the water environment resultant from contamination risks associated with the sites historic land use.
3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that it has not been demonstrated that the proposed dwelling will not experience a detrimental impact on amenity, by way of noise generated by nearby businesses and Belfast International Airport.

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

PLANNING APPLICATION NO: LA03/2022/0234/O

Site for dwelling and garage.

Approx. 50m NW of 10 Farranflugh Lane, Randalstown, BT41 2NQ.

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1, CTY 2a 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 an infill dwelling in accordance with Policy CTY 8 or a dwelling in an existing cluster in accordance with Policy CTY 2a of PPS21.
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, would extend an existing ribbon of development and result in a suburban style build-up of development.

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 June 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 17 June 2022**.

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.

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 **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.