

Planning Committee Meeting – Monday 20 May 2024

Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2023/0600/F**
Demolition of part of the existing Tramways Shopping Centre, proposed extension to existing Eurospar retail unit along with additional associated forecourt parking and new landscaped space to link beside remaining Tramways Shopping Centre.
- SITE/LOCATION:** 290 Antrim Road, Newtownabbey, BT36 7QT.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION.**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2023/0957/F**
Erection of extension to existing school and other ancillary/associated works.
- SITE/LOCATION:** Antrim Primary School, 31 Station Road, Antrim, BT41 4AB.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION.**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2023/0958/F**
Erection of extension to existing school and other ancillary/associated works.
- SITE/LOCATION:** Fairview Primary School, Hillmount Avenue, Ballyclare.
- RECOMMENDATION:** **GRANT PLANNING PERMISSION.**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2023/0963/F**
Proposed development of vacant land for storage and distribution of fireworks including erection of storage units, office accommodation, associated site works, concrete set down area, perimeter fence, gates and security protection system.
- SITE/LOCATION:** 120m east of No. 23 Ladyhill Road, Ladyhill Quarry, Antrim, BT41 2RF.
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION.**
- PROPOSED REASONS FOR REFUSAL:**
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 of the Strategic Planning Policy Statement and Policy PED 2 of Planning Policy Statement 4 "Planning and Economic Development", in that no

exceptional circumstances exist as to why the development must be located in this rural location.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0329/O**
Site for infill dwelling and garage.
SITE/LOCATION: Lands approx. 90m North West of 154C Seven Mile Straight.
RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION.**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0328/O**
Site for infill dwelling and garage.
SITE/LOCATION: Approx. 30m NW of 154c Seven Mile Straight, Muckamore, Antrim, BT41 4QY.
RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION.**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0949/O**
Dwelling & Garage.
SITE/LOCATION: Site 50 Metres North East of No. 3 Carmorn Road, Antrim.
RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION.**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the 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 provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for a dwelling and garage in accordance with Policy CTY 6 Personal and Domestic Circumstance in that it has not been sufficiently demonstrated that there are compelling and site specific reasons for the requirement of a dwelling at this location related to personal or domestic circumstances, and all alternative solutions have not been explored to meet the particular circumstance of the case.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0951/F**
Erection of a farm dwelling and retention of two buildings to provide a garage and storage shed.
SITE/LOCATION: 100m west of 54b Templepatrick Road, Ballyclare, BT39 9TX.
RECOMMENDATION: **REFUSE PLANNING PERMISSION.**
PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that c) the new building is not visually linked or sited to cluster with an established group of buildings on the farm.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for a farm dwelling in accordance with Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the

Countryside, in that the proposal will appear prominent within the landscape and the site lacks any form of long established boundary treatments and relies primarily on new landscaping for integration and fails to blend with the landform.

3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an farm dwelling in accordance with Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal will appear prominent within the landscape and result in a suburban style build-up of development when viewed with existing development.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

PROPOSED REASON

FOR REFUSAL:

PLANNING APPLICATION NO: LA03/2024/0004/F

Retrospective application for farm storage shed.

Approx. 190m SW of 50 Maghereagh Road, Randalstown.

REFUSE PLANNING PERMISSION.

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 1 and Policy CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to demonstrate that the agricultural holding is active and established and the applicant has not provided sufficient information to demonstrate that the building is necessary for the efficient use of an active and established agricultural holding.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

PROPOSED REASONS

FOR REFUSAL:

PLANNING APPLICATION NO: LA03/2024/0029/O

Erection of dwelling and garage.

30 metres south of No 33 Lisglass Road, Ballyclare.

REFUSE OUTLINE PLANNING PERMISSION.

1. The proposal is contrary to the 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 provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for a new dwelling in an existing cluster in accordance with Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, add to an existing build-up and ribbon of development that would result in a detrimental change to, and erode, the rural character of the countryside.

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

PLANNING APPLICATION NO: LA03/2024/0042/F

Proposed shed for housing sheep.

140M NE of No. 89 Ballyrobin Road, Antrim, BT41 4TF.

REFUSE PLANNING PERMISSION.

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 and Policy CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that it has not been demonstrated that a new building is necessary for the efficient functioning of the farm.
2. The 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 the proposal, if permitted, will result in ribbon development and a suburban style build- up of development when viewed with existing surrounding buildings.
3. The proposal is contrary to Planning Policy Statement 21, Sustainable Development in the Countryside, Annex 1, Policy AMP 3 Access to Protected Routes (Consequential Revision), in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2024/0057/F

Extension of residential curtilage, construction of general purpose garage and feed store, 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.

To the rear of 13 Ballyhill Road, Ballyhill Lower, Crumlin, BT29 4TN.

SITE/LOCATION:
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 Policy OS 3 of Planning Policy Statement 8 Open Space, Sport and Recreation, in that the proposal is not readily absorbed into the landscape and would have an adverse impact on the visual amenity and character of the local landscape; and the scale of the ancillary building is not considered appropriate to the local area.
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, in that the proposal would appear as 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; and the proposal does not respect the traditional pattern of settlement exhibited in the area.

4. The proposal is contrary to the policy provisions in the Strategic Planning Policy Statement, Policy OS 3 of Planning Policy Statement 8 Open Space, Sport and Recreation and Policy FLD 3 of Planning Policy Statement 15 Planning and Flood Risk in that it has not been demonstrated that satisfactory arrangements are provided for drainage to mitigate potential flood risk to the proposed development and development elsewhere.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0115/F**
Replacement Dwelling.

SITE/LOCATION: 214 Belfast Road, Muckamore, Antrim, BT41 2EY.

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 CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why a sizeable portion of the replacement dwelling does not fall within the established curtilage of the existing building.
2. 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 building would add to an existing ribbon of development within the countryside.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0117/F**
Hairdressing Salon Building in garden (Retrospective).

SITE/LOCATION: 11 Roxhill, Antrim, BT41 3ER.

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 retailing element of the development lies outside any designated town centre 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: LA03/2023/0326/O**
Site for Dwelling and Double Garage.

SITE/LOCATION: Lands 250m SE of 275 Ballymena Road, Tardree, Antrim.

RECOMMENDATION: **GRANT OUTLINE 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 www.antrimandnewtownabbey.gov.uk on **Wednesday 15 May 2024**.

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 May 2024**.

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 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.