



Planning Section: 0300 123 6677 www.antrimandnewtownabbey.gov.uk

Planning Committee Meeting – Monday 15 April 2019
Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/0917/F**
Proposed erection of 1 no. storage and distribution centre and 3no. light industrial units, associated car parking, site access from Doagh Road, landscaping and all associated site and access works

SITE/LOCATION: Lands situated approx. 350m SE of 632 Doagh Road and 150m south of 618 Doagh Road Newtownabbey

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/1083/F**
Redevelopment of garden centre site to deliver a new garden centre development and associated landscaping, car parking and road and access works to the Old Ballyclare Road and Ballyclare Road. This includes the permanent retention of the existing garden centre building for garden centre retail, restaurant and covered production use; the retention of the garden centre building currently under construction on site and its use for garden centre retail, covered production, a farm shop, a coffee shop and ancillary storage; and the erection of a new garden centre building for ancillary storage. (Variation of conditions 3, 4 and 6 from approval LA03/2018/0299/F to allow an increase in the total net retail floorspace area within the approved building A and B from 2425sqm to 3145sqm, comprising an increase in the area permitted for other garden retail net retail floorspace from the 492sqm approved to 1212sqm and an increase in the area permitted for gift lines and/or domestic use utensils and decorative objects within the net retail floorspace area permitted for other garden retail from the 200sqm approved to 350sqm.

SITE/LOCATION: Coleman's Garden Centre, 6 Old Ballyclare Road, Templepatrick, Antrim, BT39 0BJ

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2018/1086/O**
Proposed site for new dwelling

SITE/LOCATION: 43a Old Manse Road, Newtownabbey, BT37 0RU

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 QD 1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of Addendum to PPS 7 'Safeguarding the Character of Established Residential Area', in that, it does not respect the

surrounding context, and it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality.

2. 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, if permitted, it would result in an unacceptable adverse effect on the existing property at 43a Old Manse Road in terms of overlooking, dominance, noise and general disturbance.

PLANNING APPLICATION NO: LA03/2017/0895/F

PROPOSAL: Change of use from farm buildings and yard to provide an extension of existing commercial car park for users of Belfast International Airport

SITE/LOCATION: Lands adjacent to and approx. 50m North East of 10 Crooked Stone Road, Aldergrove

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 AMP 10 of the Planning Policy Statement 3: Access Movement & Parking in that that the analysis provided by the applicant has not demonstrated that there is a need for the facility nor has any need been identified in any published Transport Plan.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 & 11 of Planning Policy Statement 21: Sustainable Development in the Countryside in that that it has not been demonstrated that the farm business is currently active and the proposal does not involve the reuse of an existing farm building.

PLANNING APPLICATION NO: LA03/2019/0014/O

PROPOSAL: Site of infill dwellings and garage (Site 1 access off Ballyrobert Road, site 2 access of Springwell Road)

SITE/LOCATION: Site approx. 50m NW of 446 Ballyclare Road and adjacent to the junction of Ballyclare Road, Ballyrobert Road, Kingsmoss Road and Springwell Road, Newtownabbey

RECOMMENDATION: REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY1 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 CTY8 of PPS21.
2. 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 if the development would if permitted mar

the distinction between the settlement of Kingsmoss and the surrounding countryside.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a build-up and ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed dwellings in terms of noise disturbance from the nearby vehicle repair business.

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

PLANNING APPLICATION NO: LA03/2019/0098/F

Extension of curtilage of dwelling (to provide front garden)
40m North of 108A Cidercourt Road Crumlin BT29 4RX

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 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.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the extension of curtilage if permitted, would result in a suburban style of build-up further eroding the rural character of the area.

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 10 April 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 12 April 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.