

Planning Committee Meeting – Monday 19 May 2025
Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0044/RM**
Proposed care home, petrol filling station and local neighbourhood supermarket and 4 no. apartment block A and realignment of access road approved under ref: LA03/2022/0042/O.

SITE/LOCATION: Land to the south of Hightown Road and 30m east of Holly Manor and 20-30 (evens) Hollybrook Manor, Glengormley.

RECOMMENDATION: **GRANT RESERVED MATTERS**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0406/O**
Site for residential development.

SITE/LOCATION: 19 Rashee Road and land immediately north-west and to the rear of 23 Rashee Road, Ballyclare, BT39 9HJ.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development represents an overdevelopment of the site as:
 - (a) it fails to respect the surrounding context and be appropriate to the character of the site in terms of layout, scale, proportions, massing and appearance of the building; and
 - (b) it provides inadequate car parking.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of Planning Policy Statement 15, Planning and Flood Risk, in that it has not been demonstrated through the Drainage Assessment that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from development elsewhere.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0865/F**
Change of use to House of Multiple Occupancy (HMO).

SITE/LOCATION: 60a Bush Manor, Antrim, BT41 2UA.

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2025/0006/F

PROPOSAL: Retention of change of use of garden pod to beauty business and proposed relocation of pod.

SITE/LOCATION: 7 Ferrard Grange, Antrim, BT41 4FT.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL: 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that the retailing element of the development lies outside any designated town centre and it has not been demonstrated that a suitable site does not exist within the town centre or other retailing area.

PLANNING APPLICATION NO: LA03/2024/0416/F

PROPOSAL: Demolition of 68-70 Doagh Road and erection of 9 new dwellings (6 semi-detached and 3 detached).

SITE/LOCATION: Site at 68-70 Doagh Road, Ballyclare (off Fairview Farm Road).

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL: 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development represents an overdevelopment of the site as:

- a) it fails to respect the surrounding context and be appropriate to the character of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas; and
- b) the design and layout will have an adverse impact on the amenity of neighbouring residents.

PLANNING APPLICATION NO: LA03/2025/0169/O

PROPOSAL: Site of dwelling and garage.

SITE/LOCATION: Immediately to the south of 23 Mucklerammer Road, Randalstown.

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, CTY 10 and CTY13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the proposal does not visually link or cluster with an existing group of buildings on a farm.

2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy NH 5 of Planning Policy Statement 2, Natural Heritage, in that it has not been demonstrated that the proposal will not result in the loss of a priority habitat.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0001/F**
SITE/LOCATION: Conversion and extension of existing Mill to residential dwelling.
RECOMMENDATION: 50m north-west of No. 35 Antrim Road, Aldergrove, Crumlin.
PROPOSED REASONS FOR REFUSAL: **REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies CTY 1 and CTY 4 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal is not sympathetic to the scale, massing and architectural style of the existing building and in that the proposal detracts from the architectural features, design and setting of the existing building.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 4 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal if permitted would be of a design inappropriate for the site and its locality.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement in that it has not been demonstrated the proposal will not have an adverse impact upon public health by way of contaminated land.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0106/F**
SITE/LOCATION: Proposed dwelling and detached garage (change of design and curtilage from previous approval LA03/2020/0203/F).
RECOMMENDATION: Lands 60m south-west of 71 Ballydonaghy Road, Crumlin, BT29 4ES.
PROPOSED REASON FOR REFUSAL: **REFUSE PLANNING PERMISSION**

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the approval of a storey and a half dwelling on this site would result in a prominent feature in the landscape, would fail to blend with the landform, the design of the building is inappropriate for the site and its locality and the proposal would result in a detrimental change to the rural character of the area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0829/F**
SITE/LOCATION: New access to existing dwelling.
RECOMMENDATION: 40 Old Ballybracken Road, Ballyclare, BT39 0TF.
PROPOSED REASON FOR REFUSAL: **REFUSE PLANNING PERMISSION**

1. The proposal is contrary to provisions contained within the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3: Access, Movement and Parking, in that it would, if permitted, prejudice the safety and convenience of road users since the vertical clearance height and width of the proposed access is unacceptable, in accordance with the standards contained in the Department's Development Control Advice Note 15 and Creating Places.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0004/RM**
Dwelling and Garage.
SITE/LOCATION: 50m east of 186 Seven Mile Straight, Antrim, BT41 4QY.
RECOMMENDATION: **REFUSE RESERVED MATTERS**
PROPOSED REASON FOR REFUSAL 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21 - Sustainable Development in the Countryside, in that the design of the proposed dwelling is inappropriate for the site and its locality.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0087/F**
Erection of 2no. semi-detached dwellings, access and associated site works (in substitution for 1 detached dwelling on Site 7 as approved under LA03/2022/0008/F).
SITE/LOCATION: Land 30 metres north-west of No. 1 Loughview Drive, Toomebridge (access via new development Bannfield Way).
RECOMMENDATION: **GRANT PLANNING PERMISSION SUBJECT TO A SECTION 76 AGREEMENT**

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 on **Wednesday 14 May 2025**.

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 16 May 2025**.

In addition to attending the meeting in person, the Planning Committee meeting will continue to incorporate the use of technology to provide for remote access to public speakers as necessary. The meeting will also be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting.

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 Northern Ireland 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 for further information.