

Planning Committee Meeting – Monday 16 March 2020

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0479/F**
Social Housing Scheme consisting of 2 no. apartment blocks (2 x 21 units with a mix of general needs and elderly apartments) and 11 no. 2 storey semi-detached houses, 8 no. 2.5 storey semi-detached houses and 2 no. wheelchair bungalows, total 63 units.

SITE/LOCATION: 41 Knockenagh Avenue, Newtownabbey

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0617/F**
Proposed new store/showroom/assembly building with additional parking/lorry turning facilities and alterations/upgrade to the existing site access

SITE/LOCATION: Lands to the rear of No. 10 through to 16 Shanes Street, Randalstown

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/1097/F**
New 2-storey dwelling attached as an end-terrace property in the same design and style of No. 108

SITE/LOCATION: Land 10m east of beside No. 108 Glenview Park Whiteabbey 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 Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed property in terms of vibration from trains using the adjacent railway lines.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0516/F**
Extension to curtilage of dwelling to provide garden

SITE/LOCATION: 67 Whitehouse Park, Whitehouse, Newtownabbey

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0649/F**
Proposed garden decking

SITE/LOCATION: 67 Whitehouse Park, Whitehouse, 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 Criterion (a) 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 on the appearance and character of the surrounding area.

PLANNING APPLICATION NO: LA03/2019/1050/F

PROPOSAL: Erection of 3no. dwellings with detached garages and associated landscaping/site works (includes change of house type of 2no. dwellings from that previously approved under application LA03/2019/0629/F)

SITE/LOCATION: Approximately 13m NE of 164 Ballycorr Road, Ballyclare

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed development would, if permitted, significantly alter the existing character of the cluster and surrounding area. In addition the proposed development would if permitted, adversely impact on the residential amenity of the proposed properties.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 13 and 14 of Planning Policy Statement 21, in that the proposed development would, if permitted, introduce suburban design elements into this area of the countryside which would impact upon the visual amenity and rural character of the area, significantly altering the existing character of the cluster and surrounding area.

PLANNING APPLICATION NO: LA03/2019/0902/F

PROPOSAL: Infilling of farm land with inert material (topsoil) for land improvement

SITE/LOCATION: Lands 50m north east of No. 8 Station Park Toomebridge

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 FLD 1 of PPS 15, Planning and Flood Risk, in that it has not been demonstrated the development, if permitted, would not be at risk from flooding or result in increased levels of flooding elsewhere.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy WM 4 of PPS 11; Planning and Waste Management, in that it has not been demonstrated that the proposal, if permitted, would not have an unacceptable adverse impact upon the environment in the form of increased flood risk.

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website on Wednesday 11 March 2020.

The Council has introduced speaking rights at the Planning Committee meetings and we have 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 by Noon on Friday 13 March 2020.

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. Please contact the Planning Section by telephone on 0300 123 6677 for further information.