

Planning Committee Meeting – Monday 20 May 2019
Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2019/0010/F Proposed driver training centre and rally school including steel container with lean-to extension and fencing and provision of new access
SITE/LOCATION:	Lands 625m SW of Nutts Corner roundabout to west of Moira Road, Ballydonaghy, Glenavy
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	<ol style="list-style-type: none">1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS), the Antrim Area Plan 1984-2001 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 (SPPS), the Antrim Area Plan 1984-2001 and criterion (iv) and (v) of Policy OS3 'Outdoor Recreation in the Countryside' and criterion (i) of Policy OS 5 'Noise Generating Sports and Outdoor Recreational Activities' of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' in that it has not been demonstrated that the proposed development would not result in the unacceptable impact on the amenities of people living nearby due to the noise disturbance associated with the proposed driver training centre and rally school.3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and criterion (iii) and (vi) of Policy OS3 'Outdoor Recreation in the Countryside' and criterion (iii) of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' and Policy CTY13 of Planning Policy Statement 21 'Sustainable Development in the Countryside' in that: the design and finishes of the buildings are inappropriate for this site in the rural area; the proposed buildings are a prominent feature in the landscape; the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the buildings to integrate into the landscape; the proposed buildings rely primarily on the use of new landscaping for integration; and the proposed buildings fail to blend with the landform.

4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and criterion (iii), (v) and (vi) of Policy OS3 'Outdoor Recreation in the Countryside' of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' and to Policy CTY14 of Planning Policy Statement 21 'Sustainable Development in the Countryside' in that the siting and design of the buildings would, if permitted be unduly prominent in the landscape and would damage and further erode the rural character of the countryside.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

**PROPOSED REASONS
FOR REFUSAL**

PLANNING APPLICATION NO: LA03/2019/0188/O

Infill dwelling and garage (site 1)

Between 30 and 32 Lislunna Road, Kells

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, in that it fails to meet with the provisions for an infill dwelling as the application site is not small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved at this location, it would be a prominent feature in the landscape and would have an adverse impact on visual amenity and rural character of this area.
4. This 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 if a dwelling were to be approved it would result in the creation of a linear form of ribbon development along the Lislunna Road especially when considered in conjunction with a concurrent planning application LA03/201/0189/O. The proposal is therefore contrary to Policy CTY 14 and would result in ribbon development.

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

PLANNING APPLICATION NO: LA03/2019/0189/O

Infill dwelling and garage (site 2)

Between 30 and 32 Lislunna Road, Kells

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, in that it fails to meet with the provisions for an infill dwelling as the application site is not small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved at this location, it would be a prominent feature in the landscape and would have an adverse impact on visual amenity and rural character of this area.
4. This 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 if a dwelling were to be approved it would result in the creation of a linear form of ribbon development along the Lislunna Road especially when considered in conjunction with a concurrent planning application LA03/201/0189/O. The proposal is therefore contrary to Policy CTY 14 and would result in ribbon development.

PLANNING APPLICATION NO: LA03/2019/0106/O

Proposed site for infill dwelling and garage

Site between 28b and 28a Ballyhill Lane, Nutts Corner, Crumlin

REFUSE OUTLINE PLANNING PERMISSION

**PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:
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 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 CTY 8 of PPS 21.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy 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 resulting in a suburban style of build-up, resulting in a detrimental change to and further eroding the rural character of the area.

3. 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 it the site lacks long established natural boundaries and relies of the use of new landscaping for integration.

PLANNING APPLICATION NO: LA03/2019/0138/O

Infill dwelling and garage

Adjacent to 378 Ballyclare Road, Newtownabbey, BT36 4TQ

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

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 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.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 and 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 resulting in a suburban style of build-up, and the impact of ancillary works would result in a detrimental change to and further erode the rural character of the area.
3. 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 and the ancillary works do not integrate with their surroundings.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed dwelling in terms of noise disturbance from the adjacent industrial premises.
5. 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 sight lines can be achieved and that the proposal will not prejudice road safety

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

PLANNING APPLICATION NO: LA03/2019/0263/O

Proposed infill site for 2no. dwellings and garages
Lands 20m east of 714 Antrim Road, Templepatrick, Ballyclare

REFUSE OUTLINE PLANNING PERMISSION

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 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 site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Antrim Road.

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

PLANNING APPLICATION NO: LA03/2019/0125/A

Retention of Hoarding sign (temporary)
113 Ballynure Road, Ballyclare

REFUSE ADVERTISEMENT CONSENT

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17: Control of Outdoor Advertisements, in that retention of the signage would have an unacceptable detrimental impact on the visual amenity of the surrounding residential area.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:

PLANNING APPLICATION NO: LA03/2019/0183/A

Retention of temporary freestanding 6.65 metre sign for a period of 2 years.

Lands at former Enkalon Site to the north west of Enkalon Sports and Social Club and Steeple Burn watercourse south west of Enkalon Industrial Estate and north east of Plaskets Burn and Umry Gardens Randalstown Road Antrim

GRANT ADVERTISEMENT CONSENT

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:

PLANNING APPLICATION NO: LA03/2019/0088/F

Change of use from amenity grass area to urban sports park (to include fencing, features & lighting); development of paths, lighting, swale and associated soft landscape works

Valley Park, Church Road, Newtownabbey (Lands adjacent and to the rear of Abbey Retail Park)

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 15 May 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 and any additional information to be circulated to Planning Committee Members must be received by Noon on Friday 17 May 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.