

Planning Committee Meeting – Monday 15 May 2023

Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2022/0978/F Proposed industry-led research facility, roof mounted PV panels, car parking and associated site works, access arrangement and other associated operational development.
SITE/LOCATION:	Approximately 35m to the north of Unit 1 (RLC Global Point) Global Point Avenue, Newtownabbey, BT36 5TB.
RECOMMENDATION:	GRANT PLANNING PERMISSION

PROPOSAL:	PLANNING APPLICATION NO: LA03/2022/0381/O Site for residential development for up to 42 dwellings, access road and landscaping scheme.
SITE/LOCATION:	Land 30m east of 6 Grange Lane south of Hydepark Grange with access from Hydepark Road, Mallusk.
RECOMMENDATION:	REFUSE OUTLINE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL:	<ol style="list-style-type: none"> 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and 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 since adequate forward sight distance of 120 metres is not available, on the public road, at the proposed access. 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS); Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', in that it has not been demonstrated that the development respects the surrounding context and is appropriate to the character and topography of the site in terms of the layout proposed. 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy OS 2 of PPS8 'Open Space, Sport and Outdoor Recreation' in that insufficient communal open space is provided. 4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy FLD 5 of Planning Policy Statement 15: Planning and Flood Risk (PPS 15), in that the applicant has failed to provide sufficient information to demonstrate assurance regarding reservoir safety. 5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance in that it has not been

demonstrated there is a satisfactory means of dealing with sewage associated with the development.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0112/F**
Installation of a 15m telecommunications monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development.

SITE/LOCATION: Lands 20m south of No.2 Oakfern, Newtownabbey, BT36 5LU.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL: 1. 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 the proposed development, if permitted, would not prejudice the safety and convenience of road users because it has not been demonstrated that the proposed development would not be located within the required visibility splays.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0161/F**
Installation of a 18m high telecommunications slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development.

SITE/LOCATION: Land approximately 5 metres southeast of 8-8A Railway Court, Jordanstown Road and lands opposite 93 Jordanstown Road, Jordanstown, BT37 0QZ.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and the Addendum to PPS 6, Areas of Townscape Character, and the Development Guidance Note 3K Lenamore (DGN 3K) of the Belfast Urban Area Plan, draft Belfast Metropolitan Area Plan and draft Newtownabbey Area Plan, as the proposed development would be visually intrusive in the street scene and would have a detrimental impact on the Lenamore Area of Townscape Character.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, as it has not been demonstrated that the proposed development, if permitted, would not prejudice the safety and convenience of road users because it has not been demonstrated that the proposed development would not be located within the required visibility splays.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 10, Telecommunications, in that sufficient accurately scaled drawings have not been provided to determine if there will be a detrimental impact upon the visual amenity of the site and the surrounding area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1049/F**
Retention of beauty salon in rear garden of dwelling operating from a modular building.

SITE/LOCATION: 6 Temple Hall, Ballyclare, Templepatrick, BT39 0FH.

RECOMMENDATION:

PROPOSED REASON FOR REFUSAL

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

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0164/F**
Proposed new access, security fencing and entrance gate.

SITE/LOCATION: Lands at the junction with Long Rig Road and Tully Road, approximately 180m southeast of 2a Long Rig Road, Nutts Corner.

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 and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would not be necessary for the efficient use of an agricultural holding; would not be appropriate in terms of visual impact, scale and impact on the character of the rural area.
2. 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 development, if permitted, would damage rural character.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1064/F**
Demolition and extension to existing dwelling and one additional dwelling and associated site works.

SITE/LOCATION: 27 Station Road Randalstown BT41 2AE.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0913/F**
Retention of agricultural building (retrospective application).

SITE/LOCATION: 50m South-West of 43 Belfast Road, Nutts Corner, BT29 4TH.

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 CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the building is not clustered with an established group of farm buildings on the agricultural holding, in addition it has not been demonstrated that they existing building would not meet the needs of the farm business.
2. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, prejudice the safety and convenience of road users as it has not been sufficiently demonstrated that the development meets the criteria for development in the

countryside and therefore does not require direct access onto a Protected Route.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0715/O**
Site for dwelling and detached garage.

