

<b>COMMITTEE ITEM</b>	<b>3.3 - ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2018/0842/F</b>
<b>DEA</b>	<b>THREEMILEWATER</b>
<b>COMMITTEE INTEREST</b>	<b>MAJOR DEVELOPMENT</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Demolition of existing building and replacement with Class A1 Foodstore and associated eight-bay Petrol Filling Station and associated works including car parking, access from Doagh Road, Click-and-Collect facility and landscaping. Access from Doagh Road facilitated by new roundabout to replace Doagh Road and Monkstown Road junction; and off-site road improvement works at Doagh Road/Station Road/O'Neill's Road junction
<b>SITE/LOCATION</b>	229-233 Doagh Road, Monkstown Industrial Estate, Newtownabbey
<b>APPLICANT</b>	ASDA Store Ltd
<b>AGENT</b>	TSA Planning
<b>LAST SITE VISIT</b>	7 July 2020
<b>CASE OFFICER</b>	Michael O'Reilly Tel: 028 90340424 Email: <a href="mailto:michael.oreilly@antrimandnewtownabbey.gov.uk">michael.oreilly@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal <a href="http://www.planningni.gov.uk">www.planningni.gov.uk</a></b></p>	
<b>APPLICATION UPDATE</b>	
<p>Subsequent to publication of the Planning Report on this application, the Department for Infrastructure has written to the Council to direct under Article 17 of the Planning (General Development Procedure) Order (NI) 2015 that the Council does not proceed to grant planning permission to the application until further advised by the Department (<b>copy enclosed</b>).</p> <p>The service of such a Direction under Article 17 provides the Department with the opportunity to decide whether it wishes to call the application in for determination by the Department itself instead of the Council.</p> <p>There are in effect only two outcomes as a result of this Direction:</p> <p>(a) The Department either calls the application in under Section 29 of the Planning Act (NI) 2011 for its determination; or</p> <p>(b) The Department indicates that it does not intend to call in and determine the application under Section 29 and such determination will therefore remain with the Council.</p> <p>Members are advised that, should the Department decide not to call in the application, the Council would then be obliged under the provisions of planning legislation to undertake a Pre-determination hearing for this development proposal prior to the application being returned to the Committee for its determination.</p>	

In these circumstances, Members may wish to defer consideration of the application pending confirmation from the Department as to how it will be proceeding on this matter.

Furthermore, without prejudice to the Department's position on this matter, but on the assumption that it confirms that it does not intend to call in and determine the application, Officers are seeking authority from the Committee to hold the Pre-determination hearing that would be required as a result of this decision and to commence arrangements for this hearing.

Members may also wish to note that should the Department confirm that it does not intend to call in and determine the application, then an updated Planning Report will be made prepared by Officers following the Pre-determination hearing that will also address any additional matters that have been raised in the intervening period.

**RECOMMENDATION: It is recommended that;**

**(a) the Direction issued by the Department for Infrastructure under Article 17 of the Planning (General Development Procedure) Order (NI) 2015 be noted;**

**Committee's instructions in relation to the deferral of application LA03/2018/0842/F are requested.**

**Should a deferral; be granted it is recommended that**

**(b) a Pre-determination hearing be held should authority for determination of this application ultimately rest with the Council and that Officers commence arrangements for this in anticipation of such an outcome.**

