

Planning Committee Meeting – Monday 14 August 2023 Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0933/F Proposed development of 14no. social housing units (including 6no. bespoke complex needs homes).
SITE/LOCATION:	Lands at 30m SW of 3 Rosewood Lane, Parkgate (accessing Parkgate Road and Ballysavage Road).
RECOMMENDATION: PROPOSED REASONS FOR REFUSAL	REFUSE PLANNING PERMISSION <ol style="list-style-type: none"> 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement (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. 2. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY 5 of Planning Policy Statement 21 in that it has not been demonstrated that the social housing need identified by the Northern Ireland Housing Executive cannot readily be met within an existing settlement in the locality (Parkgate). 3. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY 5 of Planning Policy Statement 21 in that the development would not be designed to integrate sympathetically with its surroundings. 4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of Planning Policy Statement 15, Planning and Flood Risk, in that it has not been demonstrated that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from development elsewhere.

PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0999/F Proposed residential development consisting of 12 no. dwellings, including 8 no. houses and 4 no. apartments, with associated roads, landscaping and access works
SITE/LOCATION:	Site 2 Crumlin Road, Crumlin.
RECOMMENDATION:	GRANT PLANNING PERMISSION

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0489/F**
Erection of 44no. Dwellings.
SITE/LOCATION: Ballyhamage House, 43 The Burn Road, Doagh, BT39 0QH.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0490/LBC**
Part demolition, conversion & alterations of listed buildings to provide 2no. detached dwellings, 5no. townhouses and 2no. apartments.
SITE/LOCATION: Ballyhamage House, 43 The Burn Road, Doagh, BT39 0QH.
RECOMMENDATION: **GRANT LISTED BUILDING CONSENT**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0193/F**
Erection of storage distribution warehouse depot with ancillary office accommodation, access and parking provision and all other associated site works to include for hard and soft landscaping works along with provision of a temporary wastewater treatment system.
SITE/LOCATION: Lands adjacent and 30 metres north of No 14 Plasketts Close, Fergusons Way, Kilbegs Industrial Estate, Antrim.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0258/F**
Proposed extension to Diageo Baileys Global Supply facility to support production demand. The extension will include additional warehouse capacity, staff facilities, solar PV and associated external plant equipment. Increase in staff car parking. EV charging points, trailer bays, improved site access, associated landscaping, external lighting columns and all associated site works.
SITE/LOCATION: Diageo Baileys Global Supply, 2 Enterprise Way, Newtownabbey, BT36 4EW.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1036/F**
Proposed replacement storage shed associated with an existing filling station and shop, associated car parking and site works.
SITE/LOCATION: 179 Moneynick Road, Toome, Antrim.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

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 policy provisions contained in the Strategic Planning Policy Statement and Policy PED 3 of PPS 4, Planning and Economic Development, in that it has not been demonstrated that the development proposal could be accommodated through the reuse or extension of existing

buildings on site and the proposed building is not in proportion with existing buildings.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement, Policies PED 3 and PED 9 of PPS 4, Planning and Economic Development, and Policies CTY 1, CTY 13 and CTY 14 of PPS 21, Sustainable Development in the Countryside, in that the proposal does not respect the scale of original buildings and the design of the building is inappropriate for the site and locality; the site is unable to provide a suitable degree of enclosure for the proposal to integrate sympathetically as part of the overall development; and measures to aid integration into the landscape have not been provided.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0430/F**
Retention of upgraded extraction system to support the manufacturing of construction materials (retrospective).
SITE/LOCATION: Unit 3B, Norfill Business Park, Antrim, BT41 4LD.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1085/F**
Dwelling and garage.
SITE/LOCATION: Rear of 2 & 3 The Poplars, Randalstown (access onto Staffordstown Road).
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0824/F**
Proposed shed for keeping of vintage vehicles and garden mowers and equipment.
SITE/LOCATION: 67 Whitehouse Park, Newtownabbey, BT37 9SH.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL
1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Criteria (a) of Policy EXT1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that the siting of the building away from the existing dwelling, its scale, massing, design and external materials of the proposal are not sympathetic with the built form of the existing property and are uncharacteristic of the area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0318/F**
Conversion of existing building to ancillary residential accommodation associated with existing dwelling.
SITE/LOCATION: 17 Grange Road, Nutts Corner, Crumlin.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL
1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement (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.

2. The proposal is contrary to the policy provisions of Policy EXT1 (Para's 2.9-2.11 of justification and amplification) of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the proposal would, if permitted, constitute a self-contained unit of accommodation in addition to the existing dwelling.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0316/F**

Erection of stable and riding area for personal use.

SITE/LOCATION: 50m NW of 5C Ballyquillan Road, Crumlin, BT29 4DD.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON

FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the building will add to an existing ribbon of development.

PLANNING APPLICATION NO: LA03/2023/0387/RM

Erection of Dwelling and Garage.

SITE/LOCATION: 25m North of 28C Drumsough Road, Randalstown, BT41 2NW.

RECOMMENDATION: **REFUSE RESERVED MATTERS**

PROPOSED REASON

FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the building is inappropriate for the site and its locality.

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 9 August 2023**.

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 11 August 2023**.

In addition to attending the meeting in person, 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.

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 Northern Ireland 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.