

Planning Committee Meeting – Monday 19 August 2019
Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0163/F**
Residential Development comprising 22 No. dwellings
- SITE/LOCATION:** Lands between Maine Integrated Primary School and 2 Birchdale and opposite 84 Portglenone Road Randalstown
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0261/F**
Erection of 2 no. two storey dwellings
- SITE/LOCATION:** Junction of Greystone Road/Ashgreen, 50m North of 25 Greystone Road, Antrim
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0400/F**
Proposed alterations to existing hotel car parking layout to provide an additional 50 spaces (retrospective)
- SITE/LOCATION:** Maldron Hotel, Belfast International Airport, 200 Airport Road, Crumlin
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0544/O**
2 no. Infill Dwellings
- SITE/LOCATION:** Between No. 9 and 11a Tavnaghmore Road
- RECOMMENDATION:** **REFUSE OUTLINE PLANNING PERMISSION**
- PROPOSED REASONS FOR REFUSAL**
1. The proposal is contrary to the policy provisions of 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 policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it fails to meet with the provisions for an infill dwelling as the application site is not located within a substantial and continuously built up frontage nor is it a small gap site sufficient only to accommodate up to a maximum of two houses.

3. This proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if two dwellings were to be approved it would result in the creation of ribbon development along the Tavnaghmore Road detrimental to the rural character of this area.

PLANNING APPLICATION NO: LA03/2019/0517/O

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

Site for new dwelling
Plot to rear of 117-121 Collinward Avenue, Newtownabbey

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development represents an overdevelopment of the site as: it does not respect the surrounding context and would result in a cramped form of development that is not in keeping with the overall character and environmental quality of this established residential area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7, Quality Residential Environments, in that it has not been demonstrated that there will be no unacceptable adverse effects on the amenity of the proposed property in terms of noise from existing businesses, including delivery noise and the operation of air conditioning/ refrigeration units located on the rear wall of the food retail premises.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users as it has not been demonstrated that adequate provision can be made clear of the highway for the parking of vehicles which would be attracted to the site.
4. The proposal is contrary to 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 since the width of the proposed access is unacceptable, in accordance with the standards contained in the Development Control Advice Note 15.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0463/A**
Free standing sign
SITE/LOCATION: 55m north of 190 Hillhead Road, Ballyclare BT39 9LP
RECOMMENDATION: **REFUSE ADVERTISEMENT CONSENT**
PROPOSED REASONS FOR REFUSAL 1. The proposed signage is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17, in that the proposed signage would have an unacceptable detrimental impact on the visual amenity of the rural area

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0429/F**
Dwelling and Garage (Change of House Type from that approved under LA03/2016/1054/F)
SITE/LOCATION: 30m NW of 123 Castle 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 14 August 2019.

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. Requests to speak at this Planning Committee meeting must be received by Noon on Friday 16 August 2019.

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.