

Planning Committee Meeting – Wednesday 21 September 2022

Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0414/F**
Proposed storage and distribution warehousing, internal roads, parking, landscaping and associated site works.
- SITE/LOCATION:** Lands 25m to the south of 663 Antrim Road, 50m to the west of 650 Antrim Road and east of Roughfort Road, Mallusk.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0177/F**
Proposed research and development facility comprising a mix of workshops, offices, meeting areas, staff facilities, ancillary facilities, including an additional access point, car parking, landscaping and all associated site works.
- SITE/LOCATION:** Lands 150m East of RLC, Global Point Avenue, Global Point Business Park, Newtownabbey, BT36 5TB.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0809/F**
Extension to existing commercial yard/depot, containing precast concrete material storage bunkers, a storage shed, HGV and car parking.
- SITE/LOCATION:** Lands 85m North of 386A Ballyclare Road, Newtownabbey, BT36 4TQ
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0506/F**
Part-demolition of existing buildings to rear of 19-21 Market Square & Proposed residential development comprising 15no. apartments
- SITE/LOCATION:** Lands to the rear of 19, 20, 21 & 21 A-F Market Square, Antrim.
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASONS FOR REFUSAL**
1. The proposal is contrary to the policy provisions of paragraph 6.18 of the Strategic Planning Policy Statement, Policy BH 12 of PPS 6 'Planning Archaeology and the Built Heritage' and Section 104 (11) of the Planning Act (NI) 2011 in that, if permitted, the proposal would neither preserve nor enhance the character, appearance and setting of the Conservation Area given the layout and arrangement of the development as well as the loss of trees in the Conservation Area.
 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy

Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not maintain or enhance the distinctive character and appearance of the Conservation Area, does not respect the surrounding context and is inappropriate to the character and topography of the site in terms of the layout and landscaped and hard surfaced areas and would result in a cramped form of development on a restricted site.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not respect features of the built heritage and landscape features have not been protected or integrated into the overall design and layout of the development.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not make adequate provision for private open space and landscaped areas as an integral part of the development.
5. The proposal is contrary to paragraph 6.304 of the Strategic Planning Policy Statement, Policy AMP 7 of Planning Policy Statement 3 'Access, Movement and Parking' and criterion (f) of Policy QD 1 of PPS 7 'Quality Residential Environments' in that it has not been demonstrated that the proposal warrants a reduced level of car parking provision to serve the development.
6. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated that there is a satisfactory means of dealing with sewage associated with the development.

PLANNING APPLICATION NO: LA03/2022/0189/F

PROPOSAL:

Conversion of No.7 Main Street, Ballyclare to 3No. apartments with 3No.new-build townhouses to rear and accessed off Millburn Mews. 7 Main Street Ballyclare and site to rear accessed off Millburn Mews, Ballyclare.

SITE/LOCATION:

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL**

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC1 of Addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' in that, it would result in overdevelopment of the site and it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character of development in the locality.

2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that, if permitted would result in overdevelopment of the site resulting in an unacceptable adverse effect on both existing and proposed properties in terms of overlooking and existing properties in terms of overshadowing, dominance and insufficient private amenity space.
3. The proposal is contrary to the SPPS and PPS 3 in that it has not been demonstrated that adequate visibility splays can be provided where the proposed access joins Millburn Mews and that the development would not prejudice the safety and convenience of road users.
4. The proposal is contrary to the SPPS as it has not been demonstrated that there are no risks to human health as the result of any contamination present on the application site.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2022/0466/F

Retention of storage building for transport and distribution business (Variation of Condition 2 from approval LA03/2016/0540/F).

SITE/LOCATION:

17 Carnanee Road, Templepatrick, BT39 0BZ.

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL**

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the SPPS and PPS 4 in that Condition 2 of planning approval reference LA03/2016/0540/F was applied to permit a sole trader only operating on the application site in compliance with Policy PED 3 of PPS 4 and there are no overriding reasons to justify a variation of the condition to permit a relaxation of planning controls exercised in this countryside location.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2022/0349/F

Erection of an agricultural shed.

SITE/LOCATION:

250m NE of 60 Crosskennan Road, Antrim, BT41 2RE.

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL**

REFUSE PLANNING PERMISSION

1. The proposal is contrary to Policy CTY1 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, in addition 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 of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would not be sited beside existing farm buildings.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0555/F**
 Construction of new Wastewater Pumping Station for passing forward domestic foul sewage. Two underground chambers and associated underground pipelines. Erection of a control kiosk and washwater facility (to be enclosed within fencing), a 6m high telemetry pole (to include a floodlight) and a 2.1m high closed timber security gate.

SITE/LOCATION: Approx. 10m East of 20 & 22 Drumsough Road, Randalstown, Antrim.

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 FLD 1 of PPS 15 in that it has not been satisfactorily demonstrated that all sources of flood risk to and from the development have been identified and that there are adequate measures to manage and mitigate any increase in flood risk arising from the development.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that it has not been demonstrated that close by neighbouring dwellings will not experience a detrimental impact on amenity, by way of noise and odour resultant from the proposed development.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0598/O**
 Site for dwelling (replace existing school building).

SITE/LOCATION: Former St James Primary School Site, 1 The Diamond Road, Aldergrove, Crumlin, BT29 4DB.

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.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0616/O**
 Site for dwelling and garage.

SITE/LOCATION: Lands 60m SE of 37 Ballylurgan Road, Randalstown.

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 provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a) the farm business has not been active for

at least 6 years, and c) the new building is not sited adjacent to an existing group of farm buildings.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2022/0671/O

Proposed 1 and a half storey domestic dwelling.

SITE/LOCATION:

30m South of 15 Ballymather Road, Nutts Corner, Crumlin, BT29 4UL.

RECOMMENDATION:

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASON

FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 1, CTY 2a 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 Policy CTY 8 or a dwelling in an existing cluster in accordance with Policy CTY 2a of PPS21.
2. 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, would result in a suburban style build-up of development and would add to an existing ribbon of development.

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 **Thursday 15 September 2022**.

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 Tuesday 20 September 2022**.

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.

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 **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 for further information.