

Planning Committee Meeting – Monday 16 October 2023

Schedule of Applications expected to be considered

PROPOSAL:	PLANNING APPLICATION NO: LA03/2022/0641/F Proposed residential development comprising of 187 no. dwellings in 2 phases (Phase 1 to deliver 48 no. dwellings & Phase 2 to deliver 139 no. dwellings) and associated garages, including provision of public open space, landscaping, new site access and all associated site works.
SITE/LOCATION:	Lands between Station Road and Burn Road approx. 180m South East of 48 Burn Road, 160m South West of 24 Burn Road and 270m West of 53 Station Road, Doagh, BT39 0QT
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2022/0942/F Proposed residential development for 6 no. detached dwellings. Proposal includes garages, car parking, landscaping and all associated site works.
SITE/LOCATION:	1 Circular Road, Jordanstown Newtownabbey BT37 0RA
RECOMMENDATION:	GRANT PLANNING PERMISSION
PROPOSAL:	PLANNING APPLICATION NO: LA03/2023/0383/F Installation of up to 18m high slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric metre cabinet, and ancillary development.
SITE/LOCATION:	Land approximately 23m North West of 1 The Beeches, Newtownabbey
RECOMMENDATION:	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL:	1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement; and Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the proposed development, if permitted, would not prejudice the safety and convenience of road users because it has not been demonstrated that the proposed development would not be located within the required visibility splays.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

PROPOSED REASONS

FOR REFUSAL:

PLANNING APPLICATION NO: LA03/2022/1047/F

Proposed erection of 7 no. apartments to replace former dwelling and workshop, with associated parking, access and landscaping
9 Nursery Park, Muckamore, Antrim, BT41 1QR

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development represents an overdevelopment of the site as:
 - a) it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout, structures and landscaped and hard surfaced areas;
 - b) inappropriate and insufficient levels of private amenity space have been proposed as an integral part of this development;
 - c) the layout of the proposed development will have a detrimental impact on the protected trees in the vicinity of the site; and
 - d) the movement pattern does not meet the needs of those whose mobility is impaired and the parking provision is inappropriate.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy FLD 1 of Planning Policy Statement 15 in that the proposed development would, if permitted, be located within the Q100 fluvial flood plain, and would be at risk from flooding and is likely to increase the risk of flooding elsewhere.
3. The proposal is contrary to the provisions of the Strategic Planning Policy in that the proposed development would, if permitted, not have a suitable means of sewerage disposal as the proposed pumping station which needs to be developed to service the development is located outside the application site.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

PLANNING APPLICATION NO: LA03/2022/0795/O

Proposed dwelling and garage in an existing cluster

40m Northeast of 55 Hollybank Road, Parkgate, Ballyclare, BT39 0DL

GRANT OUTLINE PLANNING PERMISSION

PLANNING APPLICATION NO: LA03/2023/0459/F

PROPOSAL: Two storey extension (2,794 gross sqm external) to the existing Sports Centre to include: a gym; fitness suites; physio room; student sports clubhouse with bar; teaching/event space; extended reception area; internal café space; changing rooms; equipment stores; plant rooms and ancillary multipurpose rooms. Associated site development works include soft and hard landscaping, footpath provision, electrical substation and all services.

SITE/LOCATION: Ulster University Jordanstown Sports Centre, land adjacent to UUJ Sports Centre, Shore Road, Newtownabbey, BT37 0JB

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2023/0014/F

PROPOSAL: Erection of 2 storey building comprising 2no apartments, access and associated site works (in substitution for 1no detached dwelling as approved under LA03/2022/0008/F)

SITE/LOCATION: Land 20 metres north-east of No. 1 Loughview Drive, Toomebridge, BT41 3UG

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL: 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and criterion (a) of Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposal fails to respect the site and surrounding context and the massing and appearance of the building will have an unacceptable impact on the character and environmental quality of the area.

PLANNING APPLICATION NO: LA03/2023/0012/F

PROPOSAL: Erection of 2 No. semi-detached dwellings, access and associated site works (in substitution for 1no. detached dwelling on site 7 as approved under LA03/2022/0008/F).

SITE/LOCATION: Land 30 metres north-west of No. 1 Loughview Drive, Toomebridge (access via new development, Bannfield Way).

