

Planning Committee Meeting – Monday 23 July 2018
Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2018/0478/F Housing development consisting of 4 detached dwellings and 2 semi-detached dwellings with associated hard and soft landscaping.
SITE/LOCATION:	Lands in between 115-119 Manse Road, Newtownabbey
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	<ol style="list-style-type: none"> 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of the addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' in that, it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality and that incorporates a design and layout which draws upon the positive aspects of the surrounding area. 2. The proposal is contrary to Policy QD1 of Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, result in overdevelopment of the site which would adversely affect the character and appearance of the locality and harm the amenities of proposed and existing residents.
PROPOSAL:	PLANNING APPLICATION NO: LA03/2017/1062/F Proposed extension to existing supermarket to include additional sales and storage area; 2 No. New Deli Counters, internal layout alterations to office, tills, staff room and toilets. Demolition of existing dwelling and garage (No 488 Antrim Road), removal of existing jet wash bay, new boundary walls, acoustic fencing and associated site works to include additional parking provision and new air/water service bay and new odour abatement system.
SITE/LOCATION:	492 and 488 Antrim Road, Glengormley, Newtownabbey
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2017/0645/O Proposed site for 1 no. new dwelling
SITE/LOCATION:	Land 35m West and 15m North of 28a Glebe Road West, Newtownabbey
RECOMMENDATION:	GRANT OUTLINE PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2017/0242/F Proposed development of 6 No. detached dwellings and garages.
SITE/LOCATION:	Lands between 72 and 76 Kingsmoss Road, Newtownabbey
RECOMMENDATION:	GRANT OUTLINE PLANNING PERMISSION

PLANNING APPLICATION NO: LA03/2018/0087/F

PROPOSAL: Construction of discount foodstore, provision of car parking, landscaping and associated site works (relocation of existing Lidl supermarket at Unit 8 - supermarket building to be retained but the foodstore use to be extinguished and transferred to application site).

SITE/LOCATION: Undeveloped land immediately east and southeast of Homebase (Unit 20), 140 Junction One Retail Park, Ballymena Road, Antrim.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2017/0773/F

PROPOSAL: Erection of 18 no. semi-detached houses and 7 no. apartments over 3 floors

SITE/LOCATION: Undeveloped lands between 5 and 7 Blackrock Boulevard located within Blackrock Housing Development, Mallusk, Newtownabbey

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2018/0078/F

PROPOSAL: Proposed 5 No. townhouses

SITE/LOCATION: Land south west of 102 Ballynure Road, Ballyclare

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2018/0355/F

PROPOSAL: Proposed retention of extension to curtilage and associated infilling of land and retaining wall

SITE/LOCATION: At lands adjacent to 1 Hollybrook Park, Glengormley

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions of the Belfast Urban Area Plan and Draft Belfast Metropolitan Area plan in that the extension of the residential curtilage into an area zoned for Existing Employment land is contrary to the plan(s).
2. The proposal is contrary to Policy PED7 of Planning Policy Statement 4 in that the proposed development will result in the loss of land zoned for economic development use and would set an undesirable precedent for further loss of zoned economic development land.
3. The proposal is contrary to Policy LC 1 of PPS 7 Addendum in that the pattern of development is not in keeping with the overall character and environmental quality of this established residential area.

PLANNING APPLICATION NO: LA03/2018/0382/O

PROPOSAL: Infill of small gap site to accommodate single dwelling and garage.

SITE/LOCATION: Approx. 18m East of No.134 Roguery Road Toomebridge

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the 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 "Sustainable Development in the Countryside", in that it:
 - (a) fails to meet with the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage; and
 - (b) would add to a ribbon of development.

3. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21: "Sustainable Development in the Countryside", in that the dwelling would, if permitted, add to a ribbon of development resulting in a suburban style build up of development, thereby resulting in a detrimental change to, and further eroding, the rural character of the area.

4. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Policy AMP2 of Planning Policy Statement 3: "Access, Movement and Parking" in that the applicant has failed to provide an access with visibility splays of 2.4m x 120m in both directions along the Roguery Road and would, if permitted, prejudice the safety or convenience of other road users.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0253/F**
SITE/LOCATION: Conversion of stables to Boarding Cattery
 19 British Road, Aldergrove, BT29 4DH
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0356/RM**
 Replacement two storey dwelling and garage.
SITE/LOCATION: 25 metres East of 36 Rea Hill Road, Newtownabbey
RECOMMENDATION: **APPROVE RESERVED MATTERS**

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 18th July 2018.

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.

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.