

**Planning Committee Meeting – Monday 22 July 2024
Schedule of Applications expected to be considered**

PROPOSAL:	PLANNING APPLICATION NO: LA03/2023/0963/F Proposed development of vacant land for storage and distribution of fireworks including erection of storage units, office accommodation, associated site works, concrete set down area, perimeter fence, gates and security protection system
SITE/LOCATION:	120m east of No. 23 Ladyhill Road, Ladyhill Quarry, Antrim, BT41 2RF
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	<ol style="list-style-type: none">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 of the Strategic Planning Policy Statement and Policy PED 2 of Planning Policy Statement 4 "Planning and Economic Development", in that no exceptional circumstances exist as to why the development must be located in this rural location.
PROPOSAL:	PLANNING APPLICATION NO: LA03/2023/0561/F Proposed storage and distribution facility comprising: temperature controlled warehouse, ancillary offices, steel processing building and steel storage yard, conversion of dwelling at No.2 Tullywest Road to staff welfare and security building; vehicle maintenance and research and development building; ancillary plant equipment, parking, loading/unloading areas, landscaping including planted earth bunds, and all associated site works. New right turn lane access provided via Nutts Corner Road.
SITE/LOCATION:	50 Nutts Corner Road, Nutts Corner, Crumlin, BT29 4SQ
RECOMMENDATION:	GRANT PLANNING PERMISSION

PROPOSAL: **PLANNING APPLICATION NO LA03/2023/0637/F**
Proposed amendments to residential development as approved under LA03/2021/0548/F. Sites 14 & 15 replaced with 3No. Townhouses, site 21 retained & handed & pumping station removed to provide 2No. detached units (House Type A as previously approved). Includes garages, car parking, landscaping and all associated site works

SITE/LOCATION: Millbridge Development, Hydepark Road, Approx 10m west of 1 Hydepark Lane and 40m SW of 23 Hydepark Road, Mallusk, Newtownabbey

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON 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 'Open Space, Sport and Outdoor Recreation' in that the proposed development will result in the unacceptable loss of open space and it has not been demonstrated that the redevelopment will bring substantial community benefits that outweigh the loss of the open space, and the proposed development will adversely impact on the environmental quality of the area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0643/F**
Retention of increase to site curtilage and infilling of land to the rear

SITE/LOCATION: 25a Millbank Road, Ballyclare, BT29 0AS

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO LA03/2023/0742/F**
Conversion and extension of existing barns to provide farm shop, ancillary storage and preparation areas and café, including car parking and associated works

SITE/LOCATION: 20m west of 284 Belfast Road, Templepatrick, BT41 2HH

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and criterion b of Policy CTY 11 in that the proposal is not of a character and scale which is appropriate to its location and would harm the vitality and viability of nearby retailing centres.

2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy CTY 11 in that it has not been demonstrated that there is no existing building available to accommodate the proposed use.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0204/F**
Construction of premises for the sale of hot food for consumption off the premises (Renewal of planning approval LA03/2018/0350/F).

SITE/LOCATION: Site adjacent to and approximately 10m southwest of No. 1 Abbots Cross, Newtownabbey, BT37 9QT

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0220/F**
3no. detached dwellings at entrance to previously approved residential development (LA03/2019/0667/F)

SITE/LOCATION: 100m south of No.11 Park Road, Newtownabbey, BT36 4QF

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 OS 1 of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' in that the proposed development will result in the unacceptable loss of open space and it has not been demonstrated that the redevelopment will bring substantial community benefits that outweigh the loss of the open space, and the proposed development will adversely impact on the environmental quality of the area.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD2 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments in that it has not been demonstrated how the comprehensive planning of the entire zoned area (MNY 04/26 'Land at Park Road') is to be undertaken and the proposal would result in unsatisfactory piecemeal development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and criterion (a) of Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that the design of the dwellings will have an unacceptable impact on the character and environmental quality of the area and are inappropriate in terms of hard boundary structures.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7, Quality Residential Environments, in that it has not been demonstrated that the residential properties, if permitted, would not be adversely impacted by way of noise and overlooking.
5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking in that it has not been demonstrated that there is a safe access to the site.
6. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy FLD 1 of Planning Policy

Statement 15 in that the proposed development would, if permitted, be located within the Q100 fluvial flood plain, and would be at risk from flooding and is likely to increase the risk of flooding elsewhere.

7. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 of Planning Policy Statement 2: 'Natural Heritage' in that insufficient information has been provided to demonstrate that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats of protected species.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0286/F**
Retention of the construction of a double width hardstanding, access and retaining walls

SITE/LOCATION: 24 Doonbeg Drive, Newtownabbey, BT37 9HX

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The development is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7- Residential Extensions and Alterations, in that the development is not sympathetic with the surrounding area and will detract from the appearance and character of the surrounding area.
2. The development is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7- Residential Extensions and Alterations, in that the development will have an unacceptable impact on the amenity of neighbouring residents by way of overlooking, noise, outlook and general disturbance.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 7 of Planning Policy 3 Access, Movement and parking in that the development prejudices the safety and convenience of road users, since adequate provision cannot be made clear of the highway for the parking of vehicles which would be attracted to the site.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0718/F**
Development of 10 no. semi-detached & 4 no. detached dwellings with garages and associated landscaped amenity area

