

## **Planning Committee Meeting – Monday 21 February 2022**

### **Schedule of Applications expected to be considered**

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2020/0506/F</b> Part-demolition of existing buildings to rear of 19-21 Market Square & Proposed residential development comprising 15no. apartments
<b>SITE/LOCATION:</b>	Lands to the rear of 19, 20, 21 & 21 A-F Market Square, Antrim
<b>RECOMMENDATION:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSED REASON FOR REFUSAL</b>	<ol style="list-style-type: none"><li>1. The proposal is contrary to the policy provisions of paragraph 6.12 of the Strategic Planning Policy Statement and criteria (a) and (b) of Policy BH 11 of PPS6 'Planning, Archaeology and the Built Heritage' in that, if permitted, the development proposal would not respect the listed buildings in close proximity to the application site in terms of the scale, height, massing and alignment of the proposed development and the works proposed do not make reference to the use of traditional or sympathetic building materials and techniques which respect to those found on those listed buildings in close proximity to the application site.</li><li>2. The proposal is contrary to the policy provisions of paragraph 6.18 of the Strategic Planning Policy Statement, Policy BH12 of PPS 6 'Planning Archaeology and the Built Heritage' and Section 104 (11) of the Planning Act (NI) 2011 in that, if permitted, the proposal would neither preserve nor enhance the character, appearance and setting of the Conservation Area given the layout and arrangement of the development along with the scale, form, massing, alignment, materials and detailing of the building as well as the loss of protected trees in the Conservation Area.</li><li>3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not maintain or enhance the distinctive character and appearance of the Conservation Area, does not respect the surrounding context and is inappropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas and would result in a cramped form of development on a restricted site.</li></ol>

4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not respect features of the built heritage and landscape features have not been protected or integrated into the overall design and layout of the development.
5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not make adequate provision for private open space and landscaped areas as an integral part of the development.
6. The proposal is contrary to paragraph 6.304 of the Strategic Planning Policy Statement, Policy AMP 7 of Planning Policy Statement 3 'Access, Movement and Parking' and criterion (f) of Policy QD 1 of PPS 7 'Quality Residential Environments' in that it has not been demonstrated that the proposal warrants a reduced level of car parking provision to serve the development.
7. The proposal is contrary to the Strategic Planning Policy Statement set out at paragraph 3.8 in that it has not been demonstrated that the residential amenity of future occupiers of the development would not be subject to high levels of noise from nearby noise generating activities, it has not been demonstrated that possible land contamination issues will adversely impact human health receptors and it has not been demonstrated that foul sewerage created by the proposed development can adequately be dealt with so as not to impact to human health receptors and residential amenity.

**PLANNING APPLICATION NO: LA03/2021/0855/F**

Retention of two residential units

Land/barns opposite 21 Creevery Road Antrim

**PROPOSAL:**

**SITE/LOCATION:**

**RECOMMENDATION:**

**PROPOSED REASON FOR REFUSAL**

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy 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 policy provisions of the Strategic Planning Policy Statement and Policy CTY 4 of Planning Policy Statement 21 'Sustainable Development in the Countryside, in that the building to be converted is a residential building and the intensity of use of the building would be detrimental to the amenity of the existing residential units in terms of overlooking, overshadowing and general disturbance.

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

**PLANNING APPLICATION NO: LA03/2021/1107/O**

Site of Infill Dwelling and Garage (Site 2)

35 metres south west of No. 63 Craigstown Road, Randalstown

**REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the policy 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 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 does not comprise a small gap within a substantial and continuously built up frontage.
3. 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, in that a new dwelling, if permitted, would result in a suburban style build-up of development; and the creation of ribbon development along the Craigstown Road.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, in that a new dwelling, if permitted, would fail to integrate into the landscape.
5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement in that, if permitted, the proposed access laneway would have an unacceptable adverse effect on the dwelling under construction in terms of overlooking and general disturbance.

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

**PLANNING APPLICATION NO: LA03/2021/1115/O**

Site of Infill Dwelling and Garage (Site 1)

30m approx North East of 57 Craigstown Road  
Randalstown

**REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the policy 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 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 does not comprise a small gap within a substantial and continuously built up frontage.

3. 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, in that a new dwelling, if permitted, would result in a suburban style build-up of development; and the creation of ribbon development along the Craigstown Road.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, in that a new dwelling, if permitted, would fail to integrate into the landscape.
5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement in that, if permitted, the proposed access laneway would have an unacceptable adverse effect on the dwelling under construction and the proposed site being considered under LA03/2021/1107/O in terms of overlooking and general disturbance.

**PROPOSAL:**

**PLANNING APPLICATION NO: LA03/2021/1178/O**

Site for 2 no. single storey detached dwellings with detached garages as an infill

**SITE/LOCATION:**

Between 21 and 23 Dundesert Road, Crumlin, BT29 4SL

**RECOMMENDATION:**

**REFUSE OUTLINE PLANNING PERMISSION**

**PROPOSED REASON FOR REFUSAL**

1. The proposal is contrary to the 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 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 does not comprise a small gap within a substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in suburban style build up when viewed with the existing dwellings on the Dundesert Road.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies NH2 and NH 5 of Planning Policy Statement 2, Natural Heritage, in that it has not

been demonstrated that the proposed development would not have an adverse impact on fauna or their habitat.

**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.

**PROPOSAL:**

**SITE/LOCATION:**

**RECOMMENDATION:**

**PROPOSED REASON FOR REFUSAL**

**PLANNING APPLICATION NO: LA03/2021/1126/O**

Site for replacement dwelling (superseding approval granted under LA03/2020/0866/F)

158 Staffordstown Road, Cranfield, Randalstown

**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 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.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 15 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in urban sprawl as it would mar the distinction between the settlement limit and the surrounding countryside.

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2021/1124/F</b> Erection of 1 no. dwelling including landscaping, hardstandings, access and all other associated site works
<b>SITE/LOCATION:</b>	Land adjoining and immediately south-west of 202 Moneynick Road, Toome
<b>RECOMMENDATION: PROPOSED REASON FOR REFUSAL</b>	<b>REFUSE PLANNING PERMISSION</b> <ol style="list-style-type: none"><li>1. The proposal is contrary to the policy 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 does not respect the surrounding context and would result in a cramped form of development that is not in keeping with the overall character and environmental quality of this established residential area.</li><li>2. 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, if permitted, it would result in an unacceptable adverse effect on both the existing dwelling at No. 202 Moneynick Road and the proposed dwelling in terms of overlooking and general disturbance mostly associated with the site layout and its relationship with the existing Right of Way which runs through the application site.</li></ol>

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](http://www.antrimandnewtownabbey.gov.uk) on **Wednesday 16 February 2022**.

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 18 February 2022**

Due to Coronavirus the Planning Committee meeting in February 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](mailto:planning@antrimandnewtownabbey.gov.uk) for further information.