

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

Week Ending 12 June 2020

Item Number 1			
Application Reference	LA05/2018/1166/F	Date Valid	15.11.2018
Description of Proposal	Retention of hardcored yard for the storage of the applicants own vans (maximum 5 no) and the storage of 5 cars maximum which are sold through internet advertising	Location	30m east of 148a Saintfield Road Lisburn
Group Recommendation	Refusal	Case Officer	Joseph Billham
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 CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development is not an appropriate economic development and would result in an adverse impact on the amenities of neighbouring residents.</p> <p>The proposal is contrary to the SPPS Para 6.280 – 6.282 Town Centres and Retailing in that it has not been demonstrated that the development, if permitted, would not have an unacceptable significant adverse impact on the vitality and viability of existing town centres.</p> <p>The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, result in the intensification of use of an existing access onto a protected route, thereby prejudicing the free flow of traffic and conditions of general safety.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Lowered resale price of property.	No evidence has been submitted to demonstrate how the proposal would impact on the resale price of a property. This is not a material planning consideration which is given weight in the assessment.		
Amount of cars on site exceeds the	A site inspection has been carried out and confirmed there are more cars on site than indicated in the proposal description. The agent		

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amount stated on P1 Form.	completed a TAF Form stating the number of cars will be reduced following the outcome of this application.
High fence has impact on character of the area and visual impact of the proposal.	The site plan indicates the boundaries to consist of fencing and hedgerow. This is considered not to have a detrimental impact on the character of the area.

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Item Number 2			
Application Reference	LA05/2018/1126/F	Date Valid	05.11.2018
Description of Proposal	Construction of new 3G pitch, fencing and floodlights with associated changing facilities.	Location	Lands at Carryduff Primary School Carryduff
Group Recommendation	Refusal	Case Officer	Joseph Billham
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy OS7 of Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation in that it has not been demonstrated that the proposal will not give rise to unacceptable adverse impact on the amenities of people living nearby and on the visual amenity on the surrounding area.</p> <p>The proposal is contrary to Paragraph 5.72 of the SPPS in that it has not been demonstrated that the proposal will not cause demonstrable harm on the amenity of the adjacent residential dwellings by way of noise.</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	LA05/2018/0865/F	Date Valid	16.08.2018
Description of Proposal	Alteration of existing modern rear extension to Georgian style rear return. Retention and conservation of existing listed building comprising change of use of existing retail unit into coffee shop and subdivision of upper levels into guest house/lodgings (11 guest bedrooms and 1 room for night porter).	Location	4-6 Main Street Hillsborough
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
33	10	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Impact on the Listed Building and Conservation Area.	<p>Objectors believe that the development does not retain and preserve the existing historic house. They believe that the proposal is of poor design and out of character with the area. And that the proposal would harm the listed building and the conservation area.</p> <p>The proposal has been assessed against the provisions within the SPPS and PPS 6 Planning, Archaeology and Built Heritage and is policy compliant in this regard. It is considered that the proposal would not have a negative impact on the Conservation Area or the Listed Building. Historic Environment Division Listed Buildings has been consulted on the proposal and are content.</p>		
Loss of existing retail and residential use and	<p>Concerns have been raised that the proposal would mean a loss of existing retail and residential use along with an inappropriate intensification of use. It is believed that there are already too many coffee shops and cafes in Hillsborough.</p>		

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intensification of use.	The proposed use of a café and guesthouse is considered to be compatible for this location at Main Street, Hillsborough. It would support the tourism industry in the area without having a detrimental impact on Hillsborough.
The description of the proposal is not clear.	It is considered that the description of the proposal is clear and transparent.
Impact on access, traffic and parking	<p>Concerns have been raised about the additional traffic that the proposal would generate and the parking provision for the proposal. There are also concerns raised about the content of the reports provided by Lisbane Consulting. It is believed that the proposed parking does not meet adopted parking standards and that the site is too small to service the uses proposed. Concerns have also been expressed on the impact of access to the properties to the rear.</p> <p>Parking provision is proposed as two parking spaces to the rear of the property, along with two parking spaces to the rear of property 5 Main Street and parking in the public car parks, which availability has been shown through the parking report by a professional company. It is considered that the parking provision is sufficient to accommodate the proposal. DfI Roads have no objection to the proposal. The proposal and parking provision should not hinder access to the properties to the rear of the site.</p>
Impact on residential amenity – overlooking, noise impact and impact of extraction system.	<p>Concerns have been raised on the impact of the proposal on residential amenity. There are concerns about overlooking, noise, general disturbance and the extraction system.</p> <p>It is acknowledged that there are existing residential properties in the immediate and surrounding area. It is considered that the proposal would not have a negative impact on the residential amenity of nearby properties. There would be no unacceptable overlooking or loss of privacy caused by the proposal and the separation distances are considered to be acceptable from the adjacent properties. It is considered that the proposed use would not conflict with adjacent land uses. Environmental Health have been consulted on the application and raised no issues of concern.</p>
Water and waste.	<p>Concern has been raised on the additional pressures that would place on the existing system and if it could cope. Also there are concerns about the bin storage.</p> <p>Water Management Unit have raised no objections to the proposal and refers to standing advice and NI Water have provided a standard response and also raised no objections to the proposal. The bin storage is denoted on the plans and is considered to be</p>

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	acceptable. Environmental Health have raised no concerns and have no objection to the proposal.
Contrary to Local Development Plan	<p>The view is expressed that the proposal is contrary to the development plan and there are no material considerations that would justify an exception.</p> <p>It is considered that the proposal complies with the development plan and is acceptable.</p>
No pre-planning consultation was undertaken and poor standard of plans and inadequate drawings.	The application is a local application. A pre community consultation is only required for major applications. The plans submitted are considered to be of a standard to allow the council to make a decision on the basis of the information submitted and additional/amended drawings have been submitted through the application process for consideration.
Hours of operation and service arrangements.	Hours of operation have not been specified. It is considered that a café and guest house in the centre of Hillsborough would not need to have restricted openings hours in the centre of the town. A service management plan has been provided and is considered to be acceptable.
Impact on the community.	<p>Concerns have been raised regarding the impact of the proposal on the Hillsborough community. There has also been support for the proposal welcoming the benefits that the proposal would bring to the community.</p> <p>It is considered that the proposal would not have a negative impact on the community.</p>
Site area, neighbour notification and delay in validating application.	The site area on the P1 form has been amended from the original submission to reflect accurate information. Neighbour notification has been carried out in line with statutory requirements. A validation process is carried out when an application is submitted to ensure that the council has enough information to make an application valid, this may mean that a short period of time lapses from submission to when an application can be made valid.

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Item Number 4			
Application Reference	LA05/2019/1288/F	Date Valid	20.12.2019
Description of Proposal	Proposed dwelling and garage on farm	Location	65 metres North West of 7 Bog road Lisburn
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that; the proposed building is a prominent feature in the landscape; the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; the proposed building relies primarily on the use of new landscaping for integration, and; the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.</p> <p>The proposal is contrary to the SPPS Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.</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 5			
Application Reference	LA05/2020/0154/F	Date Valid	18.02.2020
Description of Proposal	Proposed extension to dwelling.	Location	30 Lester Avenue Lisburn
Group Recommendation	Approval	Case Officer	MaireClaire O'Neill
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		
Height of extension is the same height as existing house and should be stepped down.	<p>The proposed extension will not detract from the character of the residential area. No loss of residential amenity will occur due to the application being approved. Similar extensions have been approved and built in the vicinity.</p> <p>The proposal complies with PPS 7 addendum Residential extensions and alterations.</p>		