SITE/LOCATION: 107 Templepatrick Road, Ballyclare, BT39 9RQ

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy QD 1 of PPS 7 Quality Residential Environments, in that elements of the design and layout will have an unacceptable adverse impact on proposed properties in terms of overlooking.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0034/A**
1 no. Illuminated totem with digital screen
SITE/LOCATION: Land at northwest corner of Central Car Park, close to the junction of Dublin Road/Castle Way, Antrim
RECOMMENDATION: **APPROVE ADVERTISEMENT CONSENT**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0041/F**
Retention of two agricultural buildings and proposed new access
SITE/LOCATION: Lands approx. 80m SSW of 223 Seven Mile Straight, Nutts Corner, Crumlin, BT29 4YS
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of 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 (SPPS) and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the farm business has not been active for at least 6 years, the applicant has not provided sufficient information to confirm that the buildings are necessary for the efficient use of an active and established agricultural holding, and it has not been demonstrated that there are no alternative sites available at another group of buildings on the farm holding.
3. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy AMP 2 of PPS 3 and Policy CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside in that it would, if permitted, prejudice the safety and convenience of road users.
4. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH5 of Planning Policy Statement 2, Natural Heritage, in that the proposal will result in the loss of a priority habitat.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0084/F**
Partial Change of Use from domestic garage to dog grooming parlour (retrospective)
SITE/LOCATION: 151 The Beeches, Crumlin, BT29 4FF
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that the retailing element of the development lies outside any designated town centre and it has not been demonstrated that a suitable site does not exist within the town centre or other retailing area.

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

PLANNING APPLICATION NO: LA03/2024/0136/A

2no. projecting signs
40a Long Rig Road, Crumlin, BT29 4SY

REFUSE ADVERTISEMENT CONSENT

1. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17, in that the proposed signage would have an unacceptable detrimental impact on the visual amenity of the rural area.

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

PLANNING APPLICATION NO: LA03/2024/0175/F

Agricultural building, for handling of livestock and feed storage
90m northwest of 26 Townland Road, Crumlin, BT29 4RJ

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained within Strategic Planning Policy Statement and Policy CTY 1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that the building is necessary for the efficient use of an active and established agricultural holding and it has not been demonstrated that there are no alternative sites available at another group of buildings on the farm holding.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH5 of Planning Policy Statement 2, Natural Heritage, in that the proposal will result in the loss of a priority habitat.

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

PLANNING APPLICATION NO: LA03/2024/0206/O

Dwelling on a farm
Land Approximately 40m north of 15 Carnlea Road, Ballyclare, BT39 9JT

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1 and CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling and garage is not sited to visually link or cluster with an established group of buildings on the farm.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, Sustainable Development in the Countryside, in that it has not been demonstrated that the proposed access will not prejudice road safety or significantly inconvenience the flow of traffic.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0258/O**
SITE/LOCATION: Site for dwelling and garage on a farm
Approx. 30 metres South West of No. 25 Dundesert Road, Nutts
Corner, Crumlin, BT29 4SL

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, adversely affect the visual amenity and character of the countryside by adding to a ribbon of development along the Dundesert Road.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH5 of Planning Policy Statement 2, Natural Heritage, in that the proposal will result in the loss of a priority habitat.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0280/O**
SITE/LOCATION: Dwelling and garage
70m Northeast of No. 4a Laurel Lane, Belfast, BT14 8SQ

RECOMMENDATION: **REFUSE OUTLINE 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 CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not represent a gap site within an otherwise substantial and continuously built up frontage.
3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal will create a ribbon of development and result in the suburban style build-up of development when viewed with existing buildings.

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

PLANNING APPLICATION NO: LA03/2024/0319/O

Dwelling and garage

40m SW of 94 Lylehill Road, Templepatrick, BT39 0HL

REFUSE OUTLINE PLANNING PERMISSION

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.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for a new dwelling in an existing cluster in accordance with Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would not be considered to round off or consolidate the existing development pattern in the area, and would rather visually intrude into the open countryside.
3. The 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 the proposal, if permitted, will result in a suburban style build-up of development that extends into the open countryside when viewed with existing buildings.
4. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH5 of Planning Policy Statement 2, Natural Heritage, in that the proposal will result in the loss of a priority habitat.

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

PLANNING APPLICATION NO: LA03/2024/0322/O

2no. dwellings and garages

75m NW of 103 Church Road, 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 policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not represent a gap site within an otherwise substantial and continuously built up frontage.

3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH5 of Planning Policy Statement 2, Natural Heritage, in that the proposal will result in the loss of a priority habitat.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0178/F**
Provision of 2 no. storm water detention basins and associated infrastructure, compensatory flood storage area, public open space, landscaping and associated site works in conjunction with planning permission Ref: LA03/2018/0330/F

SITE/LOCATION: Lands approx. 10m southwest of 73 - 95 (odds) Belmont Hall Drive, and 110m east of Meadowside, Antrim

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 on **Wednesday 17 July 2024**.

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 19 July 2024**.

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 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.