

**Planning Committee Meeting – Monday 21 October 2019**  
**Schedule of Applications expected to be considered**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0574/F**  
Erection of portal frame shed for storage of engineering parts.  
**SITE/LOCATION:** Newtownabbey Bus Depot, Glenville Industrial Estate,  
Newtownabbey  
**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0469/F**  
Track for use as exercise/lane for own horses/farm machinery  
(retrospective)  
**SITE/LOCATION:** Approximately 30 metres west of 17 Whitehill Drive, Randalstown  
**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0637/F**  
Change of use of existing unit to allow the sale of convenience,  
non bulky and bulky comparison goods  
**SITE/LOCATION:** Unit 7, Longwood Retail Park, Longwood Road, Newtownabbey  
**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0586/F**  
4 no retail units, 1 no retail & leisure unit & 1 no DIY store with  
mezzanine floor & garden centre with associated car parking,  
landscaping & general site works (Variation of condition 6 of  
U/2004/0796/O regarding "bulky good" floorspace restriction to  
allow the floorspace within Unit 3 to be used by a convenience  
and comparison goods retailer)  
**SITE/LOCATION:** Unit 3 Longwood Retail Park, Longwood Road, Newtownabbey  
**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2019/0378/F**  
Retention of three pre-fabricated building units, with Unit 1 and Unit  
2 for use as Class B2 and Storage with Unit 4 as Class B3 with  
associated parking and site works (amended description)  
**SITE/LOCATION:** Site 200m east of 50 Moira Road (The Auction Yard) Nutt's Corner  
BT29 4JL  
**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 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 PED 4 of Planning Policy Statement 4 'Planning and Economic Development', in that the proposal fails to demonstrate that: the scale will harm the rural character of the local area; the site does not provide any significant environmental benefits; the redevelopment does not deal comprehensively with the full extent of the site and the overall visual impact is significantly greater than what exists on the site.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 21 'Sustainable Development in the Countryside, Annex 1, Policy AMP 3 'Access to Protected Routes (Consequential Revision)' in that it would, if permitted, result in intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

**PLANNING APPLICATION NO: LA03/2019/0379/F**

**PROPOSAL:**

Proposed use of existing building (unit 5) with associated outdoor storage area to east as storage and distribution (class B4) and retention of second building (Unit 3) to east for same use with associated parking and site works (retrospective)

**SITE/LOCATION:**

Unit 5 The Auction Yard Ltd 50 Moira Road Nutts Corner BT29 4JL

**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 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 PED 4 of Planning Policy Statement 4 'Planning and Economic Development', in that the proposal fails to demonstrate any exceptional circumstances for storage or distribution to be located within this rural area, the scale and nature will harm the rural character of the local area, the site does not provide environmental benefits, the redevelopment does not deal comprehensively with the full extent of the site and the overall visual impact is significantly greater than what exists on site.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 21 'Sustainable Development in the Countryside, Annex 1, Policy AMP 3 'Access to Protected Routes (Consequential Revision)' in that it would, if permitted, result in intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

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

**PLANNING APPLICATION NO: LA03/2019/0715/F**

Proposed 2 no. infill dwellings and garages  
60m SE of No. 9 Cloughogue Road, Toome, BT41 3PW

**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 8 of Planning Policy Statement 21, in that it;
  - (a) Fails to meet with the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage; and
  - (b) Would result in the creation of a ribbon development on the Cloughogue Road.
3. 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 the two dwellings would, if permitted, represent an unduly prominent feature in the landscape.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, in that if two dwellings were permitted, it would
  - (a) Represent an unduly prominent feature in the landscape; and
  - (b) Result in a suburban style build-up of development; and
  - (c) Result in the creation of ribbon development along the Cloughogue Road detrimental to and further eroding the rural character of this area.

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

**PLANNING APPLICATION NO: LA03/2019/0627/O**

New dwelling and garage  
60m East of 89 Ballyrobin Road, Muckamore, Antrim, BT41 4TF

**REFUSE OUTLINE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 1 and CTY 10 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 farm dwelling in accordance with criterion a, b & c.
2. 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 it the site lacks long established natural boundaries and relies of the use of new landscaping for integration and ancillary works would not integrate with their surroundings.

3. The proposal is contrary to Planning Policy Statement 21, Sustainable Development in the Countryside, Annex 1, Policy AMP 3 Access to Protected Routes (Consequential Revision), in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic.

**PLANNING APPLICATION NO: LA03/2019/0654/F**

**PROPOSAL:**  
**SITE/LOCATION:**

Proposed replacement dwelling and garage  
Approx 60m west of 7 Tobergill Road, Templepatrick  
Ballyclare, Co Antrim

**RECOMMENDATION:**  
**PROPOSED REASONS FOR REFUSAL**

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY 3; Replacement Dwellings of Planning Policy Statement 21; Sustainable Development in the Countryside in that the building to be replaced does not exhibit the essential characteristics of a dwelling.

**PLANNING APPLICATION NO: LA03/2019/0716/F**

**PROPOSAL:**  
**SITE/LOCATION:**

Single garage to side of dwelling with associated new access and boundary fence  
9 Lismenary Road, Ballynure

**RECOMMENDATION:**  
**PROPOSED REASONS FOR REFUSAL**

**REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7 'Residential Extensions and Alterations' in that the garage and boundary fence would, if permitted, detract from the appearance and character of the surrounding area as the location, scale and massing of the proposed garage and fencing are inappropriate at this prominent corner site.

**PLANNING APPLICATION NO: LA03/2019/0501/F**

**PROPOSAL:**  
**SITE/LOCATION:**  
**RECOMMENDATION:**

Retention of domestic garage and extension to domestic curtilage  
35 metres west of 1 Brecart Road, Toomebridge

**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 Wednesday 16 October 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 Friday 18 October 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.