

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

**Week Ending 13 November 2020**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2020/0612/F	<b>Date Valid</b>	17.08.2020
<b>Description of Proposal</b>	Permission to develop land without compliance with Condition 2 of Planning Approval LA05/2018/0767/F (Landscaping shall be as shown on drawing Landscape Plan (Drawing No. LA05/2018/0767/04a date stamped 17th December 2018). The planting shall be carried out during the first planting season available following planning approval being granted	<b>Location</b>	Land adjacent and west of St Johns Church of Ireland and north of Moira Presbyterian Church Moira
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the SPPS and Policy BH11 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it has not been demonstrated that the development would not, if permitted, adversely affect the setting of St. Johns Parish Church of Ireland (Grade A), which is of special architectural and historic importance and is protected by Section 80 of the Planning Act (NI) 2011 and no justification has been provided to warrant the Council to permit non-compliance of this condition.</p> <p>The proposed development is unacceptable in that insufficient information has been submitted to enable the Council to make an informed decision on the proposal.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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**Week Ending 13 November 2020**

<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2019/0984/O	<b>Date Valid</b>	01.10.2019
<b>Description of Proposal</b>	4 No semi-detached two storey dwellings with garages to replace existing hall & dwelling opposite Drumlough Presbyterian Church, Rafferty's Hill Road, Hillsborough.	<b>Location</b>	Opposite Drumlough Presbyterian Church at Rafferty's Hill Road, Hillsborough, BT26 6QB.
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Richard McMullan
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Incorrect Address	<p>Concern was expressed that the address of proposed development was incorrect (referring to 6 Rafferty's Hill as being one of the buildings to be replaced).</p> <p>This issue was brought to the attention of the agent. In turn an amended P1 application form was provided with the site address amended accordingly. In turn the application was re-advertised in local press and neighbours re-notified.</p>		
Size and Potential for Overlooking	<p>Concern raised with respect the size (two storey) of the proposed dwellings in relation to neighbouring properties which could give rise to undue overlooking.</p> <p>Following an assessment against prevailing planning policy it is considered that the proposed development as submitted would be acceptable. The issue of potential overlooking has been considered and is seen to be a potential issue. To remove this issue a condition of approval is that any side windows within the dwelling facing 6 Rafferty's Hill shall be fitted with obscure glazing and be non-opening.</p>		

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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2020/0335/O	<b>Date Valid</b>	07.05.2020
<b>Description of Proposal</b>	Proposed farm dwelling and all associated site works	<b>Location</b>	Lands approximately 70m north west of 28 Lany Road Moira
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Richard McMullan
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Impact on Privacy	<p>The view is expressed that the proposed development is too close to 30 Lany Road, will invade privacy of same and upset the structure of the lane as it currently stands.</p> <p>Given the relationship between the site and 30 Lany Road it is considered that an adequate separation distance between the two shall exist (approximately 100 metres). This in conjunction with the nature of the site topography and intervening landscaping shall result in no adverse impacts upon the existing privacy levels experienced by 30 Lany Road.</p>		
Planning History	<p>Concern is expressed that there has been a lot of controversial developments approved on the lane and that this is not in keeping with what currently exists and the history that goes with it.</p> <p>Each application is considered upon its planning merits and in this instance the proposed development is seen to be policy compliant.</p>		
Need to preserve the quiet rural setting and not build it up so that it is not rural anymore.	LCCC Environmental Health unit have no objections to the development illustrating no adverse issues with respect to noise shall arise. As the site is considered to be acceptable in principle as a farm dwelling site, no issues with respect to the build-up of development shall arise.		
Question the necessity for a farmhouse	The view is expressed that no farm exists at the address based on the meaning of a farm.		



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	<p>There is no needs test with respect to providing a farm dwelling within a farm holding. An active and established farm holding exists within the site as per the planning history of the site.</p>
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**Week Ending 13 November 2020**

<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2020/0163/F	<b>Date Valid</b>	20.02.2020
<b>Description of Proposal</b>	Conversion of outbuilding to residential annex	<b>Location</b>	172 Dromara Road Hillsborough
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Joseph Billham
<b>Reasons for Recommendation</b>			
<p>The proposal is considered to be contrary to the SPPS and Policy EXT 1 Annex A of the Addendum to Planning Policy Statement 7 - Residential Extensions and Alterations in that the development is not considered to be a modest scale of accommodation and does not demonstrate dependency on the main dwelling within the site and could practically and viably operate on its own.</p> <p>The proposal is contrary to the SPPS and Policy EXT 1 of the Addendum to Planning Policy Statement 7 - Residential Extensions and Alterations in that it has not been demonstrated that the required ancillary accommodation cannot be provided via an extension to the existing/main dwelling within the site.</p> <p>The proposal is contrary to the SPPS and Policy EXT 1 of the Addendum to Planning Policy Statement 7-Residential Extensions and Alterations, paragraph 2.10 which outlines that the construction of a separate building, as self-contained accommodation, within the curtilage of an existing dwelling house will not be acceptable, unless a separate dwelling would be granted permission in its own right.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>0</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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**Week Ending 13 November 2020**

<b>Item Number 5</b>			
<b>Application Reference</b>	LA05/2020/0179/F	<b>Date Valid</b>	26.02.2020
<b>Description of Proposal</b>	The installation of a 20 metre Apollo street pole with 6 antennas (3 enclosed within a shroud) 2 equipment cabinets, 1no. metre cabinet and ancillary apparatus/ works	<b>Location</b>	Saintfield Road adjacent to Cairnshill Park & Ride Approx. 58m North-West of Cairnshill Methodist Church (2 Ballylenghan Rd) Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Joanna Magee
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
2	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Visual Impact.	There is already an existing street pole and cabinets adjacent the site with the addition of street lighting, traffic signage and fencing surrounding the Cairnshill park and ride facility. It is therefore deemed there will be no adverse visual impact upon the street scene.		
5G	The supplementary guidance clearly indicated the upgrade to 5G in this proposal.		
Health and Safety.	This application has been referred to Environmental Health at LCCC as matter for them to comment on the ICNIRP declaration. The declaration has been provided for Vodafone Ltd by Mono Consultants dated 21 <sup>st</sup> February 2020. Environmental Health have commented with no objections and state the installation when operational shall be compliant with the requirements of the radio frequency public exposure guidelines of the Internal Commission on Non-Ionizing Radiation Protection (ICNIRP).		
Location of Mast.	The agent has provided supplementary information on why this is the best location for this proposal and reasons why other locations have been discounted. Environmental health at Lisburn & Castlereagh City Council assessed the risk to the public and have no objections in this case.		