

Planning Committee Meeting – Monday 21 May 2018
Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2016/1141/F**
Caravan park (110 No. static caravan pitches, 52 No. touring caravan or motorhome pitches and 10no. camping cabins) with amenity building, shower and toilet pods, associated access (including road improvements) and landscaping.
- SITE/LOCATION:** Lands southeast of 12 Castle Road, Antrim, BT41 4NA
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0171/LBC**
Demolition and reconstruction (on a new alignment) of a section of boundary wall
- SITE/LOCATION:** Lands south east of 12 Castle Road, Antrim, BT41 4NA
- RECOMMENDATION:** **GRANT LISTED BUILDING CONSENT**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2017/0313/F**
Proposed demolition of existing building and construction of 9 No. residential units comprising of 5 No. detached, 4 No. semi-detached with associated car parking and landscaping and a drive-thru restaurant
- SITE/LOCATION:** Former Lidl site, 263 Antrim Road, Glengormley, BT36 7QN
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2017/0942/F**
Proposed demolition of existing building and construction of 2 No. drive-thru restaurants with associated car parking and landscaping
- SITE/LOCATION:** Former Lidl Site, 263 Antrim Road, Glengormley, BT36 7QN
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0203/F**
Storage and distribution warehousing, ancillary office and staff welfare accommodation associated access and parking arrangements, sprinkler tanks and associated plant. The development will be part refurbishment of warehousing (retention of floor plates and steel structures with re-cladding), part demolition and rebuild and part new build extension. The development will include the construction of a new roof with a new raised roof-line over the main warehouse.
- SITE/LOCATION:** 1-17 Hightown Avenue, Mallusk, Newtownabbey, BT36 4RT
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0078/F**
Proposed 2No. semi-detached dwellings and 4 No. townhouses

SITE/LOCATION: Land south west of 102 Ballynure Road, BT39 9AQ

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 QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of Addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' in that, it does not respect the surrounding context, and it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality.
2. The proposal is contrary to criteria (c) of Policy QD1 of Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, result in overdevelopment of the site resulting in inadequate provision of private open space.
3. The proposal is contrary to criteria (h) of Policy QD1 of Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, result in overlooking of the private garden areas of a number of proposed properties.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0707/F**
Change of use from car sales showroom to charity shop and distribution warehouse.

SITE/LOCATION: 60 Greystone Road, Antrim

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the Strategic Planning Policy Statement in that no assessment of need has been carried out for this retail proposal at an out of town centre location nor has an assessment of retail impact of the proposal been carried out in relation to its impact on Antrim Town Centre.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0681/F**
Proposed change of use of an existing agricultural shed to commercial storage.

SITE/LOCATION: 10 Eskylane Road, Antrim, BT41 2LL.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy CTY 1 of Planning Policy Statement 21: Sustainable Development in the Countryside, and Policy PED 2 of Planning Policy Statement 4: Planning and Economic Development, in that it is considered to be an unacceptable form of economic development in the countryside.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2015/0173/F**
Housing development comprising 44 No. dwellings and associated site works, landscaping with access from Trench Lane, Mallusk

SITE/LOCATION: Lands at Trench Lane to the east of Ballymartin Water adjacent and west of housing developments at Parkmount Road, Tudor Park and Hyde Park Manor, Mallusk, Newtownabbey, BT36 4PA

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0231/O**
Site for replacement dwelling.
SITE/LOCATION: Site 110m east and 35m south of No.30 Ballykennedy Road,
Nutts Corner, Co.Antrim.
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21; Sustainable Development in the Countryside, in that there is 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 the provisions for a replacement dwelling in accordance with Policy CTY3 of PPS21 in that the structure to be replaced does not exhibit the essential characteristics of a dwelling and all external structural walls are not substantially intact.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0081/F**
Proposed dwelling and detached garage
SITE/LOCATION: 70m North West of 23 Ballylurgan Road, Randalstown
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0082/F**
Proposed dwelling and detached garage
SITE/LOCATION: 20m South of 27 Ballylurgan Road, Randalstown
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 on Wednesday 16th May 2018.

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.

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.