

**Planning Committee Meeting – Monday 17 September 2018**  
**Schedule of Applications expected to be considered**

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2018/0227/O</b>
<b>SITE/LOCATION:</b>	Site of dwelling and garage
<b>RECOMMENDATION:</b>	Approx 120m SW of 142 Seven Mile Straight, Muckamore
<b>PROPOSED REASONS FOR REFUSAL</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
	1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of PPS 21: Sustainable Development in the Countryside, in that there are no overriding reasons why this development is necessary in this rural location and could not be located within a settlement and it has not been demonstrated that there are site specific reasons or compelling personal and domestic circumstances that would warrant approval for a dwelling in accordance with Policy CTY 6 of PPS 21.
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2018/0299/F</b>
<b>SITE/LOCATION:</b>	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.
<b>RECOMMENDATION:</b>	Coleman's Garden Centre, 6 Old Ballyclare Road, Templepatrick, Antrim.
	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2017/0478/F</b>
<b>SITE/LOCATION:</b>	Housing development consisting of 5 detached dwellings with associated hard and soft landscaping
<b>RECOMMENDATION:</b>	Lands in between 115-119 Manse Road, Newtownabbey
	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2018/0063/F</b>
<b>SITE/LOCATION:</b>	Erection of 49 apartments and 2 retail units at street level on Antrim Road
<b>RECOMMENDATION:</b>	Thunderdome Complex, 281-295 Antrim Road, Glengormley, Newtownabbey
<b>PROPOSED REASONS FOR REFUSAL</b>	<b>REFUSE PLANNING PERMISSION</b>
	1. The proposal is contrary to Policies SETT 3 and R 4 of the draft Belfast Metropolitan Area Plan 2015 in that it has not been demonstrated that: <ul style="list-style-type: none"> <li>• the proposal meets a local need;</li> <li>• the proposal would not adversely affect the vitality and viability of existing centres within the catchment area; and</li> <li>• that the proposal would not alter the role and function of the centre or shopping/commercial area or node.</li> </ul> In addition, the proposal would lead to a detrimental impact on the amenity of the area.

2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development represents an overdevelopment of the site as:
  - 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;
  - 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;
  - the design layout and appearance will have an adverse impact on the amenity of the proposed occupants;
  - it will have an unacceptable adverse effect on the amenity of existing properties by way of dominance.
  
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7 'Quality Residential Environments', in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed properties in terms of noise and odour from the adjacent premises.
  
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of PPS15 'Planning and Flood Risk', in that a robust drainage assessment has not been carried out and it has not been demonstrated that the development, if permitted, would not increase the risk of flooding elsewhere through increased surface water runoff.

<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2018/0287/RM</b>
	Extension of residential home to provide dementia care accommodation, courtyard, landscaping and associated siteworks.
<b>SITE/LOCATION:</b>	129b Staffordstown Road, Randalstown, BT41 3LH.
<b>RECOMMENDATION:</b>	<b>APPROVE RESERVED MATTERS</b>
<b>PROPOSAL:</b>	<b>PLANNING APPLICATION NO: LA03/2018/0228/F</b>
	Proposed residential development comprising 2 no. semi-detached 2 storey dwellings.
<b>SITE/LOCATION:</b>	Rear of 25 Glebecoole Park, Newtownabbey, BT36 6HX
<b>RECOMMENDATION:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSED REASONS FOR REFUSAL</b>	<ol style="list-style-type: none"> <li>1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of Addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' 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.</li>   <li>2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', in that, if</li> </ol>

permitted, it would result in overdevelopment of the site resulting in an unacceptable adverse effect on both existing and proposed properties in terms of overlooking, dominance, noise and general disturbance.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0731/RM**  
Use of unit 8 as a retail warehouse consistent with outline approval LA03/2017/0234/O

**SITE/LOCATION:** Unit 8, Junction One Retail Park B, Ballymena Road, Antrim

**RECOMMENDATION:** **APPROVE RESERVED MATTERS**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2016/1141/F**  
Caravan park (110 No. static caravan pitches, 52 No. touring caravan or motorhome pitches and 10 No. camping cabins) with amenity building, shower and toilet pods, associated access (including road improvements) and landscaping.

**SITE/LOCATION:** Lands southeast of 12 Castle Road, Antrim, BT41 4NA

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0166/O**  
Site of one and a half storey dwelling and integral garage

**SITE/LOCATION:** Land approx 20m west of 7 and 9 Exchange Avenue Doagh

**RECOMMENDATION:** **GRANT OUTLINE PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0546/F**  
Retrospective domestic shed

**SITE/LOCATION:** 11 Grange Drive, Ballyclare

**RECOMMENDATION:** **GRANT PLANNING PERMISSION**

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0229/F**  
Change of use from holiday accommodation to residential property.

