



Planning Section: 0300 123 6677 www.antrimandnewtownabbey.gov.uk

Planning Committee Meeting – Monday 17 June 2019
Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2015/0173/F**
Housing development comprising 44 No. dwellings and associated site works, landscaping with access from Trench Lane, Mallusk.

SITE/LOCATION: Lands at Trench Lane to the east of Ballymartin Water adjacent and west of housing developments at Parkmount Road, Tudor Park and Hyde Park Manor, Mallusk, Newtownabbey.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0305/F**
Replacement Wastewater Pumping Station with the provision of ancillary boundary fencing, screen planting and a new access road to Greenfield Road. Demolition of the existing Pumping Station, resurfacing of the site and provision of bollards.

SITE/LOCATION: Open green space approx. 20m north of No. 1-6 Maine Bank & approx. 50m south of No. 12-19 Weirside, Randalstown.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/1083/F**
Redevelopment of garden centre site to deliver a new garden centre development and associated landscaping, car parking and road and access works to the Old Ballyclare Road and Ballyclare Road. This includes the permanent retention of the existing garden centre building for garden centre retail, restaurant and covered production use; the retention of the garden centre building currently under construction on site and its use for garden centre retail, covered production, a farm shop, a coffee shop and ancillary storage; and the erection of a new garden centre building for ancillary storage. (Variation of conditions 3, 4 and 6 from approval LA03/2018/0299/F to allow an increase in the total net retail floorspace area within the approved building A and B from 2425sqm to 3145sqm, comprising an increase in the area permitted for other garden retail net retail floorspace from the 492sqm approved to 1212sqm and an increase in the area permitted for gift lines and/or domestic use utensils and decorative objects within the net retail floorspace area permitted for other garden retail from the 200sqm approved to 350sqm.

SITE/LOCATION: Coleman's Garden Centre, 6 Old Ballyclare Road, Templepatrick, Antrim.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/1019/F**
Extension of residential curtilage to accommodate an increase of individual garden areas at nos. 9-12 Waterside View with all associated landscaping and fencing. (Retrospective)

SITE/LOCATION: Lands to the rear of Nos. 9, 10, 11 and 12 Waterside View, Shore Road, Jordanstown.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0172/O**
Proposed site for dwelling on a farm.

SITE/LOCATION: 30m South of no 30 Straid Road, Ballynure.

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 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.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY6 of PPS 21: Sustainable Development in the Countryside, in that the personal circumstances case is not compelling, does not present evidence that a new dwelling is necessary, does not demonstrate that a genuine hardship would be caused through the refusal of planning permission and has not provided evidence that alternative solutions other than a dwelling have been considered and dismissed.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0304/O**
Dwelling and Garage.

SITE/LOCATION: Approx. 60 metres south of No. 3 Rosevale, Fountain Hill, 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 Policy OS 1 of Planning Policy Statement 8 in that the development would, if permitted, adversely affect the environmental quality of the urban area by reason of the loss of an area of existing open space of public value.
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 LC 1 of the Addendum to PPS7 'Safeguarding the Character of Established Residential Areas, in that if permitted. it would cause unacceptable damage to the local character and environmental quality of the established residential area as the proposal would result in prominent development that is not appropriate to the character of the site and would result in the loss of existing open space contrary to Policy QD 1 and Policy LC 1 (b).

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/1022/F**
Revised access to serve 2 dwellings approved under T/2010/0004/F and T/2010/0005/RM.

SITE/LOCATION: 130m east of 44 Belfast Road, Nutts Corner, Crumlin.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to Planning Policy Statement 21, Sustainable Development in the Countryside, Annex 1, Policy AMP 3 Access to Protected Routes (Consequential Revision), in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0308/O**
Site of dwelling and garage.

SITE/LOCATION: 40 metres North West of 129 Fernisky Road.

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 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 contained in the Strategic Planning Policy Statement and Policy CTY8 of Planning Policy Statement 21; Sustainable Development in the Countryside, in that the application site is not a gap within a substantial and continuously built up frontage as the application site does not have a frontage to the road.
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 it has not been demonstrated the development, if permitted, would not result in an unacceptable increase in flood risk as the application site lies on a floodplain and may be subject to increased surface water.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0318/F**
Proposed memorial garden and associated landscaping and site works.

SITE/LOCATION: Lands opposite Ballyearl Arts and Leisure Centre, 585 Doagh Road, Newtownabbey.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0251/A**
Retention of 8 no. signage (6m x 1.5m) equally spaced along boundary walls of the PSNI station. Walls are situated along Dublin Road, Castle Way and corner of Dublin Road/Castle Way.

SITE/LOCATION: 24 Castle Way, Antrim.

RECOMMENDATION: **GRANT ADVERTISEMENT CONSENT**

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 June 2019.

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 June 2019.

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.