

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

Week Ending 25 October 2019

Item Number 1			
Application Reference	LA05/2019/0166/RM	Date Valid	22.02.2019
Description of Proposal	Two storey dwelling on a farm and associated domestic garage with access from Mill Road	Location	Lands to the rear of 3, 9 and 11 Mill Road, Lisburn
Group Recommendation	Approval	Case Officer	Margaret Manley
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		
Proposed dwelling is not on a farm and is not visually linked or sited to cluster with existing buildings.	This application seeks reserved matters approval following the grant of outline planning permission under S/2014/0458/O. The principle of a farm dwelling on this site has already been deemed acceptable under the auspices of Policy CTY10 of PPS21. A dwelling at the proposed location does not cluster with the existing farm buildings however this site was deemed acceptable as an exception in order to avoid negative implications on the setting of the neighbouring Listed Buildings.		
Financial Gain	The view is expressed that the applicant has permission for a further dwelling under LA05/2016/1140/F and already has a dwelling on the land and that the applicant's intention is to profit from building houses not live in them. Application LA05/2016/1140/F was refused by the Council on 04 April 2019. It is subject to a live planning appeal with the Planning Appeals Commission. Policy CTY10 does not prohibit the sale of an approved dwelling.		
Open Countryside/Impact on Rural Character	The site is located in the open countryside. The principle of a farm dwelling has already been accepted on this site under S/2014/0458/O. This application was assessed against and considered compliant with relevant planning policy for this rural area, Planning Policy Statement 21.		
Prominent/ Inappropriate Design/Integration	The view is expressed that the proposed dwelling is unduly prominent, of an inappropriate design and will fail to integrate into the surrounding landscape. The proposed dwelling complies with the ridge height restriction conditioned with the outline permission and is therefore not considered unduly prominent.		

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

Week Ending 25 October 2019

	The proposed dwelling is considered to be of an appropriate design for this rural setting in compliance with 'Building on Tradition- A Sustainable Design Guide for the Northern Ireland Countryside.
Proposed dwelling is excessive for a dwelling on a farm.	Policy CTY10 of PPS21 does not restrict the scale/size of a farm dwelling.
Impact on views	The view is expressed that the proposed dwelling will jeopardise objector's view over the countryside. Individual views do not fall within the remit of planning and are not given weigh in this assessment.
Increase in Traffic along Mill Road	The view is expressed that the proposal will lead to an unacceptable increase in traffic along Mill Road. Roads Service were consulted in relation to this proposal. They did not raise any concerns in relation to the capability of Mill Road to accommodate any additional traffic the proposal may generate.

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

Week Ending 25 October 2019

Item Number 2			
Application Reference	LA05/2019/0744/O	Date Valid	17.07.2019
Description of Proposal	1 dwelling with detached garage for private use	Location	330m east of 161 Killynure Road, Saintfield, BT24 7DE
Group Recommendation	Refusal	Case Officer	Richard McMullan
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.</p> <p>The proposal is contrary to the SPPS and Policy CTY 10 criteria (c) of Planning Policy Statement 21 - Sustainable Development in the Countryside in that adequate justification has not been submitted for the dwelling to be sited on an alternative site within the farm, which is not visually linked or sited to cluster with an established group of buildings on the farm.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted, be unduly prominent in the landscape and not respect the traditional pattern of settlement exhibited in that area, 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		

