

## **Planning Committee Meeting – Monday 19 October 2020**

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

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2020/0442/F</b>
<b>SITE/LOCATION:</b>	New detached 2 bedroom, 2 storey house
<b>RECOMMENDATION:</b>	Beside 6 Hollybrook Grove and to the rear of 5 Hollybrook Grange, Newtownabbey
<b>PROPOSED REASONS FOR REFUSAL</b>	<b>REFUSE PLANNING PERMISSION</b> <ol style="list-style-type: none"><li>1. 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' and Policy LC1 of the Addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' in that, if permitted, 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.</li><li>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 permitted, it would result in overdevelopment of the site resulting in an unacceptable adverse effect on; (a) existing and proposed properties in terms of overlooking; and (b) existing properties in terms of overshadowing and dominance.</li></ol>

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2020/0503/F</b>
<b>SITE/LOCATION:</b>	Erection of Agricultural Shed
<b>RECOMMENDATION:</b>	Site 20 metres to the rear of 70 Tildarg Road, Kells
<b>PROPOSED REASON FOR REFUSAL</b>	<b>REFUSE PLANNING PERMISSION</b> <ol style="list-style-type: none"><li>1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY12 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 nor has it been established the proposed shed is necessary for the efficient use of the agricultural holding.</li></ol>

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

**PLANNING APPLICATION NO: LA03/2020/0007/F**

Proposed agricultural shed and associated site works

Approx. 130 metres south west of No. 17 Whitehill Drive, Randalstown

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 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 it does not meet any of the acceptable forms of development listed under the policy.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 12 of PPS 21: Sustainable Development in the Countryside, in that the development is not associated with an active and established farm business.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 & 14 of PPS 21: Sustainable Development in the Countryside, in that, if approved, the proposal would create a ribbon of development and will lead to future development opportunities which will further build up the area and erode the rural character further.

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

**PLANNING APPLICATION NO: LA03/2020/0499/O**

Proposed infill site for dwelling and garage

Approximately 70 metres north east of 30 Duneane Road, Toomebridge

**REFUSE OUTLINE PLANNING PERMISSION**

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 and Policy CTY 8 of Planning Policy Statement 21, in that it fails to meet with the provisions for an infill dwelling as the application site is not located within an otherwise substantial and continuously built up frontage and there is no gap to infill.

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

**PLANNING APPLICATION NO: LA03/2020/0017/F**

2 Storey duplex apartment and 2 no. parking spaces

Beside 29 Ballyclare Road, Glengormley

**REFUSE PLANNING PERMISSION**

1. 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 the proposed development represents an overdevelopment of the site as it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout, design and appearance.

2. The proposal is contrary to Policy AMP7 of Planning Policy Statement 3, Access, Movement and Parking, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and turning of vehicles which would be attracted to the proposed residential unit and existing commercial property.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0276/O**  
Site for dwelling  
**SITE/LOCATION:** Beside (and 30m northwest of) 73 Crosskennan Road, Antrim  
**RECOMMENDATION:** **GRANT OUTLINE 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 14 October 2020**.

Due to the Coronavirus the Planning Committee meeting in October will continue to incorporate the use of technology to provide for remote access to Members and public speakers as necessary.

Whilst the Council Offices remain closed to the general public for normal business, facilitated public access is however being made available at Mossley Mill for anyone who wishes to view those parts of the Committee meeting which are open to the public. This will be subject to availability and social distancing requirements. In addition, and technology permitting, it is intended that the meeting will be live streamed on the Council's website via a suitable platform.

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 16 October 2020**.

As part of the interim procedure that has now been put in place, those afforded public speaking rights will be able to participate in the meeting using Zoom, either via remote access or via the facilitated attendance at Mossley Mill on the evening of the Committee 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](mailto:planning@antrimandnewtownabbey.gov.uk) for further information.