

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

Week Ending 8th November 2019

Item Number 1			
Application Reference	LA05/2019/0326/F	Date Valid	28.03.2019
Description of Proposal	2 no. new build apartments to side garden and existing house converted to 2 apartments with 4 no. off street car parking spaces	Location	Side and rear garden of 7 Alexander Avenue Lisburn
Group Recommendation	Approval	Case Officer	Margaret Manley
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Increased traffic.	Roads Service were consulted in relation to this proposal. They did not raise any concerns regarding increased traffic in the area.		
Lack of parking in area.	The scheme has been reduced from the original proposal of 6 apartments to 4 apartments. The amended scheme shows 4 parking spaces within the curtilage with a reliance of 2 spaces via on street parking. Roads Service requested a parking survey to demonstrate how the shortfall of 2 parking spaces could be accommodated by available street parking. A parking survey was submitted which concluded the shortfall could be accommodated via street parking adjacent to the site. Following consideration of this parking survey Roads Service are satisfied adequate parking can be provided and did not raise any objection to the proposal.		
Negative impact on neighbours, namely noise pollution during construction.	Noise pollution during construction would only be for a temporary period and would not warrant refusal of this proposal. The Council's Environmental Health Department were consulted in relation to this proposal and did not raise any objections regarding noise pollution.		

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Item Number 2			
Application Reference	LA05/2018/1161/F	Date Valid	14.11.2018
Description of Proposal	Erection of 2 no agricultural buildings for storage of farm machinery/equipment and housing of cattle/livestock and storage of farm feeds in association with existing established and active farm business	Location	40 metres south of 15 Demiville Avenue Lisburn
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the site is on an active and established agricultural holding, that it is necessary for the efficient use of an active and established agricultural holding, that it would not have an adverse impact on natural heritage features and that there are no suitable existing buildings on the holding or enterprise that can be used.</p> <p>The proposal would be contrary to the SPPS and Planning Policy Statement 2: Natural Heritage NH2, NH3 and NH5 in that it has not been demonstrated that the development would not have an unacceptable adverse impact on priority habitats priority species & natural heritage features worthy of protection.</p> <p>Insufficient information has been provided regarding the above proposal, as required in accordance with Section 3(6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015, to enable the Council to make an informed decision.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 3			
Application Reference	LA05/2018/0952/F	Date Valid	12.09.2018
Description of Proposal	Replacement dwelling	Location	21 Crumlin Road Ballinderry Upper Lisburn
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Objector was refused an off-site replacement	Every case is considered on its own merits and no two sites can be compared directly.		
Only some of the existing roadside buildings are proposed for removal and believes that a condition should be attached that all the road side buildings should be removed.	The proposal involves replacement of the existing dwelling house and none of the outbuildings are proposed to be removed as part of this planning application. The existing dwelling will be conditioned to be removed prior to occupation of the replacement dwelling.		
If granted it would open up the possibility of an infill dwelling at a later time.	A proposal for an infill dwelling would be subject to a separate planning application. The situation on the ground at this time does not lend itself to the creation of an infill site, if the proposal was granted.		

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Item Number 4			
Application Reference	LA05/2018/0600/F	Date Valid	13.06.2018
Description of Proposal	Application under Section 54 of the Planning Act (NI) 2011- amendment to Condition 40 of Planning Permission Y/2009/0160/F (Social housing provision)	Location	Lands to the east and the south of the Baronscourt development and to the north of Edgar Road and the Comber Road Carryduff
Group Recommendation	Approval	Case Officer	Richard McMullan
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Insufficient infrastructure to support proposals	The application proposes to replace the social housing provision on 15 sites designated in the previous approval with 15 different sites, thereby no additional units are proposed and no further infrastructure would be required under this application.		