

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

Week Ending 11 October 2019

Item Number 1			
Application Reference	LA05/2019/0750/F	Date Valid	18.07.2019
Description of Proposal	Replacement of redundant non-residential building with a single dwelling in compliance with planning policy statement 21 CTY3	Location	45m east of 54 Lisnabreeny Road, Lisnabreeny, Castlereagh
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
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 CTY 3 of Planning Policy Statement 21: Sustainable Development in the Countryside in that it has not been demonstrated that the redevelopment proposed would bring significant environmental benefits.</p> <p>The proposal is contrary to the SPPS and Policy AMP 2 of Planning Policy Statement 3: Access, Movement and Parking, in that it has not been demonstrated that the intensification of use of such access will not prejudice road safety or significantly inconvenience the flow of traffic.</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 2			
Application Reference	LA05/2019/0778/O	Date Valid	29.07.2019
Description of Proposal	Dwelling and garage	Location	140m South of 16 Magheradartin Road, Hillsborough
Group Recommendation	Approval	Case Officer	Richard Mc Michael
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		
Impact on the character of the area	The proposal has been assessed and it is not considered that it will have a negative impact on the character of the area. The site is approximately 130m from the road and drops considerably from the road elevation. It is therefore difficult to justify an objection towards the proposed dwelling impacting on the character of the area.		
Land has been sold off from the farm holding within the last 10 years.	The agent for the application and the estate agents handling the sale of the land were both contacted and it was clarified that while the sale of the land is in the latter stages, the sale has not been completed. The application therefore meets the requirement of part (b) of Policy CTY 10.		

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Item Number 3			
Application Reference	LA05/2019/0002/F	Date Valid	02.01.2019
Description of Proposal	The provision of floodlighting to one rugby pitch at the rear of the school. To include 6 no. masts with associated luminaires and controls	Location	Friends' School Lisburn, 6 Magheralave Road, Lisburn BT28 3BH
Group Recommendation	Approval	Case Officer	Cara Breen
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Noise and light pollution	LCCC Environmental Health have been consulted in relation to the proposal and offer no objection subject to the inclusion of conditions		
Traffic impact	DfI Roads were consulted in relation to the application and offer no objection to the proposal.		
Effect on environment and wildlife	DAERA Natural Environment Division were consulted. They have offered no objection subject to the inclusion of a condition restricting the hours/months of use of the floodlighting.		
Removal of trees along boundary	The removal of any trees along the boundary is a civil matter and is outside the remit of Planning.		
Changes to privacy	It is noted that the proposal relates to the provision of floodlighting to one rugby pitch at the rear of the school to include 6 masts with associated luminaires and controls. It is contended that this will not cause a detrimental impact on privacy to neighbouring residential properties.		

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Item Number 4			
Application Reference	LA05/2019/0131/F	Date Valid	12.02.2019
Description of Proposal	Conversion of garage/store to commercial Gym (Amended description/drawings submitted).	Location	19A Ballynahinch Street, Hillsborough, BT26 6AW
Group Recommendation	Approval	Case Officer	Richard Mc Mullan
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
8	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking	Existing window is fitted with obscure glazing therefore resulting in no direct overlooking. A condition of approval is that this is fitted with non-opening obscure glazing.		
Noise	LCCC Environmental Health Unit have been consulted within the processing of his application and following the submission of an Outward Sound Level Impact Assessment report they are seen to have no objections. A condition of approval is that a noise management plan is to be submitted to and agreed with the Council prior to operations commencing. This shall protect the amenity of neighbouring dwellings with respect to noise.		
Car parking/traffic	DfI Roads have been consulted a number of times as part of the application process. Following the submission of a Parking Survey dated 29th August 2019 they offer no objections to the development. Therefore it is considered that no issues with respect to car parking/increased traffic worthy of refusal shall arise. Sufficient capacity is available within local car parks etc. The parking by non-residents within adjacent streets causing nuisance would be a civil matter.		
Waste	LCCC Environmental Health unit have been consulted and have not outlined any issues with respect to same.		

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Vibration	Vibration from music causing disturbance and potential damage to neighbouring dwellings. LCCC Env. Health unit have no objections to the development. The potential damage to neighbouring dwellings would be a civil matter.
Building Work	This application is for a Change of Use. Minimal building work shall be required. LCCC Env. Health unit have indicated that construction work should be undertaken in accordance with BS5228: 2009 Code of practice for noise and vibration control on construction and open sites.
House Prices (negative impacts upon neighbouring house prices)	Devaluation of property is not a material consideration afforded any significant weight in this assessment
Sewerage Capacity	Within the processing of this application NI Water have been consulted and are seen to have no objections to the development. Capacity is available for the development.
Stress and upset	LCCC Environmental Health Unit have been consulted and are seen to bring forward no objections to the development