

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

Week Ending 13th March 2020

Item Number 1			
Application Reference	LA05/2019/1233/F	Date Valid	03.12.2019
Description of Proposal	Dwelling on a farm	Location	23 Edenturchar Road, Glenavy
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
The proposal is contrary to the SPPS and Policies CTY1 and CTY10 of Planning Policy Statement 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.			
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	LA05/2019/0921/O	Date Valid	11.09.2019
Description of Proposal	Site for infill dwelling	Location	60m south of 5A Rusheyhill Road Lisburn
Group Recommendation	Approval	Case Officer	Sinead McCloskey
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		
The laneway referred to as disused is used daily.	DFI Roads were consulted and had no concerns in regard to the use of the laneway and how this may impact the application site.		
An entrance here would pose safety issues with traffic accessing the lane and a number of accidents have occurred	DFI Roads had no concerns regarding the safety of the proposed entrance and with traffic accessing the lane and the number of accidents that have occurred.		
The new gate has only appeared in August 2019.	DFI Roads had no concerns over the location of the gate or queried when it was erected.		
If the owner of No. 5 planted trees on his property is would limit/reduce the visibility/sight line splay.	The Council cannot make decisions on actions that may or may not happen in the future by different land owners.		
The land to the bottom of the laneway is no longer maintained/owned by road service.	The ownership/ maintenance of land is a civil matter.		

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Application is out of character within the picturesque rural setting.	The proposal meets the policy requirements of Policies CTY8, 13 and 14 and therefore not considered to be out of character.
The fields maintain a suitable and aesthetically pleasing distance between neighbouring properties.	The policy permits suitable gap sites between dwellings to be permitted for up to two dwellings provided it meets policy provisions of CTY 8, 13 and 14.
There will be 6 entrances off the same side of the road within 100 yards - this is consistent with high density building, not a rural area.	There is no limit in policy to the number of entrances onto a road within an area.
The map doesn't show the true severity of the blind bend..	DFI Roads have raised no safety concerns in regard to the bend in the road or the accuracy of the map.
There would be an impact on the Green Belt.	There no longer is a designated green belt area, with areas outside settlement limits being labelled as countryside. The policy allows for appropriate development of the countryside and this application is policy compliant.
The owner of the property positioned on the Private Laneway also owns the laneway and was not informed of the proposed site.	All appropriate neighbours have been notified in line with the statutory neighbour notification process operated by the Council.

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Item Number 3			
Application Reference	LA05/2018/1071/0	Date Valid	22.10.2018
Description of Proposal	Proposed development to be a mix of 2 storey residential detached and semi-detached dwellings with detached single storey garage provided to each dwelling- Total number of residential units = 22	Location	Lands along Magheralave Road and directly north of Brookfield at Lisnagarvy Lisburn
Group Recommendation	Approval	Case Officer	Rachel Taylor
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		
Destruction of delicate biodiversity area also used by short eared owls and grasshopper warblers.	Both a Bio-diversity Checklist and a Habitat Survey Report were submitted by the agent with several consultations with NIEA as a small part of the site is located within Magheralave 1 Site of Local Nature Conservation Importance (SLNCI) which is designated for the presence of species-rich semi-natural broadleaved woodland, scrub, and wet grassland. NIEA it is content that there is unlikely to be a significant impact on protected and/or priority species and habitats, subject to the recommended condition and informatives.		
Area saturated with housing.	This site is primarily located within land zoned for housing.		

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Item Number 4			
Application Reference	LA05/2019/1265/F	Date Valid	11.12.2019
Description of Proposal	Proposed 2 no dwellings and garages (change of house type from previous approval-S/2014/0548/F)	Location	Lands to rear of no 28,30 & 44 Holborn Hall, Plantation Road, Lisburn
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		
Sites encroach on a large and highly arable agricultural field.	Site is within the defined settlement limit of Lisburn.		
Development does not blend in with the current housing which was developed almost 2 decades ago.	The principle of development has been granted within the site via S/2014/0548/F. This application is for a change of house type only. Following assessment of the submitted drawings the Council is content that the development blends with adjacent development.		
With the exception of a post box we have no amenities for social, health or indeed supply of provisions.	This would not be a material planning consideration for a change of house type planning application.		
Will add to road problems at the T-junction between the Saintfield Road and Plantation Road.	Transportni have been consulted within this application and have no objections to the development.		
Potential for much larger development	Each planning application is assessed upon its own merits. In this case the proposed development is considered to be acceptable when		

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which would make an already highly congested area intolerable.	assessed against prevailing planning policy. Any future application for further development would be assessed on its own merits etc.
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