

Planning Committee Meeting – Wednesday 11 December 2019
Schedule of Applications expected to be considered

PLANNING APPLICATION NO: LA03/2019/0089/F

PROPOSAL: Proposed development of 24 no. apartments within 4 no. blocks (Partial amendment to previous planning approval U/2014/0167/F), landscaping and all associated site and access works

SITE/LOCATION: Lands adjacent and north/north east of 85 and 91 Whitehouse Park and adjacent and west of M5 Motorway, Newtownabbey.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2019/0444/F

PROPOSAL: Demolition of existing retail units, filling station and No.8 Station Road; and development of 2 No. replacement retail units and 1 no. hot food unit, bulk fuel, petrol canopy, ATM and bin store with associated car parking and site works.

SITE/LOCATION: 8-10 Station Road, Doagh

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement in that insufficient evidence has been provided to demonstrate the proposal would not have a significant detrimental impact on nearby residential properties by reason of noise.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that, if approved, the design of the proposal would have a significant detrimental impact upon No.6 Station Road, Doagh, by reason of dominance and overlooking.

PLANNING APPLICATION NO: LA03/2019/0696/O

PROPOSAL: Proposed construction of 2no. infill dwellings using the existing vehicular entrance at 362 Ballyclare Road and associated car parking.

SITE/LOCATION: Site between no. 362 & 366 Ballyclare Road, Glengormley

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 Policies CTY 1 and CTY 8 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 and it fails to meet with the provisions for an infill dwelling in accordance with CTY 8 of PPS

21 as the existing gap could accommodate more than 2 dwellings and the plot sizes are out of character with the other existing plots.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the dwellings proposed on this site would not respect the traditional pattern of development in the area, and would, if permitted, create a ribbon of development resulting in a suburban style of build-up, resulting in a detrimental change to and further eroding the rural character of the area.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 and of Planning Policy Statement 21, in that the site lacks long established natural boundaries and relies on the use of new landscaping for integration and the impact of ancillary works would not integrate with their surroundings.

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

PLANNING APPLICATION NO: LA03/2019/0761/O

Proposed site for new dwelling

133A Seven Mile Straight, Antrim, BT41 4QT

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 1 and CTY2a 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 and it fails to meet with the provisions for a new dwelling in an existing cluster in accordance with CTY2a as there is no focal point to the cluster and the cluster does not read as a visual entity in the landscape.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 1 and CTY8 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 and it fails to meet with the provisions for an infill opportunity under Policy CTY 8 of PPS 21 as the proposed dwelling does not share a common frontage onto a road or shared laneway.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the required visibility splays can be achieved and that the proposal will not prejudice road safety.

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

PLANNING APPLICATION NO: LA03/2019/0805/F

Erection of dwelling, garage and associated site works
Land to the immediate NW of 2A Carmavy Road, Crumlin, BT29 4TF

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 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 and it fails to meet the provisions for a dwelling within a cluster in accordance with Policy CTY 2a of PPS21.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 4 of PPS 21, Sustainable Development in the Countryside, in that the proposed dwelling does not respect the traditional pattern of settlement exhibited in the area resulting in a detrimental change to the rural character of the countryside.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 15 of PPS 21, Sustainable Development in the Countryside, in that the proposed development would mar the distinction between the settlement of Killead and the surrounding countryside and result in urban sprawl.
4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP2 of Planning Policy Statement 3, Access, Movement and Parking, and Development Control Advice Note 15 Vehicular Access Standards as there is insufficient information to demonstrate that a safe and suitable means of access for the proposed development can be achieved.
5. The proposal is contrary to Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk (PPS 15), in that no flood risk assessment has been provided to demonstrate that adequate measures can be put in place to manage and mitigate any increase in flood risk arising from the development.

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

PLANNING APPLICATION NO: LA03/2019/0823/F

Proposed conversion and reuse of existing stone barn to domestic dwelling with extension

40m southeast of 27A Pipe Road, Randalstown

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 4 of Planning Policy Statement 21, in that the building to be converted is not considered to be of local importance; the proposed design does not maintain or enhance the existing design and architectural features of the building; and the

proposed extension is not sympathetic to the existing building in terms of scale.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2019/0716/F**
Single garage to rear of dwelling with associated new access and boundary fence

SITE/LOCATION: 9 Lismenary Road, Ballynure

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 on Friday 6 December 2019.

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 Tuesday 10 December 2019.

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.