

Planning Committee Meeting – Monday 15 August 2022

Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0290/F**
Proposed metal beverage can manufacturing facility comprising production space (Class B3 General Industrial); warehousing (Class B4 Storage and Distribution); associated office space (Class B1 Business Unit); and staff welfare accommodation. External sprinkler pump house and associated tank; plant equipment and structures; creation of service yards and loading/unloading areas; HGV parking area and main car park; extension of Global Point Avenue (eastern portion) and creation of new entrances; associated landscaping and all associated site works.
- SITE/LOCATION:** Lands at Global Point Business Park, 150m NE of RLC, Global Point Avenue, Newtownabbey.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0506/F**
Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units (Removal of conditions 13 & 14 from planning approval LA03/2018/0917/F relating to Heavy Goods Vehicles).
- SITE/LOCATION:** Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road, Newtownabbey.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0469/F**
Proposed change of use from first floor retail space to first floor office/workspace.
- SITE/LOCATION:** 55-59 High Street, Antrim.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0561/F**
Proposed works to the front facade of complex to include replacement cladding, new render base and remodelling of existing door and window openings.
- SITE/LOCATION:** 1-13 Glenwell Road, Glengormley, Newtownabbey.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0335/O**
2 No. dwellings and garages.
SITE/LOCATION: No. 122 Hillhead Road, Ballyclare, BT39 9LN.
RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0293/F**
Erection of 7 no. dwellings (Change of house type at plots nos. 6-12 of LA03/2016/0274/F) to include detached garages and sunrooms.
SITE/LOCATION: Plots 6-12 of Aiken Square on lands at 57-61 Rashee Road, Ballyclare.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0331/F**
Replacement of 17.5m telecommunications column with a 27.5 column and ancillary development.
SITE/LOCATION: On lands within BT Exchange site, 242 Antrim Road, Belfast.
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0303/F**
Retrospective change of use of outbuilding from residential to bridal business.
SITE/LOCATION: 58B Old Ballyrobin Road, 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 to the Antrim Area Plan and the Strategic Planning Policy Statement in that the retailing element of the development lies outside the designated Town Centre and any other retailing area within Antrim Town and it has not been demonstrated that a suitable site does not exist within the Town Centre or other retailing centre.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0552/F**
Proposed 1 1/2 storey dwelling and garage.
SITE/LOCATION: Lands approx. 20m SW of 20A Kilmakee Road, Templepatrick.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the Addendum to PPS 7, safeguarding the Character of Established Residential Areas, in that the proposed development;
 - a) Would result in a pattern of development that would not respect the layout of the existing residential dwellings;

- b) Would not result in a quality residential environment given the poor outlook for the existing residential dwellings;
 - c) Would be impacted through overlooking from existing dwellings.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, may cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.
 3. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking - Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users, as it has not been demonstrated that the access is able to provide an appropriate level of visibility.

PLANNING APPLICATION NO: LA03/2022/0514/F

Two single storey dwellings and associated garages.

Lands to the rear of 3 Bourn Road, Antrim.

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

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development does not respect the surrounding context and would result in a cramped form of development that is not in keeping with the overall character and environmental quality of this established residential area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, in that, if approved, the proposal would have an unacceptable adverse effect on existing properties in terms of overlooking and privacy.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, may cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.

PLANNING APPLICATION NO: LA03/2022/0222/F

Erection of 2 dwellings, landscaping and all associated site works.

Lands 129m South of 39 Greenvale Manor Gardens, Antrim.

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

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5

in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.

2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy OS 1 of PPS 8: Open Space, Sport and Outdoor Recreation in that it has not been demonstrated that the loss of open space as a result of the proposed development would have no significant detrimental impact on the biodiversity of the area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0438/F**
Retrospective Planning Application for Silo conversion into seasonal farm accommodation.

SITE/LOCATION: 40m NW of 88 Gloverstown Road, Randalstown.

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 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 relating to the conversion and re-use of existing buildings in the countryside for residential use, in that the building to be converted is not considered to be a locally important building.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0489/F**
Retention of decking and associated works at rear of existing dwelling

SITE/LOCATION: 2 Green Acres Mews, Newtownabbey, BT36 6GZ

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Criterion (b) of Policy EXT1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that, the proposed development, if permitted, would result in a detrimental impact to the privacy and amenity of neighbouring residents.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0209/LBC**
Continuous strip of feature lighting right around the building.

SITE/LOCATION: Antrim Old Courthouse, Market Square, Antrim.

RECOMMENDATION: **GRANT LISTED BUILDING CONSENT**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0363/LBC**
Installation of lighting columns.
SITE/LOCATION: Randalstown Viaduct, Randalstown.
RECOMMENDATION: **GRANT LISTED BUILDING CONSENT**

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 10 August 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 Friday 12 August 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.