

Planning Committee Meeting – Monday 12 December 2022 Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/1133/F**
Development of vehicle test centre, including test centre, single direction perimeter site road, lay by parking, holding bay parking, HGV pre-test lay-up, exit forecourt area, motorcycle off road driving test track, staff parking facilities and landscaping.

SITE/LOCATION: Lands approx. 100m to South-West of 650 Antrim Road
Newtownabbey, BT36 4RG

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0750/O**
Site for Housing Development and associated works

SITE/LOCATION: Lands at 85 – 93 Belfast Road, Ballyclare

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 of Planning Policy Statement 2 – Natural Heritage in that insufficient information has been provided to demonstrate there will be no adverse impact on, or damage to, habitats, protected species or features of natural heritage importance.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement as it has not been demonstrated that the development proposal would not cause harm to an interest of acknowledged importance, namely human health, in that, it has not been demonstrated that that the proposal would safeguard the future residential amenity of the site from the detrimental impact of existing land contamination.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0675/O**
Proposed dwelling on a farm

SITE/LOCATION: 20m North West of No. 157 Ballymena Road, Doagh, BT39 0TN

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions contained in 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 provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the farm business has not been active for at least 6 years.

PROPOSAL:

SITE/LOCATION:

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL**

PLANNING APPLICATION NO: LA03/2022/0951/O

Dwelling and Garage (within an infill site)

Lands 25m North East of 5e Ballyquillan Road, Aldergrove, Crumlin, BT29 4DD

REFUSE OUTLINE PLANNING PERMISSION

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, it fails to meet with the provisions for an infill dwelling in accordance with Policy CTY8 of PPS21 and it fails to meet the provisions for a dwelling within a cluster in accordance with Policy CTY2a of PPS21.
2. 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 a shared laneway and will result in a detrimental change to, and erode, the rural character of the countryside.

PROPOSAL:

SITE/LOCATION:

**RECOMMENDATION:
PROPOSED REASONS
FOR REFUSAL**

PLANNING APPLICATION NO: LA03/2022/0734/F

Proposed dwelling

Approx. 40m SW of 43 Clady Road, Dunadry

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policies CTY 1 and CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal does not infill the existing gap, does not respect the existing development pattern along the road frontage.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of the Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design and external building materials of the proposed dwelling are inappropriate for the rural locality.
3. 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 ancillary works (the proposed access and laneway) associated with the proposal would not integrate

with the surroundings and would be of detriment to the rural character of the area.

4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 of Planning Policy Statement 2, Natural Heritage, in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.

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

PLANNING APPLICATION NO: LA03/2022/0689/O

Replacement dwelling & new detached garage

Approx. 80m NE of 24 Moneyrod Road, Randalstown, Co. Antrim

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 of Planning Policy Statement 2 – Natural Heritage in that insufficient information has been provided in order to ensure that the proposal will not cause harm to any protected species or result in an unacceptable adverse impact on, or damage to, habitats, species or features.

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

PLANNING APPLICATION NO: LA03/2021/0872/O

Site for infill dwelling and domestic garage (CTY 8)

20m East of 49 Loughview Road, Ballyginniff, Crumlin, BT29 4RF

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies NH 2 and NH 5 of Planning Policy Statement 2 – Natural Heritage in that insufficient information has been provided to confirm that the proposal will not cause significant harm to any protected species or result in a significant impact on, or damage to, habitats, species or features.

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

PLANNING APPLICATION NO: LA03/2022/0418/O

Site for detached farm dwelling and garage with associated site works

Lands approx. 50m South East of 15 Crosshill Road, Crumlin, BT29 4BQ

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions contained in 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 provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a development opportunity has been sold

off from the farm holding within 10 years of the date of the application.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building if permitted, would not be visually linked with an established group of farm buildings on the farm holding.

PLANNING APPLICATION NO: LA03/2022/0934/F

PROPOSAL:

Retention and alteration of boundary fence

SITE/LOCATION:

105 Station Road, Newtownabbey, BT37 0BU

RECOMMENDATION:

REFUSE PLANNING PERMISSION

PROPOSED REASON FOR REFUSAL

1. 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 if the development were approved, it would detract from the appearance and character of the site and surrounding area by way of scale, massing, design and inappropriate use of materials.

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 7 December 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 9 December 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.