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

Week Ending 25 October 2019

Item Number 3			
Application Reference	LA05/2019/0249/O	Date Valid	13.03.2019
Description of Proposal	Site for a dwelling, garage and associated siteworks (As per CTY 10 of PPS 21)	Location	50 metres north-east of 6, Craneystown Road, Upper Ballinderry, Lisburn
Group Recommendation	Approval	Case Officer	Margaret Manley
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		
Prominence	It is recommended a siting condition should be imposed to ensure the dwelling is located in the site's north-east corner. It is also suggested a ridge height restriction of 6 metres from finished floor level should be imposed. A dwelling with this ridge height sited behind the established line of trees would not appear prominent in the local landscape.		
Farm dwelling not visually linked/sighted to cluster with existing farm buildings	The suggested siting area in the north-east corner of the site is located approximately 40 metres north of the existing group of farm buildings. This is considered acceptable in this instance to protect the amenity of the proposed dwelling. The Council's Environmental Health Unit have advised close proximity to the end of life vehicles and agricultural buildings may give rise to offensive conditions and a resulting impact upon the amenity enjoyed by the proposed development due to noise and odour.		
Ribbon development	With the suggested siting in the site's north-east corner there would be adequate separation distance and set back from the road to ensure the proposed dwelling does not read with other dwellings along Craneystown Road to create a ribbon of development. The proposed dwelling would be separated from the road by an agricultural field and would therefore not have a frontage to the road.		
Approval would lead to creation of 2 new infill sites	Policy CTY8 of PPS21 allows for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of		

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

Week Ending 25 October 2019

	<p>size, scale, siting and plot size and meets other planning and environmental requirements.</p> <p>With the suggested siting condition imposed the proposed dwelling would not contribute to an otherwise substantial and built-up frontage as it would be set back and separated from the road by an agricultural field. Approval of this proposal would therefore not lead to the creation of 2 infill opportunities.</p>
Failure to enclose vehicle scragpage yard with fencing	<p>Full planning permission was approved retrospectively for the change of use of agriculture outbuildings and ancillary yard area to authorised treatment facility for end of life vehicles on 12 December 2016. The approved plans and conditions of the planning permission did not specify the enclosure of the area with fencing.</p>
Potential extension of scrap vehicle storage area	<p>This application proposes a farm dwelling and garage. This is the only development which can be considered under this application. Potential future expansion of the treatment facility for end of life vehicles is not proposed and cannot be considered under this application.</p>
Impact on Road Safety	<p>Concern is expressed that the applicant proposes to widen road at new entrance to facilitate access of larger goods lorries associated with vehicle scragpage business. Will present a danger to children.</p> <p>This application proposes a farm dwelling and garage and involves the construction of a new access from the public road to serve same. The application does not propose a new access to serve the treatment facility for end of life vehicles.</p>
Questions why recent approvals for infill dwellings are not used as an alternative to proposed farm dwelling.	<p>Outline planning permission has been approved for 2 no. infill dwellings between nos. 4 and 4a Craneystown Road under LA05/2017/0994/O and LA05/2019/0202/O. These permissions were approved on 18.2.2019 and 29.5.19 respectively. Approval of these infill dwellings does not prohibit the applicant for applying for a farm dwelling. Criteria B of Policy CTY10 specifies that no development opportunities should be sold off from the farm holding within 10 years of the application. The applicant has confirmed neither of these approved sites have been sold off from the farm holding.</p>
Right of Way	<p>Concern is expressed that the occupant/owner of number 6 has a legal right of way to a well located close to the proposed entrance. Proposal could destroy or hinder access to this well.</p> <p>Right of way to a well would be a legal issue between the concerned parties.</p>
Compromise views of countryside	<p>Individual views do not fall within the remit of Planning and are not given weigh in this assessment.</p>
Devaluation of property	<p>Whilst devaluation of property is a material consideration, no evidence is submitted and as such, it is not given determining weight in the assessment of this application.</p>

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

Week Ending 25 October 2019

Item Number 4			
Application Reference	LA05/2018/0760/RM	Date Valid	19.07.2018
Description of Proposal	Proposed housing development with access from Dromara Road (29 dwellings) (Amended plans and additional information)	Location	182 Dromara Road, 81 Drumaknockan Road and land to rear of 178 Dromara Road, Drumlough Hillsborough
Group Recommendation	Approval	Case Officer	Richard McMichael
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
6	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Impact on the character of the area.	The principle of 29 dwellings on this site has already been established via the previous outline permission and it is considered that the proposal will not have a negative impact on the character of the area.		
Density of the development.	The principle of 29 dwellings on this site has already been established via the previous outline permission. The density is considered acceptable.		
Impact on local infrastructure.	DfI Roads have been consulted, and while further information was requested, no overall objection was received.		
Proposed house types not in keeping with neighbouring development.	It is considered that the house types are not significantly different in appearance to the existing dwellings in the local area so as to warrant a refusal. This is because there are already examples of large two storey dwellings in the vicinity of the site. The use of stone and architectural features such as the quoin designs around certain house types' doorways and windows and hip roofs are also evident in neighbouring residential development.		
The presence of a TPO tree on the site.	A temporary TPO was placed on the entire site due to objections having been received. A tree survey was submitted to and assessed by the Council. It was concluded that specific trees were to be removed for safety reasons. Additional trees were to be removed to facilitate the		