SITE/LOCATION: 85m west of 43 Belfast Road, Nutts Corner.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 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 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal is not visually linked with a group of existing buildings on the farm in accordance with Policy CTY 10 of PPS 21.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted create a ribbon of development along the public road and will result in a detrimental change to, and erode, the rural character of the countryside.
4. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, prejudice the safety and convenience of road users as it has not been sufficiently demonstrated that the development meets the criteria for development in the countryside and therefore does not require direct access onto a Protected Route.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/1126/F**
Proposed demolition of existing outbuildings and construction of new private dwelling and ancillary garage.

SITE/LOCATION: Buildings approx. 100m northwest of No. 42 Cherry Hill Road, Antrim, BT41 2HT.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY 3 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 as it fails to meet the provisions for the replacement of a redundant non-residential building that would bring significant environmental benefits.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, in that the proposed terrace would result in an unacceptable adverse effect on an adjacent approved property in terms of overlooking and loss of privacy.

3. 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, the building would be a prominent feature in the landscape; the proposed site lacks long established natural boundaries and relies on new landscaping and the scale, massing and design of the dwelling is inappropriate for the site and its locality.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, appear unduly prominent in the landscape.

PLANNING APPLICATION NO: LA03/2023/0044/F

PROPOSAL:

Domestic shed in substitution of double garage approved under LA03/2018/0082/F and increasing the curtilage of the dwelling (Retrospective application).

SITE/LOCATION:

25b Ballylurgan Road, Randalstown, BT41 2NR.

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL**

REFUSE PLANNING PERMISSION

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 scale, massing, design and external materials of the proposal are not sympathetic with the built form of the existing property.
2. 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 building would be a prominent feature as it fails to provide a backdrop and the site lacks long established natural boundaries and relies primarily on new landscaping.

PLANNING APPLICATION NO: LA03/2022/1086/F

PROPOSAL:

Proposed change of use of existing buildings to farm buildings, and existing hard standing to farmyard.

SITE/LOCATION:

45m west of 10 Tullywest Road, Nutts Corner, BT29 4SP.

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL**

REFUSE PLANNING PERMISSION

1. 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 it has not demonstrated;
 - a. that the applicant has an active and established farm business;
 - b. that the proposal is necessary for the efficient use of the agricultural holding;
 - c. there are no suitable existing buildings on the holding or enterprise that can be used;
 - d. an exception for agricultural development sited to an alternative site away from existing buildings associated with the applicant's dwelling;

- e. if the proposal will result in detrimental impact on the amenity of residential dwellings outside the holding arising from noise, smell and pollution;
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement, Policy NH 1 of Planning Policy Statement 2 Natural Heritage and criterion (d) of Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside in that insufficient information has been provided in order to ensure that the proposal will not cause a significant effect on the Lough Neagh and Lough Beg SPA/ Ramsar site.

PROPOSAL:	PLANNING APPLICATION NO: LA03/2023/0041/F Extension of residential curtilage, construction of general purpose building incorporating 4 stables, tack-room, dry feed storage and bedding facilities, secure parking area for vehicles including horse boxes, tractors and privately owned cars used for stock car racing, circulation space and parking area for three lorries plus provision of paddock/exercise area for ponies.
SITE/LOCATION:	To the rear of 13 Ballyhill Road, Ballyhill Lower, Crumlin, BT29 4TN.
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 OS3 of Planning Policy Statement 8, Sustainable Development in the Countryside, in that the proposal would have an adverse impact on visual amenity and character of the local landscape; the development cannot be readily absorbed into the landscape by taking advantage of existing vegetation or topography; satisfactory arrangements for drainage disposal have not been demonstrated; and the scale of the building is not ancillary to the recreational element, and is not of a scale appropriate to the local area will not appear sympathetic with the surrounding environment. 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would appear a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the design of the building is inappropriate for the site and locality; the proposal fails to blend with the existing landform; the proposal does not respect the traditional pattern of settlement exhibited in the area. 3. The proposal is contrary to the Policy provisions of the Strategic Planning Policy Statement for Northern Ireland and Policy EXT 1 of Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that the roadside boundary wall detracts from the appearance and character of the site and surrounding area by way of scale, massing, design and materials.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0612/O**
Infill site for 1 no. dwelling and garage under CTY 8.
SITE/LOCATION: Lands 80m South of 50D Loughbeg Road Toomebridge, BT41 3TN.
RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0197/F**
Retention of a public garden to celebrate the Coronation of King Charles III
SITE/LOCATION: Former Bowling Green, Hazelbank Park, Shore Road, approximately 60 metres south of 38 Abbeydene Manor, Newtownabbey
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 10 May**.

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, which 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 May 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.