

Planning Committee Meeting – Monday 18 July 2022

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0258/F**
Proposed erection of timber recycling facility including processing shed, covered loading area, plant area, storage, administration and associated access road, car parking and service yard.

SITE/LOCATION: Site to the east of 655 Antrim Road, Newtownabbey.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0334/F**
Proposed two storey extension to provide additional school accommodation, additional parking, landscaping and ancillary site works.

SITE/LOCATION: Parkhall Integrated College, Steeple Road, Antrim, BT41 1AF.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0268/F**
28 No. Mobile Home Plots for Traveller Accommodation.

SITE/LOCATION: Lands at No 4 and No 7 Hydepark Lane Mallusk Newtownabbey BT36 4QD.

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 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 could not be located within a settlement.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy HS 3 of PPS 12, Housing in Settlements, in that it has not been demonstrated that there is any need for this facility in the area.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that insufficient information has been provided in order to determine that the proposed development will not have a detrimental impact on human health resultant from contamination risks.

4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15 Planning and Flood Risk in that the development would, if permitted, be at risk from flooding or could increase the risk of flooding from elsewhere due to the development being located within the floodplain of a nearby watercourse.
5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement, Policy CTY14 of Planning Policy Statement 21, Policy HS3 of Planning Policy Statement 12 Housing in Settlements, in that the travellers site would, if permitted, result in a build-up of development in the rural area which would be detrimental to the environmental amenity of the area.
6. The proposed development is contrary to the policy provisions of Policy AMP 2 of Planning Policy Statement 3 `Access, Movement & Parking, in that, the development would have an unacceptable impact on road safety and the flow of traffic along Hydepark Lane.
7. 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 there is a satisfactory means of dealing with sewage associated with the development.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0516/F**
Proposed 6no glamping pods and welcome/communal building with associated siteworks.

SITE/LOCATION: 130m NW of 14 Ballydunmaul Road, Randalstown.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0504/F**
Erection of 25 dwellings (change of house type on sites 7,11,19-20 & 25-41 of approved under planning approval LA03/2017/0476/F.

SITE/LOCATION: Lands situated at Nos. 868 and 870 Antrim Road, Templepatrick BT39 0AH and adjoining lands to the rear.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0348/O**
Proposed site for the erection of two (2) Class B2 light industrial units and associated parking.

SITE/LOCATION: 25m north of 8 Kilbegs Business Park, Kilbegs Road, Antrim.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL: 1. The proposal is contrary to the Strategic Planning Policy Statement and the policy provisions of Paragraphs 16.5 and 16.6 of the Antrim Area Plan 1984 – 2001 and criteria (a), (b) and (e) of Policy PED 9: General Criteria for Economic Development

of Planning Policy Statement 4: Planning and Economic Development in that the development, if approved, would not be compatible with surrounding land uses as it has not been demonstrated that the development proposal will not create a noise nuisance that would harm the amenity of nearby residents within the Carnbeg residential development.

2. The proposal is contrary to the relevant policy provisions of the Strategic Planning Policy Statement and the policy provisions of paragraph 16.5 and 16.6 of the adopted Antrim Area Plan 1984 – 2001, the provisions of Policy FLD 5: Development in proximity to Reservoirs of PPS 15 'Planning and Flood Risk' and also criteria (a), (b) and (e) of Policy PED 9: General Criteria for Economic Development' of Planning Policy Statement 4: Planning and Economic Development' in that the development proposal has not demonstrated that the condition, management and maintenance regime of the Upper Potterswall Reservoir is appropriate to provide sufficient assurance regarding reservoir safety and the Flood Risk Assessment does not provide a compelling assessment of the downstream flood risk in the event of either a controlled or an uncontrolled release of water from the reservoir or an assessment of the change in flow paths as a result of the proposed development. Additionally, there is no information provided to demonstrate that there are suitable measures to manage and mitigate the identified flood risk, including details of emergency evacuation procedures.
3. The proposal is contrary to the relevant policy provisions of the Strategic Planning Policy Statement and the policy provisions of paragraphs 16.5 and 16.6 of the adopted Antrim Area Plan 1984 – 2001, criterion (c) of Policy PED 9 of PPS 4 and Policies NH 1, NH2, NH3 and NH5 of Planning Policy Statement 2: Natural Heritage in that it has not been demonstrated that the development proposal will not have an unacceptable adverse impact to features of natural heritage including species protected by law or habitats, species or features of natural heritage importance and the quality of water of the two (2) watercourses abutting the application site and which are hydrologically connected to Lough Neagh/Lough Beg RAMSAR/SPA/ASSI.
4. The proposal is contrary to the relevant policy provisions of the Strategic Planning Policy Statement as it has not been demonstrated that the development proposal would 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: LA03/2022/0069/F

PROPOSAL: Proposed development consisting of 9 no. apartments within a three storey building, landscaping and all associated site and access works.

SITE/LOCATION: Lands at 319-321 Shore Road (West of Loughshore Manor), Newtownabbey, BT37 9FD.

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 QD 1 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 inappropriate to the character of the area in terms of size, scale, massing, and layout.
2. 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 there is a satisfactory means of dealing with sewage associated with the development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that it has not been demonstrated that there will not be any unacceptable adverse effects on the proposed properties in terms of noise and vibration.
4. The proposal is contrary to the SPPS and Policy AMP 2 of Planning Policy Statement 3 Access, Movement and Parking as it has not been demonstrated that the access will not prejudice road safety or significantly inconvenience the flow of traffic on the Shore Road.

PLANNING APPLICATION NO: LA03/2021/1162/F

PROPOSAL: Erection of building for the manufacturing of horse boxes, with associated welfare facilities, vehicle turning and parking.

SITE/LOCATION: 15 Manse Road, Templepatrick, 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 CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, and Policy PED 4 of Planning Policy Statement 4, Planning and Economic Development, in that the development would, if permitted be detrimental to the visual amenity of the area by reason of its scale and would not lead to an environmental improvement.
2. The proposal is contrary to Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the size, scale, massing, and design of the proposed building is inappropriate for the site and its locality, and the site is

unable to offer a suitable level of integration for the development.

3. The proposal is contrary to Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would cause detrimental change to the rural character of the surrounding area.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement in that it has not been demonstrated that there will be no unacceptable adverse effects on the neighbouring residential proposed properties in terms of noise and light

PLANNING APPLICATION NO: LA03/2022/0183/O

PROPOSAL:

Dwelling and garage.

SITE/LOCATION:

95 Old Coach Road, Templepatrick, Ballyclare, Co. 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 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 policy provisions of the Strategic Planning Policy and Policies CTY 1 and CTY 6 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it has not been demonstrated that there are site specific reasons or compelling personal and domestic circumstances that would warrant approval of a dwelling at this location.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
4. 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 extend an existing ribbon of development and result in a suburban style build-up of development.
5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in

that insufficient information has been provided in order to determine that the proposed development will not have a detrimental impact on road safety as it has not been established if the visibility splays of 2.4m x 120m can be achieved.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0122/O**
Site for dwelling and garage and associated ancillary works
SITE/LOCATION: Lands between 148 and 148b Ballymena Road, Doagh, BT39 0TN
RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0408/F**
Replace 5 No. 5m high existing lighting columns and lamps with 5
No. new 8m high columns and new LED lamps.
SITE/LOCATION: Public car park on Harrier Way located between 23 The Square and
2 Avondale Drive, Ballyclare, BT39 9AA.
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 **Monday 11 July 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 15 July 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.