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

Week Ending 25 October 2019

	development and the remaining trees would remain. Therefore, the objection that there is currently a TPO on the site is incorrect.
Impact on residential amenity, including loss of light, overshadowing, outlook, overlooking.	An indicative site plan was approved via the previous outline permission and a condition added to the decision notice that required the final layout to be in general accordance with this plan. Therefore, bar minor amendments, the general layout was deemed to be satisfactory at the outline stage, including how the dwellings impacted upon residential amenity. It is not considered that the proposal will result in a loss of residential amenity.

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

Week Ending 25 October 2019

Item Number 5			
Application Reference	LA05/2018/1186/O	Date Valid	21.11.2018
Description of Proposal	Demolition of the existing dwelling (no.65 Beanstown Road) and development of 2 two storey detached dwellings and associated private road, access and landscaping (amended proposal)	Location	65 Beanstown Road, Lisburn, BT28 3UR
Group Recommendation	Approval	Case Officer	Brenda Ferguson
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		
Contrary to SPPS, Policy CTY8 and Policy CTY 14	The site is included within objection 2137 to Draft BMAP and in considering the recent appeal decision on the site directly to the north (LA05/2015/0588/O), it is contended that determining weight should be attached to the inclusion of this site within the settlement limits of Lisburn, should BMAP be adopted. Taking this into consideration, the site falls to be considered under the SPPS, PPS 2, PPS 3 and PPS 7 and PPS 7 addendum. The principle of development in terms of the proposed residential use on the site is therefore acceptable provided it meets planning policy.		
Impact on existing roads including traffic and road safety.	DFI Roads are content with the access arrangements as stipulated concept layout. It is contended that the proposed development will not create a traffic hazard. A number of conditions have been recommended.		
Consideration of development plan designations and policies and on emerging plans.	The application site is identified in LAP 2001 as being outside of any defined settlement limit, and that status remains the same in draft BMAP 2015. It is however of note that the application lies within the settlement limit of Lisburn as defined within the adopted BMAP. It is contended that based on the conclusions of the PAC report into draft BMAP that		

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

Week Ending 25 October 2019

	determining weight should be attached to the inclusion of this site within the settlement limits of Lisburn.
Suitability of the site for the proposed development.	The site is capable of accommodating 2 dwellings in keeping with the existing pattern of development. The plot size shown on the indicative site layout would not be out of character. The reduction in density to 2 dwellings is considered acceptable.
Design, scale and layout of proposal.	The indicative layout indicated 2 dwellings that are considered suitable in terms of their footprint and plot.
Impact on amenity of neighbouring dwellings – Overlooking, overshadowing and noise issues.	The dwellings proposed are located a suitable distance from the common boundaries and it is considered that no overlooking, overshadowing or noise concerns would arise as a result of the development.
Drainage issues.	A Drainage Assessment is not required due to the size of the development. Rivers previously advised that no issues would arise if the development is carried out as annotated on the site layout 'Drainage shall be provided where necessary to prevent water from the access flowing onto the public road' and that all necessary drainage shall be done to the satisfaction of Roads Service (DfI Roads).

