

## **Planning Committee Meeting – Monday 13 December 2021**

### **Schedule of Applications expected to be considered**

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2021/0950/O</b>
<b>SITE/LOCATION:</b>	Proposed infilling of a single dwelling
<b>RECOMMENDATION:</b>	Lands between 43b and 43e Nutts Corner Road, Crumlin, BT29 4SQ
<b>PROPOSED REASONS FOR REFUSAL</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b> <ol style="list-style-type: none"><li>1. The proposal is contrary to the 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.</li><li>2. The proposal is contrary to the 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.</li><li>3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in suburban style build up when viewed with the existing dwellings on the laneway.</li><li>4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP2 of Planning Policy Statement 3, Access, Movement &amp; Parking, and Development Control Advice Note 15 Vehicular Access Standards as there is insufficient information to demonstrate that a safe and suitable means of access for the proposed development can be achieved.</li></ol>

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0339/F**  
Erection of replacement dwelling and garage plus demolition of existing dwelling

**SITE/LOCATION:** 22 Belfast Road, Aughnamullan, Crumlin, BT29 4TQ

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

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0791/F**  
Dwelling and Garage (change of house type and garage, alteration to access from T/2003/0037/F)

**SITE/LOCATION:** 15m south of No. 31 Lurgan Road and to the rear of 10 Cherryvalley Road, Crumlin

**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the SPPS 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 Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed dwelling is inappropriate for the site and its locality.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0897/O**  
Outline planning for 2 no. proposed new infill dwellings and detached garages.

**SITE/LOCATION:** Lands between 12a and 12c Drum Road, Kells, Ballymena, BT42 3NN

**RECOMMENDATION:** **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.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal is not considered to meet the criteria for a dwelling within an existing cluster of development.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that two dwellings on this site would, if permitted, create a build-up of development in this area and add to a ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.

4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 and of Planning Policy Statement 21, in that the site lacks long established natural boundaries and relies on the use of new landscaping for integration.

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

**PLANNING APPLICATION NO: LA03/2019/1049/O**

Proposed new dwelling on a farm  
Site 75m west of 19 Loup Road, Moneyglass

**REFUSE OUTLINE PLANNING PERMISSION**

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, nor would the proposed dwelling be visually linked with existing buildings on the farm.

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

**PLANNING APPLICATION NO: LA03/2021/0993/O**

Proposed site for infill dwelling and domestic garage  
40m East of 9a Creggan Road, Cranfield, Randalstown, BT41 3LN

**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.
2. The proposal is contrary to the 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 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 dwellings and not respect the existing pattern of development.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0805/F**  
Dwelling and Garage

**SITE/LOCATION:** 120m west of 44 Rickamore Road Upper, Templepatrick,  
BT39 0JE

**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 CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal is not visually linked or sited to cluster with an established group of buildings on the farm.
2. 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 and the proposal is not visually linked or sited to cluster with an established group of buildings on the farm.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site results in a suburban style of build-up when viewed with existing and approved buildings and the impact of ancillary works would damage rural character.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0896/F**  
Construction of a new large glazed entrance on the Six Mile Water Riverside elevation and internal reconfiguration

**SITE/LOCATION:** 55-59 High Street, Antrim, BT41 4AY

**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 [www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk) on **Wednesday 08 December 2021**.

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 10 December 2021**.

Due to the Coronavirus the Planning Committee meeting in December 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](mailto:planning@antrimandnewtownabbey.gov.uk) for further information.