

List of delegated planning applications with objections received / recommendation to refuse

Week Ending 7 August 2020

Item Number 1			
Application Reference	LA05/2020/0216/F	Date Valid	05.03.2020
Description of Proposal	Proposed change of access	Location	Adj to no. 57 Creevy Road Lisburn BT27 6UX
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS 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 could not be located within a settlement.</p> <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works do not integrate with their surroundings and the proposal fails to blend with the landform and therefore would not visually integrate into the surrounding landscape.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the impact of ancillary works would damage rural character and result in a detrimental change to the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Rock on the site.	Concerns have been raised about the stock piling of rock on the site, the unauthorised extraction of rock and the nuisance activity resulting. Also it is asked if the necessary environmental licences have been sanctioned. The stock piling of rock on the land is not part of the proposal and there is a current enforcement case dealing with the issues raised.		
The change in access.	Concerns have been raised about the location of the proposed access at the top of a hill, the size of the entrance and its design and the proposed extensive construction works. DfI Roads have been consulted and have no objections to the proposal. The proposal complies with PPS 3 Access, Movement and Parking. The access design through the field however is not		

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	considered to be acceptable and does not comply with policies CTY 13 and 14 of PPS 21.
Visual impact.	It is considered that the proposal would have a negative visual impact and is contrary to policies CTY 13 and 14 of PPS 21.
Unnecessary loss of hedgerows.	Only a small portion of hedgerows would need to be removed in order to accommodate a safe access. However overall the proposal is considered to be unacceptable.
Noise disturbance and smells.	It is considered that an access to a domestic property should not give rise to noise disturbance and smells.
Health and safety impacts resulting from agricultural plan and trailers having accidents on the proposed road.	The proposal is for a proposed change of access to an already approved domestic property. DfI Roads have no objection to the proposal. The proposal complies with PPS 3 Access, Movement and Parking.