

<b>COMMITTEE ITEM</b>	<b>3.4</b>
<b>APPLICATION NO</b>	<b>LA03/2020/0516/F</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Proposed 6no glamping pods and welcome/communal building with associated siteworks
<b>SITE/LOCATION</b>	130m NW of 14 Ballydunmaul Road, Randalstown
<b>APPLICANT</b>	James Alexander
<b>AGENT</b>	OJQ Architecture
<b>LAST SITE VISIT</b>	15 <sup>th</sup> December 2020
<b>CASE OFFICER</b>	Glenn Kelly Tel: 028 903 40415 Email: <a href="mailto:Glenn.Kelly@antrimandnewtownabbey.gov.uk">Glenn.Kelly@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal <a href="http://www.planningni.gov.uk">www.planningni.gov.uk</a></b></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Following the publication of the Planning Committee Report, a submission has been received from one of the properties objecting to the planning application. The additional information which includes, photographs, maps and other data is available for Members to view on the planning portal <a href="http://www.planningni.gov.uk">www.planningni.gov.uk</a></p> <p>The information covers a range of issues, including matters on sewerage, roads, ecology</p> <p>In terms of sewerage it is asserted that the septic tank for the facility is inadequate and the consultation from NI Water is factually incorrect as it is based on erroneous information. The capacity and type of the septic tank to be used for the proposed development is subject to a separate consenting process administered by DAERA. The planning system should not be used to duplicate the regulatory control of other consenting regimes, however, it is considered that a septic tank could be facilitated on site without any significant detrimental impact on neighbouring properties.</p> <p>The objectors have indicated that the agent commented at the previous Planning Committee that the lands were not suitable for agriculture and they have provided a photograph of sheep grazing in the field. In addition, they indicate that in their opinion the glamping pods are the equivalent of a petrol filling station canopy and it is proposed to develop six gloaming pods in the one field. It is considered that glamping pods and a filling station canopy are not comparable, the glamping pods have a sloping roof, are of a smaller footprint and petrol filling station canopies are normally very open and visible along the roadside to promote safety for access/egress. While the land may or may not be used for agriculture is immaterial. The appropriate test of whether the location of the facility is acceptable in the countryside is whether the proposal is compliant with the relevant policy tests as set out in the original Committee Report.</p>	

The objectors note that, in their opinion the facility is likely to fail based on the occupancy rates of tourist accommodation in the area. The policy allows for no such test of viability to demonstrate a need to develop tourism accommodation and therefore these comments can be attributed limited weight.

The objectors note that a planning application for a dwelling was refused in 2008 and yet the current proposal for seven buildings is considered acceptable. The previous application, was refused as it was considered at that time that the application site lacked integration and the development would impact rural character. This application was determined some 14 years ago and it is considered that in the current context, the site boundaries and the intervening vegetation are sufficient to integrate the buildings on the site.

The objectors have noted that they own a section of hedgerow which may require removal should to accommodate the necessary sight lines for the development onto the Clonkeen Road. Should planning permission be forthcoming, one of the proposed conditions (condition 07) attached to the Committee Report indicates that prior to any other development taking place on the site, the required sight lines must be put in place. Should the developer not be able to acquire the necessary sightlines, then the development cannot proceed. The adjudication over the ownership of the hedgerow is not a matter for the Council.

The objectors note the presence of bats on the site and the anticipated impact of artificial lighting as part of the proposal. In addition, the objectors also indicate the presence of a badger site outside of the application site. The assessment of the application included with it a number of ecological reports and consultation with various sections of DAERA including the Natural Environment Division. While the presence of protected species in the area was noted and accepted they offered no objections to the proposed development subject to conditions.

Having considered the additional information submitted by the objectors, the recommendation remains to grant planning permission.

<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>
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<b>PROPOSED CONDITIONS</b>
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1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The proposed landscaping indicated on Drawing No. 02/1, date stamped 13 October 2020 shall be carried out in the first planting season prior to the site becoming operational. If any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

3. The existing natural screenings within lands owned by the applicant (as indicated by the red and blue lands) as shown on approved drawings 01/1 and 02/1 date stamped received 13 October 2020 shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be given to the Council in writing prior to their removal. Existing hedging shall be retained at a minimum height of 2m and existing trees as shown retained at a minimum height of 4m. If any retained tree or vegetation is removed, uprooted or destroyed or dies it shall be replaced within the next planting season by another tree, trees or vegetation in the same location of a species and size as specified by the Council.

Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.

4. The glamping pods hereby permitted shall be used only for holiday accommodation and shall not be used for permanent residences.

Reason: The site is located within the countryside where it is the objective of policy to restrict development and this permission is solely granted because of its proposed tourism/holiday use.

5. The mitigation measures proposed within the Construction Method Statement, Document 03, date stamped 28<sup>th</sup> January 2022 shall be implemented in full during the construction phase of the development.

Reason: To protect the ecological integrity of the existing waterbody.

6. The preconstruction survey proposed within the Construction Method Statement, document 03, date stamped 28<sup>th</sup> January 2022 shall be submitted to and approved in writing by the Council prior to commencement of development. In the event where newts are present, a dedicated Newt Mitigation Plan shall be submitted and approved by the Council prior to obtaining a Wildlife Licence.

Reason: To protect any newts within the existing waterbody.

7. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.04 bearing the date stamp 13<sup>th</sup> October 2020, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

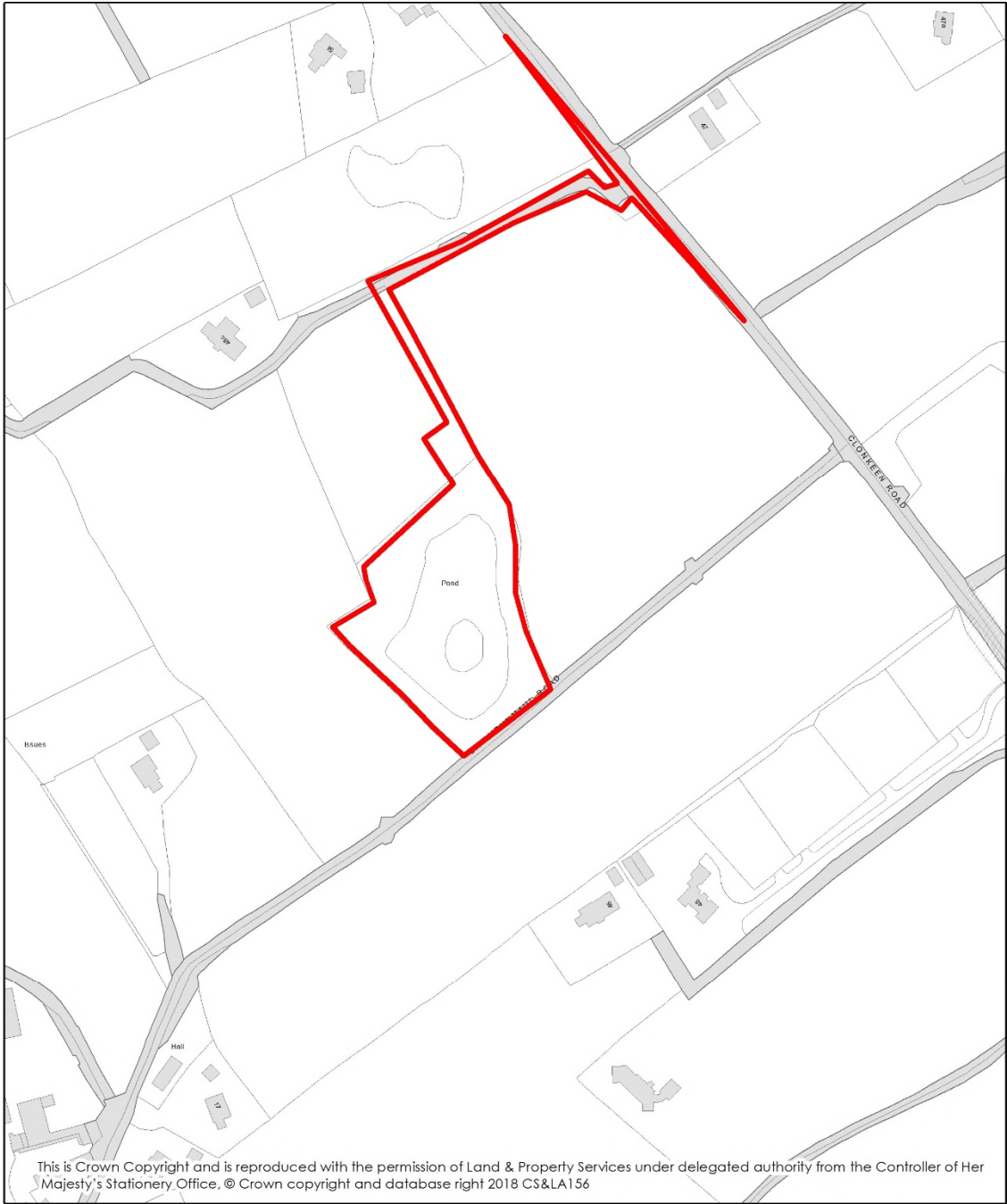
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