<b>COMMITTEE ITEM</b>	<b>3.6 - ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2020/0099/F</b>
<b>DEA</b>	<b>GLENGORMLEY URBAN</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Retention of change of use from shop unit to 2 no. ground floor flats to include alterations to existing buildings.
<b>SITE/LOCATION</b>	4 Hightown Road, Glengormley
<b>APPLICANT</b>	Thomas Donaghy
<b>AGENT</b>	H R Jess
<b>LAST SITE VISIT</b>	11th March 2020
<b>CASE OFFICER</b>	Sairead de Brún Tel: 028 903 40406 Email: <a href="mailto:sairead.debrun@antrimandnewtownabbey.gov.uk">sairead.debrun@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal <a href="http://www.planningni.gov.uk">www.planningni.gov.uk</a></b></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Since the preparation and publication of the Agenda report the agent has submitted an amendment to their scheme along with some additional information.</p> <p>The first amendment has been to provide two areas of private amenity space to the rear of the property both equating to 10sqm. The Planning section has not been able to verify the measurements provided by the agent on site, however, one of the areas lies mostly outside of the application site and cannot form part of this application. It is also located to the rear of No. 2 Hightown Road and limits the space available to that property which already has the car parking spaces for the flats laid out in front of that property. A further area of 12sqm of floorspace is provided to the front of the application building which looks out onto the Hightown Road. The agent compares this favourably to communal open space provided on planning application LA03/2019/0946/F which is also being considered by Committee. The open space area however, is not comparable as the open space on the Ballyclare/Moss Road scheme is located behind a wall and fencing as opposed to being openly viewed along the Hightown Road.</p> <p>The internal layout has been amended and now proposes a new internal arrangement of the floor layout for Unit 4a. The kitchen and dining area have now been combined and are located to the front of the unit and receive natural light from a window. The bedroom is now located at the rear of the property where there is a door opening. Should planning permission be forthcoming, it is considered necessary to impose a condition, requiring the bedrooms for both units to have a rear access door serving as a rear fire escape within three months of the date of the decision. As the rear doors serve as the only means of natural light, then should planning permission be granted, a condition needs to be included on any decision notice requiring that 50% of the door is finished in opaque glazing. This will ensure that satisfactory natural light will be available to the bedrooms.</p>	

A third issue has been raised by the agent that they were not afforded an opportunity to amend the scheme during the course of the processing of the application. It is understood that the case officer did not seek amendments as the scheme in principle was considered unacceptable due to the lack of an amenity space being provided for the residential units.

As a result of the changes made, the recommendation to refuse planning permission remains the same, however, the part of the reason for refusal which relates to the lack of natural light has been deleted.

<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
-----------------------	-----------------------------------

<b>PROPOSED REASON FOR REFUSAL</b>
------------------------------------


1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' 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 design; and
  - there is inadequate provision of private amenity space.



**Location Map**

Application Reference: LA03/2020/0099/F.  
 Location: 4 Hightown Road, Newtownabbey.  
 Proposal: Retention of change of use from shop to 2 ground floor flats.