**SITE/LOCATION:** 4 Dunsilly Terrace, Dunsilly, Antrim, BT41 2JE.

**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement relating to the conversion and re-use of existing buildings in the countryside for residential use in that the building which is the subject of the application is not considered to be a locally important building.
2. The change of use from self-catering accommodation to a private residential dwelling would be contrary to the policy provisions of the Strategic Planning Policy Statement, Policy CTY 1 of PPS 21 and Policy TSM 5 of PPS 16 as the proposal would result in the use of building as a single dwelling and there is no justification for this use at this location.
3. The change of use from self-catering accommodation to a private residential dwelling would be contrary to the policy provisions of the Strategic Planning Policy Statement and Policy TSM 5 of PPS 16 as the policy prohibits the use of self-catering accommodation for permanent residential use.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0230/F**  
Removal of Condition 3 restricting permanent residency from approval T/1996/0198 (Demolition of workshop and stores & erection of 3 No. self-catering accommodation units)

**SITE/LOCATION:** 4 Dunsilly Terrace, Dunsilly, Antrim, BT41 2JE.

**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement relating to the conversion and re-use of existing buildings in the countryside for residential use in that the building which is the subject of the application is not considered to be a locally important building.
2. The change of use from self-catering accommodation to a private residential dwelling would be contrary to the policy provisions of the Strategic Planning Policy Statement, Policy CTY 1 of PPS 21 and Policy TSM 5 of PPS 16 as the proposal would result in the use of building as a single dwelling and there is no justification for this use at this location.
3. The change of use from self-catering accommodation to a private residential dwelling would be contrary to the policy provisions of the Strategic Planning Policy Statement and Policy TSM 5 of PPS 16 as the policy prohibits the use of self-catering accommodation for permanent residential use.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0518/O**  
Site for dwelling and garage on a farm

**SITE/LOCATION:** 30metres approx. east of 11 Moneyrod 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 CTY1 and CTY10 of PPS 21: Sustainable Development in the Countryside, and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 1 and CTY 10 of PPS 21: Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm holding given that there is no active farm business.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0543/F**  
Retention of domestic garage and extension to domestic curtilage

**SITE/LOCATION:** 1 Brecart Road, Toomebridge

**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 FLD 1 of PPS 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.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0623/F**  
Two storey extension to rear for garden room, dining, bedroom and ensuite. Single storey projection increasing by 1m for bedroom, bathroom and lounge.

**SITE/LOCATION:** 3 Church Avenue, Jordanstown, Newtownabbey

**RECOMMENDATION:** **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy EXT1 of the Addendum to Planning Policy Statement 7 in that the proposed extension is not subordinate to the existing dwelling and the scale, massing design and external materials of the proposal would be out of character with the surrounding area.
2. The proposal is contrary to Policy ATC 2 of the Addendum to PPS 6 in that the proposal, if permitted, would not respect the built form of this part of the Lenamore Area of Townscape Character area and would be detrimental to its overall character and appearance.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0585/A**  
Two free standing 48 sheet display panels.

**SITE/LOCATION:** Adjacent to No. 5 Main Street, Ballyclare

**RECOMMENDATION:** **REFUSE ADVERTISEMENT CONSENT**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17: Control of Outdoor Advertisements, in that the signage, if consented, would have an unacceptable detrimental impact on the visual amenity of the area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy ATC 3 of the Addendum to PPS 6: Areas of Townscape Character, in that the signage, if consented, would have an unacceptable detrimental impact on the visual amenity of the area and the overall character and appearance of this Area of Townscape Character.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0529/A**  
Retention of 3 No. Advertising Hoardings for new residential development.

**SITE/LOCATION:** Lands at 401 Shore Road, Newtownabbey

**RECOMMENDATION:** **REFUSE ADVERTISEMENT CONSENT**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD1 of PPS 17: Control of Outdoor Advertisements, in that retention of the signage would have an unacceptable detrimental impact on the visual amenity and character of the area and represents visual clutter.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy ATC 3 of the Addendum to PPS 6: Areas of Townscape Character, in that retention of the signage would have an unacceptable detrimental impact on the visual amenity of the area and the overall character and appearance of the Hazelbank/Abbeylands Area of Townscape Character.

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0648/A**  
Retention of freestanding hoarding sign for a temporary period of 2 years.

**SITE/LOCATION:** 90m south west of 29 Randalstown Road

**RECOMMENDATION:** **REFUSE ADVERTISEMENT CONSENT**

**PROPOSED REASONS FOR REFUSAL**

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

**PROPOSAL:** **PLANNING APPLICATION NO: LA03/2018/0284/A**  
5 No. Promotional Flagpole Signs and 17 No. Boundary Fence Promotional Graphics for a Temporary Period of 2 years.

**SITE/LOCATION:** Lands at ongoing housing development adjacent to Ballymena Road and South East of Express Holiday Inn, Antrim, BT41 4RU

**RECOMMENDATION:** **REFUSE ADVERTISEMENT CONSENT**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of PPS 17: Control of Outdoor Advertisements, in that retention of the signage would have an unacceptable detrimental impact on the visual amenity of this area and represents visual clutter that is overly dominant in this 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 12<sup>th</sup> September 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.