

## Planning Committee Meeting – Monday 20 September 2021 Schedule of Applications expected to be considered

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0552/F**  
Proposed residential development, including demolition of nos 75 & 77 Jordanstown Road, comprising 80no dwellings (46no detached & 34no semi-detached) with associated garages and sunrooms, landscaping, open space, Wastewater Treatment Works (temporary) and Pumping Station, with all other associated site and access works

**SITE/LOCATION:** Lands immediately adjacent to the north/northeast of Oakfield Residential Development and Jordanstown Special School  
Jordanstown Road Newtownabbey

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2021/0429/F**  
Demolition of existing buildings and construction of replacement 3100sqm GFA storage and manufacturing facility (Use Classes B2 & B4) producing Covid-19 testing equipment, including roof mounted solar panels, associated HGV/Car parking, landscaping, upgrade to existing access onto the Largy Road, sewage treatment plant and all other ancillary site works.

**SITE/LOCATION:** Land and buildings adjacent and approx. 45m north east of 61 Largy Road and land approx. 100m north east of 59 Largy Road  
Crumlin BT29 4RR

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2020/0569/F**  
Proposed change of use from outbuilding and yard to motoring school to include; extension to curtilage, retention of extended hardstanding area and proposed extension to existing outbuilding. Proposed alteration of access onto the Lylehill Road and retention of access onto Ballyutoag Road and a 2 metre high roadside boundary gate.

**SITE/LOCATION:** 133 Ballyutoag Road Belfast

**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, and Planning Policy Statement 4, Planning and Economic Development, 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 4 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, result in the intensification of use of an existing access onto a protected route thereby prejudicing the free flow of traffic and conditions of general safety, in circumstances where access to a minor road can reasonably be achieved.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY13 & CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the size, scale and massing of the development will have a detrimental impact on the visual amenity and is inappropriate for the site and its locality resulting in a loss to the rural character.

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

**PLANNING APPLICATION NO: LA03/2021/0612/O**

Infill site for 1 no. dwelling and garage under CTY 8  
 Lands 80m South of 44 Loughbeg Road Toomebridge

**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 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 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 and 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 the shared laneway.

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

**PLANNING APPLICATION NO: LA03/2021/0239/F**

Two single storey dwellings and associated garage  
 Lands to the rear of 3 Bourn Road , Antrim

**REFUSE 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 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 Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, in that, if approved, the proposal would have an unacceptable adverse effect on existing properties in terms of overlooking and privacy.

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](http://www.antrimandnewtownabbey.gov.uk) on **Wednesday 15 September 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 17 September 2021**.

Due to the Coronavirus the Planning Committee meeting in September will continue to incorporate the use of technology to provide for remote access to Members and public speakers as necessary. It is also intended that the meeting will 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](mailto:planning@antrimandnewtownabbey.gov.uk) for further information.