

Planning Committee Meeting – Monday 19 June 2023 Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0356/F**
Proposed erection of a new post-primary school, ancillary accommodation with associated hard and soft play areas, provision of new and reconfigured sports facilities to the south of Bridge Road, replacement of floodlighting for 3G pitch, parking, landscaping, site works and access arrangements from Doagh Road.

SITE/LOCATION: Lands at Threemilewater Playing Fields, Doagh Road, Newtownabbey.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0739/F**
Demolition of existing shed on the site. Proposed residential development comprising of 10 x 2 storey semi-detached dwellings and 2 x 2 storey town houses, associated infrastructure, carparking and landscaping.

SITE/LOCATION: Site 10m East of 10 and 19 Glenabbey Drive 10m East of 20 and 23 Glenabbey Avenue 10m East of 26 and 53 Glenabbey Crescent Newtownabbey BT37 0YT.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0094/F**
Demolition of existing detached dwelling and development of the site to create (4) four detached dwelling units with garages, including associated site works.

SITE/LOCATION: 862 Antrim Road, Templepatrick, Ballyclare, BT39 0AH.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0060/F**
Installation of a 20m telecoms street pole with antenna and associated ancillary equipment cabinets.

SITE/LOCATION: Area of adopted footpath outside 147 Jordanstown Road, Newtownabbey.

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 TEL 1 of Planning Policy Statement 10 Telecommunications, and relevant guidance within DCAN 14 in that the proposal, if approved, will

result in unacceptable damage to the visual amenity of 147 Jordanstown Road by way of its height, location and prominence.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy AMP 1 of Planning Policy Statement 3 Access Movement and Parking, in that the proposal would, if permitted, prejudice the safety and convenience of road users since the erection of the telecommunication pole and associated cabinets in the proposed position would restrict the existing visibility at the junction of Mount Pleasant Park with the Jordanstown Road.

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

PLANNING APPLICATION NO: LA03/2022/0979/F
Erection of stables and hay and machinery shed.

150m East of 36A Speerstown Road, Moorfields, Ballymena.

REFUSE 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, 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 Policy OS3 of Planning Policy Statement 8, Open Space, Sport and Outdoor Recreation, in that the proposal does not possess a recreational element.

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

PLANNING APPLICATION NO: LA03/2023/0158/F
Retention of an external storage area for 3no. wind turbine towers, associated blades and 2no. stacked storage units, on redundant concrete hardstand and temporary 1.8 metre high fencing (Temporary permission for a period of 3 years).

Approximately 37m South of 55a Nutts Corner Road Crumlin.

REFUSE PLANNING PERMISSION

1. The development 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.
2. The development is contrary to the policy provisions of the Strategic Planning Policy statement and Policy PED 9 of Planning Policy Statement 4 "Planning and Economic Development", in that, if approved the development would fail to deliver a high quality design and layout; and lack suitable boundary treatments or landscaping to assist with integration into the landscape.
3. The development is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the site lacks established boundaries to provide a suitable degree of enclosure to aid integration.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0283/F**
New dwelling and integral garage and associated siteworks (CTY 2a and CTY 8).

SITE/LOCATION: Lands approximately 90 metres northeast of 89 Tildarg Road, Kells, BT42 3NY

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 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 is not within an otherwise substantial and continuously built up frontage and the proposal does not represent a small gap site sufficient only to accommodate a maximum of two dwellings.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0171/F**
Covered livestock pen (retrospective application).

SITE/LOCATION: 65m to the north-east of 5e Ballyquillan Road Aldergrove Crumlin BT29 4DD.

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 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that i) the building is not clustered with an established group of farm buildings on the agricultural holding, ii) it has not been demonstrated that a new building is necessary for the efficient functioning of the farm, iii) there is no persuasive evidence that a building at this location 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 Policies CTY 12 & 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building fails to integrate into the landscape.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0070/F**
Ground floor side extension with two storey rear extension and internal works and new front porch.

SITE/LOCATION: 8 Gleneden Park, Jordantown, Newtownabbey, BT37 0QL.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL:

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Criterion (b) of Policy EXT1 of the

Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that, the proposed development, if permitted, would result in a detrimental impact to the privacy and amenity of neighbouring residents.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0038/F**
Boundary fence (retrospective).
SITE/LOCATION: 12 Merville Mews, Newtownabbey, BT37 9SP.
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL: 1. The proposal is contrary to the Policy provisions of the Strategic Planning Policy Statement for Northern Ireland and Policy EXT 1 of Addendum to Planning Policy Statement 7 "Residential Extensions and Alterations in that if the development were approved, it would detract from the appearance and character of the site and surrounding area by way of scale, massing, design and inappropriate use of materials.

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 14 June 2023**.

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 16 June 2023**.

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 Northern Ireland 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.