

Planning Committee Meeting – Monday 17 October 2022

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2021/0162/F**
Replacement transformers with integral coolers and construction of replacement 33KV switch house. Demolition of existing transformer bunds, 33KV switch house and ripple house will be required

SITE/LOCATION: Glengormley main substation, accessed via lane between 409 and 413 Antrim Road, Newtownabbey, BT36 5ED

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0327/F**
Extension to building for workshop and storage space for existing trailer hire company

SITE/LOCATION: 11 Ormonde Avenue, Newtownabbey, BT36 5AT

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0078/F**
Proposed infill housing scheme consisting of 2no one bedroom ground floor apartments and 1no two bedroom first floor apartment

SITE/LOCATION: 970-974 Shore Road, Newtownabbey

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 QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that it has not been demonstrated that there will not be any unacceptable adverse effects on the proposed properties in terms of noise and general disturbance.
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 the proposed development represents an overdevelopment of the site as it fails to respect the surrounding context given the proposed layout and design of the apartment building will create conflict with adjacent land uses by reason of overlooking and privacy intrusion.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it

has not been demonstrated that there is a satisfactory means of dealing with sewage associated with the development.

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0189/F**
Conversion of No.7 Main Street, Ballyclare to 3No. apartments with 3No.new-build townhouses to rear and accessed off Millburn Mews.
- SITE/LOCATION:** 7 Main Street Ballyclare and site to rear accessed off Millburn Mews, Ballyclare.
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that, if permitted would result in an unacceptable adverse effect on both existing and proposed properties in terms of overlooking and existing properties in terms of dominance and general disturbance.
 2. The proposal is contrary to the SPPS and PPS 3 in that it has not been demonstrated that *adequate parking provision* and visibility splays can be provided where the proposed access joins Millburn Mews and that the development would not prejudice the safety and convenience of road users.
 3. The proposal is contrary to the SPPS as it has not been demonstrated that there are no risks to human health as the result of any contamination present on the application site.
 4. The proposal is contrary to the SPPS and PPS 2 as it has not been demonstrated that the development would not have a detrimental impact on biodiversity and protected species.

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2022/0349/F**
Erection of an agricultural shed
- SITE/LOCATION:** 250m NE of 60 Crosskennan Road, Antrim, BT41 2RE
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASONS FOR REFUSAL**
1. The proposal is contrary to Policy CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that the building is necessary for the efficient use of an active and established agricultural holding.
 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would not be sited beside existing farm buildings.
 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 12 of Planning Policy Statement 21: Sustainable Development in the Countryside and Policy NH1 of PPS2 Natural Heritage, in that the proposed

development may have a detrimental impact on the site selection features of a European Designated Site through increased ammonia emissions.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0530/F**
Re-surfacing of existing car park and the provision of 3 new 6m high lighting columns with LED lamps

SITE/LOCATION: Public Car Park, 25m southeast of 17 Portglenone Road, Randalstown, Co. Antrim, BT41 3BE

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0605/F**
Change of use from engineering workshop to Tachograph Centre and alteration of existing vehicle access to create one way vehicle access system for both the engineering works and the Tachograph Centre

SITE/LOCATION: 29 Cargin Road, Toomebridge, Co Antrim, BT41 3NU

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies PED 2, PED 3 and PED 4 of Planning Policy Statement 4, Planning and Economic Development in the Countryside, in that the change of use does not constitute the expansion of an existing economic development or the redevelopment of an established economic development in the countryside and there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0185/F**
Erection of agricultural building (cattle shed) including ancillary siteworks in association with existing established and active farm business

SITE/LOCATION:

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 CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that the building is necessary for the efficient use of an active and established agricultural holding, in addition it has not been demonstrated that there are no alternative sites available at another group of buildings on the farm holding.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would not be sited beside existing farm buildings.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 12 of Planning Policy

Statement 21: Sustainable Development in the Countryside and Policy NH1 of PPS2 Natural Heritage, in that the proposed development may have a detrimental impact on the site selection features of a European Designated Site through increased ammonia emissions.

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

PLANNING APPLICATION NO: LA03/2022/0609/F

Retrospective application for retention of existing farm shed.

100m SW of 12a Irish Hill Road, Ballyclare, BT39 9NQ

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that the building is necessary for the efficient use of an active and established agricultural holding.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development, if approved, would not be sited beside existing farm buildings.
3. The proposal is contrary to the SPPS as it has not been demonstrated that there are no risks to human health as the result of any contamination present on the application site.