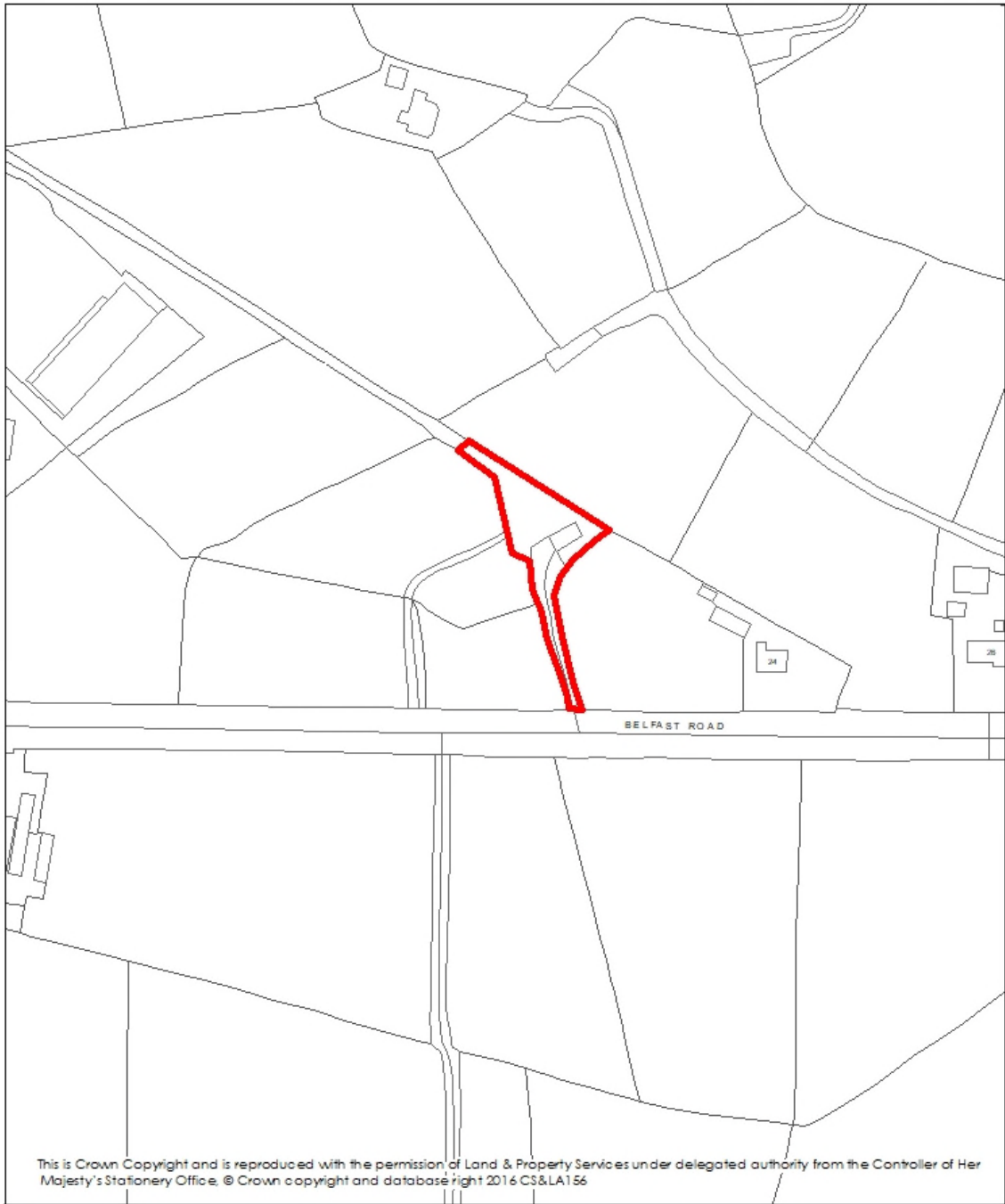
 Site Boundary



<b>COMMITTEE ITEM</b>	<b>3.8 - ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2020/0339/F</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Erection of replacement dwelling and garage plus demolition of existing dwelling
<b>SITE/LOCATION</b>	22 Belfast Road, Aughnamullan, Crumlin, BT29 4TQ
<b>APPLICANT</b>	Mr & Mrs Beattie
<b>AGENT</b>	G T Design
<b>LAST SITE VISIT</b>	17 <sup>th</sup> June 2020
<b>CASE OFFICER</b>	Leah Hingston Tel: 028 9034 0407 Email: <a href="mailto:leah.hingston@antrimandnewtownabbey.gov.uk">leah.hingston@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal <a href="http://www.planningni.gov.uk">www.planningni.gov.uk</a></b></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Since the preparation and publication of the Agenda report the agent has submitted additional information on the application along with some visuals. This information was placed on the Planning Portal in advance of the Committee meeting.</p> <p>The agent refers to their being two dwellings on the site, both of which are to be removed in order to accommodate the proposed dwelling. One of these structures referred to is a prefabricated building which does not have the benefit of planning permission, the other is an old stone building which was accepted to exhibit the essential characteristics of a dwelling.</p> <p>The agent claims in their submission that the site is well screened, that the building does not have to be invisible from public vantage points and that the design is in accordance with the recommended design guidelines, with vertical emphasis to the windows and broken roof lines.</p> <p>There are no amendments proposed to the design scheme and it is considered that the points made by the agent do not address the concerns with the design of the dwelling set out in the initial Committee Report. The recommendation remains that planning permission should be refused.</p>	
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSED REASONS FOR REFUSAL</b>	
<p>1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY3 and CTY13 of Planning Policy Statement 21 in that;</p>	

the overall size of the proposed dwelling does not allow it to integrate into the surrounding landscape and it would have a significantly greater visual impact than the existing building.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY3, CTY13 and CTY14 of Planning Policy Statement 21 in that; the proposal is not of a high quality design appropriate to its rural setting and having regard to local distinctiveness.



### Location Map

**Application Reference:** LA03/2020/0339/F

**Location:** 22 Belfast Road, Aughnamullan, Crumlin

**Proposal:** Erection of replacement dwelling and garage plus demolition of existing dwelling

Scale: 1:2000



For Information Only