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL 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' in that the proposal fails to respect the site and the surrounding context that would be created with the erection of development pursuant to planning permission reference LA03/2022/0008/F (criterion 'a') and that the design and layout will create conflict with the permitted dwelling on Plot 11 of planning permission reference LA03/2022/0008/F by reason of overlooking and privacy intrusion (criterion 'h').

PLANNING APPLICATION NO: LA03/2023/0442/F
PROPOSAL: Change of use from a hairdressing salon to a restaurant with hot food takeaway
SITE/LOCATION: Units 4 & 5, 142 Doagh Road, Newtownabbey, BT36 6BA
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL: 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7, Quality Residential Environments, in that it has not been demonstrated that the development, if permitted, would not have a detrimental impact on neighbour amenity by way of noise.

PLANNING APPLICATION NO: LA03/2023/0201/O
PROPOSAL: 2no semi-detached dwellings
SITE/LOCATION: Land with outbuildings directly North of 122 Hydepark Road, Newtownabbey
RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2023/0358/F
PROPOSAL: 5No. dwellings
SITE/LOCATION: Land 3m west of 99 Portmore Hall, Crumlin
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 Planning Policy Statement 7, Policy QD 1 in that it has not been demonstrated that the development respects the site in terms of layout. The proposed development, if approved, would result in overdevelopment of the site.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Planning Policy Statement 7, Policy QD 1, in that, if approved the design and layout would have a detrimental impact upon the neighbour amenity of another proposed dwelling on the site, specifically in terms of overlooking.

PLANNING APPLICATION NO: LA03/2023/0546/S54
PROPOSAL: 41No. dwellings (Variation of Condition 2 from planning approval LA03/2021/0914/F) regarding mains sewer and Waste Water Treatment Works)
SITE/LOCATION: Land 30m North East of no 146 and opposite Nos. 141-147 Staffordstown Road, Randalstown, BT41 3LH
RECOMMENDATION: **REFUSE PLANNING PERMISSION**
PROPOSED REASON FOR REFUSAL: 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Planning Policy Statement 7 (PPS 7) 'Quality Residential Environments' in that the proposed development, if approved, would lead to an unfinished and incomplete residential scheme resulting in unacceptable

damage to the local character, environmental quality and residential amenity of the area.

PROPOSAL:	PLANNING APPLICATION NO: LA03/2023/0572/O
SITE/LOCATION:	Dwelling 75m North East of 84 Ballymena Road, Doagh, Ballyclare, BT39 0RN
RECOMMENDATION:	REFUSE OUTLINE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL:	<ol style="list-style-type: none">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 provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the farm business has not been active for at least 6 years.3. The proposal is contrary to the policy 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 will result in the suburban style build-up of development when viewed with existing buildings.

PROPOSAL:	PLANNING APPLICATION NO: LA03/2023/0488/O
SITE/LOCATION:	Dwelling and garage (Site 2) 93m north east of 256 Seven Mile Straight, Crumlin, BT29 4YT
RECOMMENDATION:	REFUSE OUTLINE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL:	<ol style="list-style-type: none">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 contained in the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not represent a gap site within an otherwise substantial and continuously built up frontage.3. The proposal is contrary to the policy 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 will create a ribbon of development and result in the suburban style build-up of development when viewed with existing buildings.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0487/O**
SITE/LOCATION: Site for proposed infill dwelling and garage (Site 1)
RECOMMENDATION: 34m north east of 256 Seven Mile Straight, Crumlin, BT29 4YT
PROPOSED REASONS FOR REFUSAL: **REFUSE OUTLINE PLANNING PERMISSION**

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 contained in the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not represent a gap site within an otherwise substantial and continuously built up frontage.
3. The proposal is contrary to the policy 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 will create a ribbon of development and result in the suburban style build-up of development when viewed with existing buildings.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0569/F**
SITE/LOCATION: Erection of ball catch net
 Neillsbrook Pitches (approximately 20m south of No.6 Brackenburn, Randalstown)
RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2023/0545/F**
 Proposed 3G training pitch, in place of an existing grass training pitch, with 2.4m high fence & gates, 5m high ball stop fencing, replacement of existing 2.4m high fencing & gates, new 8m high ball stop netting, floodlighting and associated site works.
SITE/LOCATION: 81 Cloyne Crescent Monkstown Newtownabbey Antrim BT37 0HH
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 www.antrimandnewtownabbey.gov.uk on **Wednesday 11 October 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 13 October 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.