

Planning Committee Meeting – Monday 15 November 2021

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0596/F**
Extension to existing park and ride facility (with associated access road, pedestrian and cycle path, fencing, lighting and CCTV), reconfiguration of existing park and ride layout (to provide a total of 318 parking spaces), two cycle storage units, landscaping, new access arrangements at The Glade and widening of The Glade at junction with Carnmoney Road North.

SITE/LOCATION: Lands 150m to the west of and including Mossley West Park and Ride and the junction of The Glade and Carnmoney Road North, Newtownabbey, BT36 5PE

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0187/F**
Retrospective application for car storage yard to provide additional storage space.

SITE/LOCATION: 19 Rashee Road, Ballyclare

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

- 1) The proposal is contrary to the Strategic Planning Policy Statement set out at paragraph 3.8 in that, if permitted, the development would cause demonstrable harm to interests of acknowledged importance which includes the local character, environmental quality of the area and the residential amenity of existing residents at No's 25, 27 and 29 Rashee Road.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0781/O**
Detached dwelling

SITE/LOCATION: Land between Nos. 111 and 131 Seven Mile Straight Antrim BT41 4QT.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASON 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 provisions contained within the Strategic Planning Policy Statement and fails to meet 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 does not comprise a small gap within a substantial and continuously built up frontage.

3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site, if permitted, would fail to integrate into the countryside.
4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build up when viewed with the existing dwellings along Seven Mile Straight.

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

PLANNING APPLICATION NO: LA03/2021/0234/O

A single two storey detached dwelling with a separate garage

Land adjoining 12a Laurel Lane, Belfast, BT14 8SQ

REFUSE OUTLINE PLANNING PERMISSION

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.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy NH 2 of the Planning Policy Statement 2: Natural Heritage in that insufficient information has been submitted to demonstrate that the proposed development will not have a detrimental impact on natural heritage features, including protected species.

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

PLANNING APPLICATION NO: LA03/2021/0669/O

Site for 2no infill dwelling and garages

Approx. 30m S of 89 Magheralane Road, Randalstown, BT41 2PA

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.
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 that includes a line of 3 or more buildings.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY2a of PPS 21, Sustainable Development in the Countryside, in that the cluster is not made up of at least four buildings, three of which must be dwellings, the cluster does not appear as a visual entity in the landscape and it is not bound on at least two sides by other development in the cluster.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build up dwellings and not respect the existing pattern of development.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

PROPOSED REASON FOR REFUSAL

PLANNING APPLICATION NO: LA03/2021/0387/F

Change of use to car electrics workshop utilising farm buildings.

50 Ballylagan Road, Ballyclare BT39 9QR

REFUSE 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 Paragraph 6.73 of the SPPS and Policy CTY 11 of Planning Policy Statement 21 Sustainable Development in the Countryside in that the proposed farm diversification business would not be run in conjunction with the agricultural operations on the farm.

PROPOSAL:

SITE/LOCATION:

RECOMMENDATION:

PROPOSED REASONS FOR REFUSAL

PLANNING APPLICATION NO: LA03/2021/0651/O

Site for single storey dwelling

Approximately 25m south east of 44A Drumsough Road, Randalstown, BT41 2NW

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the provisions contained in 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 provisions contained in the Strategic Planning Policy Statement and Policy CTY2a of Planning Policy Statement 21, Sustainable Development in the Countryside, as the development cannot be absorbed into the existing cluster through rounding off and consolidation and will intrude into the open countryside.
3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that it has not been demonstrated that the proposed dwelling will not experience a detrimental impact on the amenity of the future occupants, by way of noise associated with the adjacent Riding Centre.

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

PLANNING APPLICATION NO: LA03/2021/0729/O

Manager's dwelling for existing allotments.
 100m NE of 3 Lisglass Road, Ballyclare.

REFUSE OUTLINE PLANNING PERMISSION

- 1) The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policies CTY1 and CTY7 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that there is a site specific need for the proposed dwelling that makes it essential for an employee to live at the site of their work; and that the site is not located beside, or within, the boundaries of the business enterprise and does not integrate with the buildings on the site.

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

PLANNING APPLICATION NO: LA03/2020/0792/O

Site for a two-storey dwelling
 50m east of 168 Ballycorr Road, Ballyclare

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 of the Strategic Planning Policy Statement and Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it fails to meet with the provisions for a new dwelling in an existing cluster as it would intrude into the open countryside.

PROPOSAL:
SITE/LOCATION:
RECOMMENDATION:

PLANNING APPLICATION NO: LA03/2021/0679/O

Proposed infill dwelling and garage
 30m West of Rashee Cemetery, Springvale Road, Ballyclare

REFUSE OUTLINE PLANNING PERMISSION

**PROPOSED REASON
FOR REFUSAL**

- 1) The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.

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

PLANNING APPLICATION NO: LA03/2021/0680/O

Proposed infill dwelling and garage
40m East of 26 Springvale Road, Ballyclare

REFUSE OUTLINE PLANNING PERMISSION

- 1) The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.

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

PLANNING APPLICATION NO: LA03/2021/0615/O

Site for Infill Dwelling
Lands 50 metres west of 36 Aughnabrack Road, Ballyutoag, Belfast

REFUSE OUTLINE PLANNING PERMISSION

- 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 provisions contained within the Strategic Planning Policy Statement and fails to meet 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 does not comprise a small gap within a substantial and continuously built up frontage.
- 3) The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site, if permitted, would fail to integrate into the countryside.
- 4) The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build up when viewed with the existing dwellings along the Aughnabrack Road.

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 10 November 2021**.

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 12 November 2021**.

Due to the Coronavirus the Planning Committee meeting in November will continue to incorporate the use of technology to provide for remote access to Members and public speakers as necessary. It is also intended that the meeting will be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting.

Whilst the Council Offices remain closed to the general public for normal business, as part of the interim procedure that has now been put in place, facilitated public access to Mossley Mill will be considered for anyone who cannot for good reason access the Committee meeting remotely. However, this will be subject to availability and social distancing requirements and **all requests to attend in person must therefore be registered with the Council in advance providing the reason for this**. The Council would however encourage all those with an interest in the meeting to use the remote access measures wherever possible.

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.