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

PLANNING APPLICATION NO: LA03/2022/0639/O

Site for dwelling and domestic garage on a farm based on Policy CTY 10.

50m north west of 69 Oldwood Road, Randalstown, BT41 2PP.

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy 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 Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the farm business has not been active for at least 6 years.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, would result in the creation of ribbon development along Oldwood Road.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0676/O**
 Site for proposed dwelling and garage on a farm.

SITE/LOCATION: Approximately 25m south east of 17 Mount Shalgus Lane, Randalstown.

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 Policies CTY1, CTY 10 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that, it has not been demonstrated that the farm business is active and established and it has not be satisfactorily demonstrated that no dwellings or development opportunities (outwith settlements) have been sold off the farm holding within 10 years from the date of application and the building if permitted, would not be visually linked or sited to cluster with an established group of buildings on the farm holding.
2. 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 Mount Shalgus Lane.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0418/O**
 Site for detached farm dwelling and garage with associated site works.

SITE/LOCATION: Lands approx. 50m South East of 15 Crosshill Road, Crumlin, BT29 4BQ.

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**
PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy 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 Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it has not been demonstrated that no dwellings or development opportunities have been sold off from the farm holding within 10 years of the date of the application.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building if permitted, would not be visually linked with an established group of farm buildings on the farm holding.

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

PLANNING APPLICATION NO: LA03/2021/0499/O

Proposed infill site for dwelling and garage
90m N W of 156 Ballymena Road, Ballyclare

REFUSE PLANNING PERMISSION

1. The proposal is contrary to the SPPS and Policies NH2 and NH5 of Planning Policy Statement 2, Natural Heritage, as it has not been demonstrated that the development would have no impact on biodiversity and protected species, namely the Marsh Fritillary butterfly.
2. The proposal is contrary to Policy AMP 2 of Planning Policy Statement 3, Access, Movement and Parking, in that if permitted, would prejudice the safety and convenience of road users as it has not been sufficiently demonstrated that the necessary visibility splays can be provided.

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

PLANNING APPLICATION NO: LA03/2022/0762/O

1 No. Two Storey House approx. 180m²
Site 22m South of 41 Hyde Park Road Grange of Mallusk,
Newtownabbey, BT36 4PY

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 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 policy provisions of the Strategic Planning Policy Statement and Policy CTY15 of PPS 21, Sustainable Development in the Countryside, in that if permitted, would mar the distinction between the settlement limit and the countryside and would result in urban sprawl.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a build-up of development in this area and add to a 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 SPPS as it has not been demonstrated that there are no risks to human health as the result of noise or any contamination present on the application site.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0700/F**
Proposed replacement of existing garden centre with a single dwelling and removing all commercial buildings

SITE/LOCATION: 24A Donegore Hill, Muckamore, Antrim, BT41 2HW

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy 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 policy provisions of the Strategic Planning Policy Statement and Policy CTY3 of Planning Policy Statement 21 'Sustainable Development in the Countryside', in that the proposal fails to meet the provisions for replacement of a redundant non-residential building as it has not been demonstrated that redevelopment proposed would bring significant environmental benefits.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0698/F**
Site for dwelling and garage (variation of condition 6 from planning approval LA03/2021/1031/O to change ridge height limit from 5.5m to 7m.

SITE/LOCATION: 50m North West of 90 Roguey Road, Toomebridge, BT41 3PT.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in a prominent feature in the landscape.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0727/F**
Demolish rear conservatory and erect a new sun lounge, a new porch to the front entrance and render finish to the existing external walls

SITE/LOCATION: 22 Liester Park, Ballyrobert

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2022/0441/O**
Proposed site of housing development

SITE/LOCATION: 14 Niblock Road, Antrim

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and criteria 'a' and 'b' of Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development fails to respect the characteristics of the application site and landscape features are not protected and integrated in a suitable manner into the overall design and layout of the development.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and criterion 'a' of Policy AMP 2 of PPS 3 'Access, Movement and Parking' in that it has not been demonstrated that the development proposal will not prejudice road safety or significantly inconvenience the flow of traffic.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies NH 2 and NH 5 of Planning Policy Statement 2 'Natural Heritage' as it has not been demonstrated that the development proposal will result in environmental harm to Species Protected by Law and Species or Features of Natural Heritage Importance.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement as it has not been demonstrated that the development proposal would not cause harm to an interest of acknowledged importance, namely human health, as it has not been demonstrated that the identified risk to human health can be satisfactorily mitigated against.

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 12 October 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 14 October 2022**.

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.

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 **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 for further information.