



Planning Section: 0300 123 6677 www.antrimandnewtownabbey.gov.uk

Planning Committee Meeting – Tuesday 19 March 2019
Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0350/F**
Construction of premises for sale of hot food for consumption off the premises

SITE/LOCATION: Site adjacent to and southwest of 1 Abbots Cross, Newtownabbey, BT37 9QT

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2016/1136/F**
Proposed residential development of 181 no. dwelling units (comprising 53 no. detached dwellings, 110 no. semi-detached dwellings and 18 no. apartments), garages, car parking, site access, construction of bridge, open space and landscaping and all other associated site works.

SITE/LOCATION: Lands adjacent and west of Park Road, Mallusk (opposite and west of The Poplars residential development; adjacent and north of Nos 1 & 2 Park Manor, Mallusk; north of Nos 117-121 Mallusk Road, Newtownabbey

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0378/F**
Residential development of 38 dwellings, associated open space and necessary access road taken from Willendale Meadows

SITE/LOCATION: Land NW of "Huntingdale", Doagh Road, Ballyclare

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/1061/F**
Retention, refurbishment, internal reconfiguration and amendments to external elevations including construction of new communal entrances for Blocks 1, 2, 3, 4, 5 & 6 to provide 18 general needs apartments, 18 CAT1 elderly apartments, 6 private apartments and 6 young persons apartments with associated amenity space and landscaping, alterations to car parking arrangements and ancillary site works (48 apartments in total)

SITE/LOCATION: Glendun Court and Glenwhirry Court, Glenville Road, Whiteabbey, BT37 0GZ

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2018/0984/F

PROPOSAL: Proposed battery energy storage facility, new site access, lighting and CCTV columns and ancillary development
SITE/LOCATION: Lands at Doagh Road, Kells (approximately 137m North East of Kells Sub-Station and approximately 56m South West of 3 Whappstown Road)
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2018/0599/F

PROPOSAL: Proposed bedroom accommodation including rearrangement of car park layout
SITE/LOCATION: The Ramble Inn, 236 Lisnevenagh Road, Antrim, BT41 2JT
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement, PPS 16, Tourism and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this form of 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 Policies CTY14 and CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, create a ribbon of development and would therefore result in a detrimental change to, and further erode, the rural character of the countryside.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, fail to integrate satisfactorily into the landscape.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy FLD 3 of PPS15, Planning & Flood Risk, in that it has not been demonstrated the development, if permitted, would not result in an unacceptable increase in flood risk through increased surface water runoff.

PLANNING APPLICATION NO: LA03/2018/1128/O

PROPOSAL: Infill dwelling and garage
SITE/LOCATION: Between no. 31 and 29a Ballyarnot Road, Muckamore, Antrim
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1 and CTY8 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 CTY8 of PPS21.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside as the site is unable to provide a suitable degree of enclosure for a building to integrate.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal, if permitted, would further erode the rural character of the area due to a build-up of development.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement as the development, if permitted, would have an unacceptable impact on the residential amenity of existing residents at No.31 Ballyarnot Road by reason of restricted amenity provision, overlooking and privacy intrusion.
5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed property in terms of noise disturbance and odour from the nearby poultry sheds.
6. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy FLD 3 of PPS15, Planning & Flood Risk, in that it has not been demonstrated the development, if permitted, would not result in an unacceptable increase in flood risk through increased surface water runoff.

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

PLANNING APPLICATION NO: LA03/2018/1120/O

Proposed site for infill single storey dwelling and garage.

Site 35 metres South of 154 Ballyeaston Road, Ballyclare

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1 and CTY8 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 CTY8 of PPS21.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 15 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, mar the distinction between the settlement of Hillhead and the surrounding countryside.

3. The proposal is contrary to the designations of the Rural Landscape Wedge and Local Landscape Policy Area as defined in draft BMAP 2004 and BMAP 2014 as the proposed development, if permitted, would; assist in marring the distinction between the settlements of Ballyclare and Ballyeaston; and the development would adversely affect the amenity of the Local Landscape Policy Area.

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

PLANNING APPLICATION NO: LA03/2019/0059/O

Site of dwelling and garage (infill)
Between 5A and 7A Ballyquillan Road, Crumlin

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1 and CTY8 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 CTY8 of PPS21.
2. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along the shared laneway.

