

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

Week Ending 20 September 2019

Item Number 1			
Application Reference	LA05/2019/0573/O	Date Valid	03.06.2019
Description of Proposal	2 No infill dwellings with garages and associated access (renewal of extant approval LA05/2015/0256/O)	Location	Lands adjoining and south east of 268 Ballygowan Road Crossnacreevy
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		
The neighbour objects to the use of the access as it goes through their property.	Planning permission goes with the land and it is the responsibility of the applicant/developer to ensure they have ownership/control of all lands necessary to implement a planning permission. Certificate C on the P1 form has been completed and the partial landowner notified. DfI Roads have been consulted on the application and have no objections.		

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Item Number 2			
Application Reference	LA05/2018/0307/F	Date Valid	26.03.2018
Description of Proposal	Replacement dwelling with retention & conversion of existing stone built, vernacular building (former dwelling) to stables/ outbuildings	Location	130m north of 47 Ballymullan Road, Lisburn
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY 1 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 and CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there is no permitted structure that exhibits the essential characteristics of a dwelling.</p> <p>The proposal is contrary to the SPPS and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building if permitted would be a prominent feature in the landscape and therefore would not visually integrate into the surrounding landscape.</p> <p>The proposal is contrary to the SPPS and Policy CTY 14 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 3			
Application Reference	LA05/2018/0528/F	Date Valid	01.06.2018
Description of Proposal	Proposed single dwelling and detached domestic garage in compliance with PPS 21 CTY 8 – infill	Location	Lands south of 13 Crossan 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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concerns regarding privacy	The dwelling is 13m from the laneway to the front of the adjacent dwelling and 28m from the boundary of the dwelling at No. 13. The elevation of the dwelling nearest the adjacent property contains no first floor window openings to cause any unnecessary overlooking. The amended drawing has been design specifically to have solid walls on the northern elevation to avoid any potential for overlooking. The northern boundary will be enhanced with a native species hedge proposed to screen the site. The garage to the rear has ground floor windows from the garage and the garden store. As these are not habitable rooms and they are at ground floor I have no concerns in terms of potential overlooking.		

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Item Number 4			
Application Reference	LA05/2018/0420/F	Date Valid	30.04.2018
Description of Proposal	The application is to retrospectively regulate the current activity at the site. The activities include waste acceptance, storage and recycling. /recovery facility accepting hazardous and non-hazardous wastes. The activities are to relatively low key and take place within a dedicated existing building within an existing industrial complex. The facility will also include a small external storage area. The planning application will both regulate the current level of waste management and assist the operator to further develop the site to the levels outlined within the planning application.	Location	280 Comber Road Lisburn
Group Recommendation	Refusal	Case Officer	Rachel Taylor
Reasons for Recommendation			
<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 on the proposal.</p> <p>The proposal is contrary to the SPPS and Policy WM1 of Planning Policy Statement 11 Planning and Waste Management in that it has not been demonstrated that the proposal will not cause demonstrable harm to human health or result in an unacceptable adverse impact on the environment, that the access to the site and the nature and frequency of associated traffic movements will not prejudice the safety and convenience of road users or constitute a nuisance to neighbouring residents by virtue of noise, dirt and dust or that adequate arrangements shall be provided within the site for the parking, servicing and circulation of vehicles.</p>			

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The proposal is contrary to the SPPS and Policy WM2 of Planning Policy Statement 11 Planning and Waste Management in that it has not been demonstrated that there is a need for the facility as established through the WMS and the relevant WMP.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue
Concern over impacts on his residential property of processing hazardous wastes.	The full impacts of this operation on human health is a matter for Environmental Health to provide comment on. The information pertaining to noise assessment was requested and is not capable of being considered under this application by virtue of relying of development outside of the application site.