

Planning Committee Meeting – Monday 20 July 2020

Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0822/F**
Proposed dwelling and integral garage (Change of house type in substitution of approval LA03/2017/1027/RM)
- SITE/LOCATION:** Lands 50m NE of 101 Oldstone Road, Killealy, Muckamore
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
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- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0928/F**
Erection of 2no. detached dwellings (and retention of existing dwelling)
- SITE/LOCATION:** 34 Glebecoole Park, Newtownabbey, BT36 6HX
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASONS FOR REFUSAL**
1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of PPS 7 'Quality Residential Environments' and Policy LC 1 of the Addendum to PPS 7, in that the proposed development represents an overdevelopment of the site as:
 - it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout, design, scale and massing;
 - the proposed development would result in a pattern of development that is not in keeping with the overall character and environmental quality of this established residential area; and
 - the layout will have an adverse impact on the amenity of existing and proposed residents in terms of overlooking; and there is inadequate provision of private amenity areas.
 2. The proposal is contrary to Policy AMP 2 of PPS 3, 'Access, Movement and Parking', in that it has not been demonstrated that the development proposal would not, if permitted, prejudice the safety and convenience of road users as a safe and appropriate access arrangement has not been proposed in accordance with the standards contained in 'Creating Places' and Development Control Advice Note 15.
 3. The proposal is contrary to Planning Policy Statement 2 'Planning and Nature Conservation' in that it has not been demonstrated that the development proposal would not, if permitted, have a detrimental impact on wildlife and protected species by way of loss of mature landscaping.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0258/DCA**
Demolition of dwelling and outbuildings
SITE/LOCATION: 51b Riverside, Antrim
RECOMMENDATION: **REFUSE CONSERVATION AREA CONSENT**
PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy BH14 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the proposed demolition of the buildings would, if permitted, have an adverse impact on the character and appearance of the Antrim Town Conservation Area and it has not been demonstrated that there are any exceptional reasons that would justify their demolition.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0260/F**
Replacement of redundant non-residential building and yard with single storey dwelling and garage including lands returned to grassland
SITE/LOCATION: Lands 20m NW of 46 Kingsmoss Road, Newtownabbey
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, 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 Policies CTY1 and CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside as:
(a) it has not been demonstrated that the proposal will bring significant environmental benefits to the locality;
(b) the dwelling is proposed to be located outside the established curtilage of the existing property; and
(c) the proposed dwelling would have a significantly greater visual impact than the building to be replaced.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2020/0031/F**
Retention of existing mixed use retailer
SITE/LOCATION: Retail Warehouse Unit 2, The Junction Factory Outlet & Retail Park, 111 Ballymena Road, Antrim
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL:	PLANNING APPLICATION NO: LA03/2020/0278/O
SITE/LOCATION:	Site of dwelling and garage on a farm Adjacent to and Approx. 45m North of 56 Carnanee Road, Templepatrick
RECOMMENDATION:	REFUSE OUTLINE 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 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 and established. 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of PPS 21: Sustainable Development in the Countryside, in that a dwelling on the site proposed would fail to integrate into the landscape.

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 July 2020.

Due to the Coronavirus the Planning Committee meeting in July will be held using technology to provide for remote access to Members and the public as necessary.

Whilst the Council Office at Mossley Mill remains closed to the general public in order to facilitate those who wish to view the Committee meeting it will be streamed live via Youtube.

However, in accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights remain 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 July 2020**.

As part of an interim procedure that has now been put in place, those afforded public speaking rights will be able to participate in the meeting using Zoom, either via remote access or via facilitated attendance at Mossley Mill on the evening of the Committee 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.