

Planning Committee Meeting – Monday 22 January 2018
Schedule of Applications expected to be considered

- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2015/0014/F**
Proposed development of 393 residential units comprising of apartments, townhouses, semi-detached and detached dwellings along with mixed use facilities comprising of 2 no. retail units and crèche. Also included new access points off Belmont Road, along with associated garages, landscape features and all other associated site works.
- SITE/LOCATION:** Lands at Belmont Road, approx. 20m south of Greenvale Road and Belmont Cemetery, Antrim
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2017/0061/F**
Proposed residential development of 92 dwellings (comprising 28 no. detached dwellings, 58 no. semi-detached dwellings and 6 no. apartments) and garages, open space, landscaping, proposed right hand turning lane and all associated site works.
- SITE/LOCATION:** Lands 100m east of Aspen Park, Monkstown Road, Newtownabbey
- RECOMMENDATION:** **GRANT PLANNING PERMISSION**
- PROPOSAL:** **PLANNING APPLICATION NO: LA03/2017/0458/F**
Erection of 3 No. two storey dwellings.
- SITE/LOCATION:** Junction of Greystone Road/Ashgreen 50m north of Greystone Road, Antrim.
- RECOMMENDATION:** **REFUSE PLANNING PERMISSION**
- PROPOSED REASON(S) 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, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development represents an overdevelopment of the site as:
 - a) it does not respect the surrounding context and is considered to be inappropriate to the character of the site in terms of layout, scale and massing of buildings, structures and landscaped and hard surfaced areas;
 - b) it will have a detrimental impact on the character of this area in that the layout does not draw on the best of local traditions in terms of its form, materials and detailing;
 - c) the layout of the proposed development on this restricted site will have a detrimental impact on the protected trees in the vicinity of the site; and,
 - d) the proposed development would result in a pattern of development that is not in keeping with the overall

character and environmental quality of the established residential area.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2017/0492/F

Housing development 4 no. dwellings (all bungalows) on unused orchard land. (Existing residential property to be retained and unchanged as part of development).

SITE/LOCATION:

17 Junction Road, Milltown, Antrim, BT41 4NP.

RECOMMENDATION:

REFUSE PLANNING PERMISSION

PROPOSED

REASON(S) FOR

REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy FLD 1 of Planning Policy Statement 15 in that the proposed development would, if permitted, be located within the Q100 fluvial flood plain, and would be at risk from flooding and is likely to increase the risk of flooding elsewhere.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement (SPPS) and Policies NH 1 and NH 2 of Planning Policy Statement 2: Natural Heritage in that the proposed development would, if permitted:
 - a) adversely affect the integrity of nearby designated sites, namely Lough Neagh and Lough Beg Special Protection Area (SPA) and RAMSAR site, and Lough Neagh Area of Special Scientific Interest (ASSI); and,
 - b) result in a detrimental impact upon Protected Species.
3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3 (PPS 3) in that the proposed development would, if permitted, prejudice safety and convenience of all road users since visibility from the proposed access cannot be provided to an adequate standard.

PROPOSAL:

PLANNING APPLICATION NO: LA03/2017/0925/O

Hotel, Office and Cinema

SITE/LOCATION:

Lands to the north of Valley Leisure Centre, Church Road, Newtownabbey.

RECOMMENDATION:

REFUSE PLANNING PERMISSION

PROPOSED

REASON(S) FOR

REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement relating to Town Centres and retailing in that it has not been demonstrated that a development of this scale will not have a detrimental impact on established local and district centres.
2. The proposal is contrary to the provisions of the Draft Belfast Metropolitan Area plan in that the proposed development is incompatible with the zoning of the site as Existing Employment land.
3. The proposal is contrary to Policy PED7 of Planning Policy Statement 4 in that:
 - a. the proposed development will result in the loss of land zoned for economic development use.
 - b. It has not been demonstrated that the proposal is compatible with the predominant industrial/business uses of this area and

- c. the scale, nature and form of this development is inappropriate to this location;
 - d. The hotel and cinema development are not considered acceptable ancillary development compatible with the existing employment zoning.
4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy FLD 3 of PPS 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 the development elsewhere as there is no public storm sewer available to serve this proposal.
 5. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy NH2 of the Planning Policy Statement 2: Natural Heritage and the Strategic Planning Policy Statement for Northern Ireland in that insufficient information has been submitted to demonstrate that the proposed development will not have a detrimental impact on badgers.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0133/F**
 3 No. Industrial Units providing floorspace for classes B1 (c) Research and Development, B2 Light Industrial, B3 General Industrial.

SITE/LOCATION: Lands west of the B101 Nutts Corner to Dundrod Road (and located immediately south of Lidl Distribution Warehouse), Dundrod Road, Nutts Corner

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2015/0249/F**
 Erection of 23 wheelchair accessible complex needs bungalows, staff accommodation and ancillary office, communal unit, landscaping, car parking, associated site works and access arrangements from Abbey Road, Muckamore

SITE/LOCATION: Lands immediately north of 16 Abbey Road and west of 8 Abbey Gardens, Muckamore, Antrim

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2017/0855/F**
 Proposed development of 2 detached dwellings and detached garages with associated landscaping, site works and access in accordance with PPS21 CTY8.

SITE/LOCATION: Lands between 9 & 15 Crosshill Road, Crumlin, BT29 4BQ

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON(S) FOR REFUSAL

1. The proposal is contrary to the 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 and not be located within a settlement.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy CTY8 of Planning Policy Statement 21, in that it;
 - (a) fails to meet 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 loss of an important visual break in the developed appearance of the locality.

3. 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 buildings would, if permitted, create a ribbon of development resulting in a suburban style of build-up, thereby resulting in a detrimental change to and further eroding the rural character of the area.
4. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AMP2 of Planning Policy Statement 3, Access, Movement & Parking, and Development Control Advice Note 15 Vehicular Access Standards as there is insufficient information to demonstrate that a safe and suitable means of access for the proposed development can be achieved.
5. The proposed development would prejudice aviation safety at Belfast International Airport by protruding into the 'Inner Horizontal surface' of the airport.

PLANNING APPLICATION NO: LA03/2017/0962/A

PROPOSAL:

6 No. Banner Signs fixed to timber frames and set on existing grass level.

SITE/LOCATION:

Chimney Corner Football Club, 51 Castle Road, Antrim, T41 4NA

RECOMMENDATION:

REFUSE ADVERTISEMENT CONSENT

PROPOSED

REASON(S) FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that the proposed signage would result in an unacceptable detrimental impact on visual amenity on the area.

PLANNING APPLICATION NO: LA03/2017/0429/A

PROPOSAL:

Installation of 8No 6000mm wide x 1500mm high signage panels along boundary walls of the PSNI station.

SITE/LOCATION:

Police Service of Northern Ireland Station, 24 Castle Way, Antrim

RECOMMENDATION:

GRANT ADVERTISEMENT CONSENT

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 17th January 2018.

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.

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.