

Planning Committee Meeting – Monday 17 April 2023 Schedule of Applications expected to be considered

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, Templepatrick, BT39 0FH

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

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: LA03/2022/0888/F**
Retention of silo conversion for tourist accommodation

SITE/LOCATION: 40m NW of 88 Gloverstown Road, Randalstown, BT41 3HY

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and 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 11 'Farm Diversification' of Planning Policy Statement 21 'Sustainable Development in the Countryside' in that it has not been effectively demonstrated how the proposal will be run in conjunction with the agricultural operations on the farm.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy TSM 5 of Planning Policy Statement 16 Tourism in that it has not been effectively demonstrated that the proposal is not located within the grounds of other tourism accommodation; nor is it located close to a tourism amenity nor does it, nor does the proposal involve the redevelopment/conversion of a clachan.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0615/F**
Proposed (Vesta) V52 wind turbine (hub height 51.9 and tip height 77.9), one substation, one electrical cabinet, hardstanding, access lane, cabling and all associated and ancillary works

SITE/LOCATION:
RECOMMENDATION:
PROPOSED REASONS FOR REFUSAL

300m East of no 105 Boghill Road, Templepatrick, BT39 0HS

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the Strategic Planning Policy Statement and Policy RE 1 of Planning Policy Statement 18 in that the proposal will have an unacceptable impact on the visual amenity of the landscape.
2. The proposal is contrary to the Strategic Planning Policy Statement and Policy NH 5 of Planning Policy Statement 2 in that insufficient information has been submitted by the applicant to demonstrate that there will be no adverse impact on bats.
3. The proposal is contrary to the Strategic Planning Policy Statement and Policy RE 1 of Planning Policy Statement 18 in that the proposal will have an unacceptable impact on aviation safety.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2022/1064/F

Demolition and extension to existing dwelling, 2 additional dwellings and associated site works

SITE/LOCATION:
RECOMMENDATION:
PROPOSED REASON FOR REFUSAL

27 Station Road Randalstown BT41 2AE

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the Addendum to PPS 7, safeguarding the Character of Established Residential Areas, in that the proposed development;
 - a) Would result in a pattern of development that would not respect the layout of the existing residential dwellings;
 - b) Would not result in a quality residential environment given the poor outlook for the proposed dwelling;
 - c) Would result in a significant detrimental impact on neighbour amenity in regard to overlooking and dominance on both existing and proposed dwellings.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2022/1099/F

Erection of 2no 3 bedroom semi-detached dwellings and associated communal car parking

SITE/LOCATION:
RECOMMENDATION:
PROPOSED REASONS FOR REFUSAL

Approximately 10m NE of 158 Shore Road, Newtownabbey, BT37 9TA

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 15, Planning and Flood Risk, Policy FLD 1, in that it the proposed development is located within the 1 to 100-year fluvial flood plain and it has not been demonstrated that the proposal constitutes an exception to the policy.
2. The proposal is contrary to 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 as it has not been sufficiently demonstrated that the necessary visibility splays can be provided.

3. The development is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 2 Natural Heritage, Policy NH5, in that it would have an unacceptable adverse impact on bats and insufficient information has been submitted to establish otherwise.

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:
PROPOSED REASONS
FOR REFUSAL**

REFUSE PLANNING PERMISSION

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: LA03/2023/0044/F

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:

REFUSE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Criterion (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.

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: PROPOSED REASONS FOR REFUSAL

REFUSE PLANNING PERMISSION

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.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2023/0109/F

Conversion of existing barn to dwelling

SITE/LOCATION:

Approximately 40m east of No. 10 Rushfield Road, Ballyclare, BT39 9NU

RECOMMENDATION: PROPOSED REASONS FOR REFUSAL

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) 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.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the

provisions for the conversion and reuse of an existing building as a dwelling in accordance with Policy CTY 4 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building is not considered to be of permanent construction, and does not possess any design, architectural, or historic merit which warrant its retention.

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

PLANNING APPLICATION NO: LA03/2023/0004/O

Site for single storey dwelling

35m south west of 4 Radox Road, Crumlin, BT29 4BU

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) 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.
2. 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 Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site is not within an otherwise substantial and continuously built up frontage.
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, 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 site fails to blend with the existing landform.

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

PLANNING APPLICATION NO: LA03/2023/0022/O

Proposed Dwelling and Detached Garage

40m North of 41 Groggan Road, Randalstown, BT41 3JH

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.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY8 of PPS 21, Sustainable Development in the Countryside, in that the proposal fails to meet with the provisions for an infill dwelling.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:

PLANNING APPLICATION NO: LA03/2022/1097/O

Site for dwelling on a farm

Lands approx. 75m South East of 50 Ballymartin Road, Templepatrick, BT39 OBS

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 Policies CTY 1 and CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that, it has not been demonstrated that no dwellings or development opportunities have been sold off from the farm holding within 10 years of the date of the application.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2023/0011/F

Proposed roofspace conversion to include provision of dormer window to rear elevation

SITE/LOCATION:

33 Glebe Manor, Newtownabbey, BT36 6HF

RECOMMENDATION:

REFUSE PLANNING PERMISSION

PROPOSED REASON FOR REFUSAL

1. The development is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7- Residential Extensions and Alterations, in that the dormer windows will have an unacceptable impact on the privacy and amenity of neighbouring residents by way of overlooking.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2022/0693/F

Retention of 6m high garden folly structure, new entrance gates and hard and soft landscaping to create a clockwork garden.

SITE/LOCATION:

Lands approximately 110m Northwest of Clotworthy House, Antrim Castle Gardens, Randalstown Road, BT41 4LH

RECOMMENDATION:

GRANT PLANNING PERMISSION

PROPOSAL:

PLANNING APPLICATION NO: LA03/2022/1114/A

Proposed shop signage to replace existing (Creative Tiles, Fun Works, Sportsbowl and Scrapyrd Golf)

SITE/LOCATION:

1-13 Glenwell Road, Glengormley, BT36 7RF

RECOMMENDATION:

GRANT ADVERTISEMENT CONSENT

PROPOSAL:

PLANNING APPLICATION NO: LA03/2022/0363/LBC

Erection of lighting columns to Viaduct

SITE/LOCATION:

Randalstown Viaduct, Randalstown

RECOMMENDATION:

GRANT LISTED BUILDING CONSENT

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 12 April 2023**.

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 14 April 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.