

Planning Committee Meeting – Monday 22 July 2019
Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2019/0190/F Proposed erection of an extension to Parkgate Meadows, comprising 2 no. detached houses, 6 no. semi-detached houses, 4 no. apartments and associated communal parking
SITE/LOCATION:	30m west of No. 2 The Grange, Grange Road, Parkgate, Co. Antrim
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 and Policy QD 1 of Planning Policy Statement 7; Quality Residential Environments, in that if approved the proposed design and layout would;<ul style="list-style-type: none">• Fail to respect the surrounding context and topography of the site;• Have a detrimental impact on both existing and proposed properties in terms of overlooking and dominance owing to the changes in levels on the site.• Fail to provide an adequate and appropriate level of public amenity space.2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy OS 2 of PPS 8: Open Space, Sport and Outdoor Recreation in that it has not been demonstrated that an adequate and appropriate level of public open space has been provided.3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15, Planning & Flood Risk, in that it has not been demonstrated the development, if permitted, would not be at risk from flooding, or be resultant in increased levels of flooding elsewhere.

PROPOSAL:	PLANNING APPLICATION NO: LA03/2019/0391/F Extension & conversion of garage to form a granny flat.
SITE/LOCATION:	19 Glenkeen Avenue, Jordanstown, Newtownabbey
RECOMMENDATION:	GRANT PLANNING PERMISSION

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/1022/F**
Revised access to serve 2 dwellings approved under T/2010/0004/F and T/2010/0005/RM

SITE/LOCATION: 130m east of 44 Belfast Road, Nutts Corner, Crumlin

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. 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: LA03/2019/0372/F**
Dwelling with integral garage

SITE/LOCATION: 35m South East of 49 Glebe Road, Newtownabbey

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0309/O**
Infill Dwelling

SITE/LOCATION: Site 1 adjacent to 10 Logwood Road, Bruslee, Ballyclare

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 and it fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of PPS21.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a build-up and ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15, Planning & Flood Risk, in that it has not been demonstrated the development, if permitted, would not be at risk from flooding or result in increased levels of flooding elsewhere.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0310/O**
Infill Dwelling

SITE/LOCATION: Site 2 approximately 85 metres east of 10 Logwood Road, Bruslee, Ballyclare

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 PPS 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 an infill dwelling in accordance with Policy CTY 8 of PPS21.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of PPS 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a build-up and ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15, Planning & Flood Risk, in that it has not been demonstrated the development, if permitted, would not be at risk from flooding or result in increased levels of flooding elsewhere.

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

PLANNING APPLICATION NO: LA03/2019/0301/O

Proposed dwelling within a cluster
Site 10m East of 47 Clady Road, Dunadry

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 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 the provisions for a dwelling within a cluster in accordance with Policy CTY2a of PPS21.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY14 of PPS 21, Sustainable Development in the Countryside, in that the dwelling proposed would, if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to, and further erosion of, the rural character of the countryside.

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

PLANNING APPLICATION NO: LA03/2019/0134/A

Wall Mounted Banner
46 Old Carrick Road, Newtownabbey, BT37 0UE

REFUSE ADVERTISEMENT CONSENT

1. The proposal is contrary to the provisions of the draft Belfast Metropolitan Area Plan, Policy COU 7, the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17, in that the proposed wall mounted banner would create an unacceptable detrimental impact on the visual amenity of the area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0223/F**
Proposed alteration works, rear extension and new dormers to existing dwelling

SITE/LOCATION: 62 The Beeches, Crumlin, BT29 4FH

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 EXT1 of the Addendum to Planning Policy Statement 7 in that the siting and design of the proposed extension would be detrimental to the character and appearance of the surrounding area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0172/O**
Proposed site for dwelling on a farm

SITE/LOCATION: 30m South of no 30 Straid Road, Ballynure

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0957/F**
Extension of existing premises to provide new entrance hall, function room, 8 no. additional bedrooms and ancillary accommodation with associated car parking and landscaping

SITE/LOCATION: 5 Corners Guest Inn, 249 Rashee Road, Ballyclare, BT39 9JN

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0265/F**
Demolition of existing toilet block and shed. Replacement toilet block and creation of informal open space with footpaths and car parking areas on Avondale Drive.

SITE/LOCATION: Six Mile Water Park. Lands adjacent to Six Mile Water River, Avondale Drive, Ballyclare

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0172/O**
Extension to site curtilage to facilitate proposed garage and conversion of existing integral garage to bedroom accommodation.

SITE/LOCATION: 9 Mill Road, Doagh, Ballyclare

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 17 July 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 19 July 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.