

COMMITTEE ITEM	3.1
APPLICATION NO	LA03/2018/0350/F
DEA	MACEDOM
COMMITTEE INTEREST	CALLED IN BY CLLR DAVID HOLLIS
RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSAL	Construction of premises for sale of hot food for consumption off the premises
SITE/LOCATION	Site adjacent to and South West of 1 Abbott's Cross Newtownabbey
APPLICANT	James Braniff
AGENT	Architectural Design Consultant
LAST SITE VISIT	22 nd May 2018
CASE OFFICER	Alicia Leathem Tel: 028 90340416 Email: alicia.leathem@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

BACKGROUND

Since the preparation and publication of the Case Officer's Report there has been an additional letter of objection submitted to the Council. This objection has been uploaded to the Planning Portal. A summary of the key points of objection, which were not addressed within the Case Officer's Report and consideration of the issues is provided below.

REPRESENTATION

A summary of the key points of the additional objection letter is provided below:

- Precedent;
- Empty Outlets;
- Vermin; and
- Decrease in Value of Property

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Precedent

A proposal for the 'Erection of premises for sale of hot food for consumption off the premises' (Planning reference U/2012/0215/F) has already been approved on this application site, in January 2013. As each planning application received by the Council is assessed on its own merits, with a decision being made based on relevant policies, the development plan prevailing at that time and other material considerations, it cannot be said that the approval of this development will automatically lead to the granting of planning permission for any similar proposals submitted in the surrounding area.

Empty Outlets

The claim by objectors that there are already vacant units at Abbots Cross that could accommodate the proposal has not been substantiated nor would it be a

requirement to demonstrate that a new build was the only alternative. Two separate planning applications for the erection of the building have already been approved (in June 2011 and January 2013). The first permission granted the use as a retail unit with the second allowing a take away to occupy the building. The floorspace created by this proposal is 60sqm; the impact of which can be absorbed without dominating the local centre in the visual sense.

Vermin

As the proposal is essentially for a hot food take away, with no seating being provided either inside or outside the building, it is considered that the majority of those visiting the premises will be consuming their purchases elsewhere. As a result, the proposal is unlikely to generate a substantial amount of litter, which in turn will reduce the likelihood of vermin being attracted to the premises. Furthermore, there is an enclosed bin storage area to the rear of the building, capable of accommodating two 600 cubic litre bins, which, when adequately serviced and maintained, will prevent a nuisance arising from vermin. Every business has a legal duty of care to dispose of waste through a licensed waste carrier. If the owner/occupier fail to take adequate measures to stop the property becoming infested with rats or mice, statutory action can be taken against them.

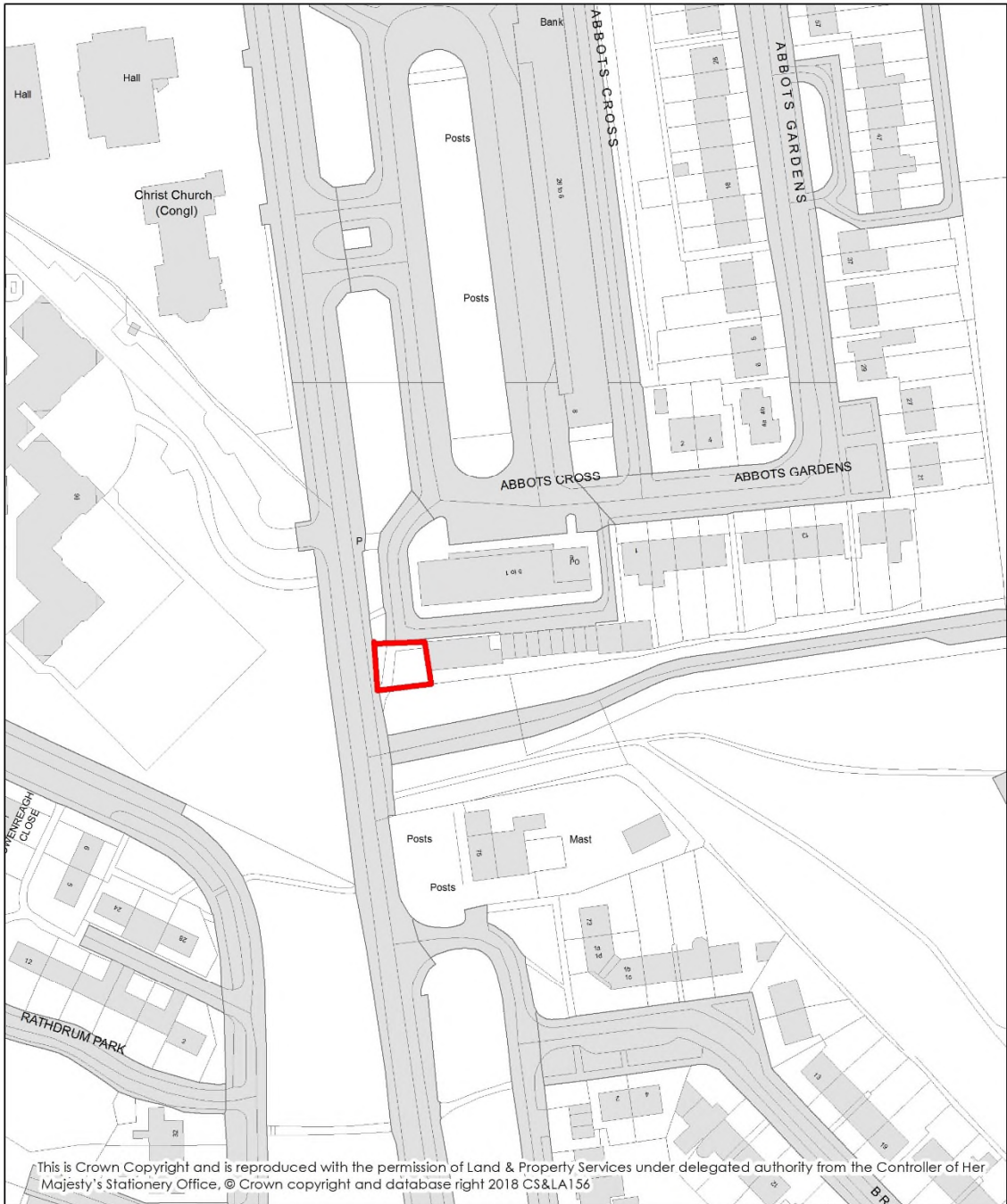
Decrease in Value of Property

The perceived impact of a development upon neighbouring property values is not generally viewed as a material consideration to be taken into account in the determination of a planning application. In any case no specific or verifiable evidence has been submitted to indicate what effect this proposal is likely to have on property values. As a consequence there is no certainty that this would occur as a direct consequence of the proposed development nor any indication that such an effect in any case would be long lasting or disproportionate. Accordingly it is considered that this issue should not be afforded determining weight in the determination of this application.

CONCLUSION

There is no change to the recommendation to grant planning permission for the proposed development and the proposed conditions remain unchanged from the publication of the Case Officer's Report.

RECOMMENDATION :	GRANT PLANNING PERMISSION
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Location Map

Application Reference: LA03/2018/0350/F



Site adjacent to and southwest of 1 Abbott's Cross, Newtownabbey. Construction of premises for sale of hot food for consumption off the premises.

 Site Boundary

For Information Only