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

PLANNING APPLICATION NO: LA03/2019/0061/O

Site of dwelling and garage (infill)
Between 5A and 7A Ballyquillan Road, Crumlin

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1 and CTY8 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 CTY8 of PPS21.
2. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along the shared laneway.

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

PLANNING APPLICATION NO: LA03/2018/1124/O

Site for infill dwelling and garage
Between 57 and 67 Ballynashee Road, Ballyclare

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1 and CTY8 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 CTY8 of PPS21.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved at this location, it would lead to a ribboning of development along the Ballynashee Road and would erode the rural character of the area.

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

PLANNING APPLICATION NO: LA03/2018/1125/O

Site of infill dwelling and garage (Site 2)

Between 57 and 67 Ballynashee Road

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY1 and CTY8 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 CTY8 of PPS21.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved at this location, it would be a prominent feature in the landscape and would fail to integrate.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved at this location, it would lead to a ribboning of development along the Ballynashee Road and would erode the rural character of the area.

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

PLANNING APPLICATION NO: LA03/2019/0102/F

2 No. dwellings with attached garages and associated site works
Lands North of and adjacent to 12 Islandreagh Road, Antrim

REFUSE 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;
(a) fails to meet with the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage; and
(b) would result in the loss of an important visual break in the developed appearance of the locality.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the buildings would, if permitted, create a ribbon of development resulting in a suburban style of build-up, thereby resulting in a detrimental change to and further eroding the rural character of the area.

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

PLANNING APPLICATION NO: LA03/2018/0422/F

Retention of dog kennel area for existing farm dwelling (domestic use only)

10 Ballymather Road, Crumlin

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the Strategic Planning Policy Statement and Policy EXT 1 of Addendum to Planning Policy Statement 7; Residential Extensions and Alterations, in that if approved, the proposal would unduly affect the amenity of neighbouring residents due to dog barking.

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

PLANNING APPLICATION NO: LA03/2018/0855/O

Site of dwelling

20 metres south of 51 Thornhill Road, Antrim

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that; i) a development opportunity has been sold off from the farm holding and; ii) a dwelling on the farm has previously been granted in the last 10 years.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/1090/F**
Single storey front and rear extension to dwelling and internal alterations

SITE/LOCATION: 20 Fernagh Gardens, Newtownabbey, BT37 0BL

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the Strategic Planning Policy Statement (SPPS), Policy EXT1 of the Addendum to Planning Policy Statement 7 and Policy ATC2 of the Addendum to Planning Policy Statement 6 in that; the scale, massing and design of the proposed extension are not sympathetic to the existing dwelling and would be detrimental to the character of the surrounding area which is located within the Fernagh Area of Townscape Character.
2. The proposal is contrary to the Strategic Planning Policy Statement and Policy EXT1 of the Addendum to Planning Policy Statement 7 in that the proposal, if permitted, would unduly affect the amenity of neighbouring residents by way of overshadowing and loss of light.
3. The proposal is contrary to the Strategic Planning Policy Statement and Policy EXT1 of the Addendum to Planning Policy Statement 7 in that the proposal, if permitted, would result in insufficient space remaining within the curtilage of the property for recreational and domestic purposes.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/1130/F**
Provision of additional car parking spaces, a coach layby, lighting, drainage and pedestrian walkways

SITE/LOCATION: Neillsbrook Road and lands adjacent to Neillsbrook Community Centre Randalstown Co Antrim BT41 3AE

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/1110/F**
Proposed 1m high segmental concrete block retaining wall with stonework finish, segmental concrete coping, and a 1.2m high post and mesh fence and regraded grass slope above the retaining wall, adjoining a new kerb-line on Brookfield Heights. Small areas of landscaping comprising low level shrubs to be included behind the new fence.

SITE/LOCATION: Existing slope and verge between Brookfield Road and Brookfield Heights in Burnside, Ballyclare, Co Antrim.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0037/A**
Building name sign and graphic

SITE/LOCATION: Gateway Building, Lough Shore Park, Antrim

RECOMMENDATION: **GRANT ADVERTISEMENT CONSENT**

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website on Wednesday 13 March 2019.

The Council has introduced speaking rights at the Planning Committee meetings and we have 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 by Noon on Friday 15 March 2019.

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. Please contact the Planning Section by telephone on 0300 123 6677 for further information.