

Planning Committee Meeting – Monday 21 June 2021 Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2020/0564/F Proposed pig finisher unit to include an air scrubber, 6 no. feed bins, slurry store/reception tank, concrete hardstanding yard, other ancillary development and upgrade to existing access.
SITE/LOCATION:	Lands approx. 150m north west of 140 Steeple Road Kells
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0091/F Two storey side and rear extension
SITE/LOCATION:	8 Lismara Court, Newtownabbey
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0020/F Two storey extension to the rear, single storey extension to the side and existing ridge raised
SITE/LOCATION:	14 Glenariff Park, Newtownabbey
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0074/F Amalgamation of existing retail units within shopping centre to create larger unit, demolition of c.56m of north-eastern facade (facing Council car park) and replacement with new facade and associated hard landscaping work
SITE/LOCATION:	Castle Mall, 26 Market Square, Antrim
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2021/0076/DCA Amalgamation of existing retail units within shopping centre to create larger unit, demolition of c.56m of north-eastern facade (facing Council car park) and replacement with new facade and associated hard landscaping work
SITE/LOCATION:	Castle Mall, 26 Market Square, Antrim
RECOMMENDATION:	GRANT DEMOLITION CONSENT
PROPOSAL:	PLANNING APPLICATION NO: LA03/2020/0419/F Erection of 4 bedroom infill dwelling
SITE/LOCATION:	Land between No. 32 and No. 38 Carnvue Road, Glengormley, Newtownabbey
RECOMMENDATION:	GRANT PLANNING PERMISSION

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0167/O**
Erection of 2 no. infill dwellings, including 1 new and 1 amended access from Seven Mile Straight, hard and soft landscaping, parking/turning and associated works

SITE/LOCATION: Land between 149 and 151 Seven Mile Straight, Ballytweedy, Muckamore, Antrim

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 Policies CTY 1, CTY 2a and CTY 8 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 and it fails to meet with the provisions for a cluster dwelling in accordance with CTY 2a and an infill dwelling in accordance with CTY 8 of PPS 21.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site does not respect the traditional pattern of development in the area, and would, if permitted, create a ribbon of development resulting in a suburban style of build-up, further eroding the rural character of the area.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 and of Planning Policy Statement 21, in that the site lacks long established natural boundaries and relies on the use of new landscaping for integration.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0062/O**
Site for a dwelling and domestic garage (infill)

SITE/LOCATION: Approx 25m South East of 17 Mount Shalgus Lane, Randalstown

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 CTY1 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 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 does not comprise a small gap within a substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in

ribbon development resulting in a suburban style build up when viewed with the existing dwellings along Mount Shalgus Lane.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0673/F**
Proposed farm shed for the shelter & housing of animals along with machinery storage

SITE/LOCATION: Approx. 130m SE of 31 Lenagh Road, Randalstown

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would add to a ribbon of development along a private laneway.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would not be sited beside existing farm buildings.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0515/O**
Site for dwelling and garage on a farm.

SITE/LOCATION: 20m North of 135 Castle Road, Randalstown.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY10 of PPS 21: Sustainable Development in the Countryside, and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0778/F**
Extension to existing storage unit

SITE/LOCATION: 17 Carnanee Road, Templepatrick, Ballyclare

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy PED 2 of Planning Policy Statement 4 'Economic Development in the Countryside' and Policy PED 3 of PPS 4 'Planning and Economic Development', in that the proposal fails to demonstrate the need for the expansion of the established economic development at this rural location.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0824/O**
Site for proposed 1 no. 1 ½ storey dwelling

SITE/LOCATION: Side garden of 3 Hydepark Lane, Mallusk, Newtownabbey

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to Policy CTY1 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 Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in

that the proposed site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and therefore would not visually integrate into the surrounding landscape.

3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted create or add to a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

PLANNING APPLICATION NO: LA03/2020/0789/F

PROPOSAL: Change of use of domestic garage to dog grooming parlour
SITE/LOCATION: 34 Magherabeg Road, Randalstown
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy PED 2 of Planning Policy Statement 4 "Planning and Economic Development" in that the principle of development has not been established in accordance with the criteria listed or as an exceptional circumstance.

PLANNING APPLICATION NO: LA03/2020/0532/F

PROPOSAL: Retrospective application for an outdoor ice-cream kiosk and bar servery to existing beer garden, including low level wall and new steps
SITE/LOCATION: 129 Antrim Road, Belfast
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy PES 9 of Planning Policy Statement 4 Planning and Economic Development, in that the design and appearance and finishes of the proposal are unacceptable and would detract from the character and appearance of the host building and the street scene.

PLANNING APPLICATION NO: LA03/2020/0771/F

PROPOSAL: Retrospective permission for a change of use from coffee shop to hot food take away.
SITE/LOCATION: 484C Antrim Road, Newtownabbey
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement as it has not been demonstrated that the proposal will not cause a detrimental impact to the residential amenity of adjacent residents, by way of noise and odour disturbance.

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 16 June 2021**.

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 18 June 2021**.

Whilst the Members of the Planning Committee will meet in person in June, due to the ongoing impact of Coronavirus the 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.

Whilst the Council Offices remain closed to the general public for normal business, as part of the interim procedure that has now been put in place, 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 social distancing requirements 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.