8. The gradient of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary.

Reason: To ensure there is a satisfactory means of access in interests of road safety and the convenience of road user.

9. No operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing No 02/1 bearing date stamp 13th October 2020 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.



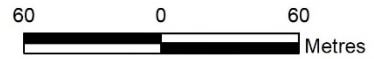
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### Site Location Plan

Application Reference: LA03/2020/0516/F

Proposed 6no glamping pods and welcome/communal building

130m NW of 14 Ballydunmaul Road  
Randalstown



<b>COMMITTEE ITEM</b>	<b>3.10</b>
<b>APPLICATION NO</b>	<b>LA03/2022/0122/O</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>

<b>PROPOSAL</b>	Site for dwelling and garage and associated ancillary works
<b>SITE/LOCATION</b>	Lands between 148 and 148b Ballymena Road, Doagh, BT39 0TN
<b>APPLICANT</b>	Duncan and Tracy Bain
<b>AGENT</b>	Planning Services
<b>LAST SITE VISIT</b>	13 <sup>th</sup> April 2022
<b>CASE OFFICER</b>	Alexandra Tipping Tel: 028 903 40216 Email: <a href="mailto:Alexandra.tipping@antrimandnewtownabbey.gov.uk">Alexandra.tipping@antrimandnewtownabbey.gov.uk</a>

**Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

#### **ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS**

This addendum relates to planning application LA03/2022/0122/O which was previously withdrawn by Officers from the June Planning Committee Schedule following the submission of amended plans. This is the second addendum report for this application being presented to Planning Committee for the July meeting.

As noted in the previous addendum report, neighbours were re-notified of the amended proposals on 21<sup>st</sup> June 2022. Following this notification two (2) new objections have been received. These representations have been received from two properties (which have already objected to the original proposal) and new issues have been raised.

A summary of the new issues raised has been provided below. The objectors here raised concerns in relation to:

- the proximity of the septic tank;
- the address of the property;
- the location of the local bus stop;
- the removal of natural environment;
- the intensification of use of the shared single laneway;
- fear of the objector's driveway becoming damaged (No. 148);
- the limited space for bins at the entrance to the laneway on collection day.

In relation to the proximity of the septic tank for the proposed dwelling, it is noted that no details have been provided at this time in relation to the precise location of a septic tank on the site (although it is specified within the P1 Form that this will be the method of foul sewage disposal). The location of a septic tank is not normally a matter dealt with as part of the assessment of an outline planning application, with

the detailed design issues normally being left to the Reserved Matters stage, should outline planning permission be forthcoming. In addition, the location and type of the septic tank is subject to a separate consenting process administered by DAERA. The planning system should therefore not be used to duplicate the regulatory control of other consenting regimes, however, it is considered that a septic tank could be facilitated on site without any significant detrimental impact on neighbouring properties.

In relation to the postal address of the property, the address of a property is not a material planning consideration and thus would have no determining impact on the consideration of the proposal.

The matters raised include the capacity of the laneway, bin collections and the safety of the location bus stop. Access arrangements and bus stops are matters dealt with by DfI Roads which has been consulted in relation to the application and has raised no objections to the proposal.

In relation to concerns that damages will occur on private property, this would be considered a civil matter that should be resolved between the relevant parties should this occur.

#### **CONCLUSION**

The matters raised in the objection have been considered and would not alter the previous recommendation to grant planning permission.

<b>RECOMMENDATION :</b>	<b>GRANT PLANNING PERMISSION</b>
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