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

Week Ending 25 October 2019

Item Number 6			
Application Reference	LA05/2017/0397/F	Date Valid	19.04.2017
Description of Proposal	Proposed development of 6 no. dwellings adjacent to 76 Stoneyford Road, (previous approval S/2008/1000/F)	Location	Land adjacent to 76, Stoneyford Road, Island Kelly, 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
5	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Detail on map/planning permission	<p>Concern is expressed that there is a blank rectangle shown on the map positioned to the rear of the dwelling at 21 Stonebridge Meadows and questions are asked as to whether the building has got planning permission.</p> <p>The building shown on the plan was removed in amended plans as it is not part of this application.</p>		
Type of brick used in wall and height	The retaining wall shall be finished in smooth sand render and 3.8m in height behind the garage of No. 21 Stonebridge Meadows, dropping to 2.5m in height and then down to 2.1m to the rear of the remaining dwellings in Stonebridge Meadows.		
Light restriction	<p>Concern is expressed that light restriction is already a problem which will be made worse. Two refusal issues in this regard were raised in the report on the previous application - were these looked into appropriately</p> <p>Amended plans were received on the back of the initial refusal reasons on the previous application. These were found to be acceptable. The proposal and associated boundary treatments are sufficiently removed from the dwellings so as not to restrict light.</p>		
Overlooking/Loss of Privacy.	Most of the proposed dwellings have an separation distance in excess of 10m to the rear boundary, with the dwelling on site 1 having 9m from		

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

Week Ending 25 October 2019

	<p>most of the rear elevation. These are acceptable distances in terms of the Policy Guidance to prevent overlooking and impact on privacy.</p>
Accuracy of Drawings	<p>The view is expressed that measurements on the drawings do not reflect what is on site/misleading - discrepancies in the heights of the existing and proposed retaining walls and where the measurements were taken from i.e. ground level.</p> <p>Accurate plans were requested and received and are consistent. It has been confirmed that the measurements are taken from existing ground level.</p>
Size of the retaining wall and it doesn't fit in with the surroundings.	<p>The highest part of the retaining wall will be mostly obscured behind the garage. The remainder will extend up to 1.1m above the existing wall to the rear of the dwellings in Stonebridge Meadows. A new 1.8m high fence is proposed above. The fence will soften the appearance of the boundary and overall the wall is deemed to be acceptable in height, being only 1.1m above the existing, and will not cause any adverse effects to any adjacent dwellings.</p>
Foundations poorly installed	<p>The view is expressed that the foundations below ground level have not been installed and the construction and installation of steel braces are poorly installed.</p> <p>Building Control inspected the site in regard to the foundations and the construction and installation of the steel braces at the request of Planning. They stated that it does not fall under the remit of Building Control either and would be a civil matter between the homeowners.</p>
Safety on Site	<p>Concern is expressed that there are no safety barriers/means of protection to stop the digger from tipping down the bank into the rear gardens of Stonebridge Meadows - Causing a major safety hazard.</p> <p>It is the responsibility of the developer to ensure that appropriate site safety measures are put in place.</p>

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

Week Ending 25 October 2019

Item Number 7			
Application Reference	LA05/2018/1283/F	Date Valid	28.12.2018
Description of Proposal	Standalone coffee shop	Location	Existing car park area Drumkeen Retail Park Upper Galwally Belfast
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
12	2	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Privacy/overlooking	The proposal is for a single storey building which shall not result in any undue overlooking of neighbouring properties. Existing landscaping is also indicated to be retained.		
Vermin/noise/odour/bin storage/litter	Within the processing of this application LCCC Environmental Health Unit have been consulted and can be seen to have no objections. Therefore no issues of concern shall arise. No air conditioning units or refrigeration units are proposed within the scheme. A bin storage area is also proposed.		
Additional lights	No additional lights are proposed to be installed within the remit of this application. LCCC Environmental Health Unit have no objections with respect to light from the building as proposal and have requested that an appropriate informative with respect to same is utilised if required.		
Traffic congestion	Within the processing of this application DfI Roads have been consulted and can be seen to be content. They have outlined that adequate car parking spaces shall remain within the site.		
Status of landscaping to rear of Drumkeen Court and potential foxes within same.	It is outlined within an amended site layout drawing that the landscaping to the rear of Drumkeen court, is to be retained. A condition in respect of this shall be utilised to ensure same. It is noted that foxes are not seen to be a protected species.		

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

Week Ending 25 October 2019

Scale/dimensions of drawings	The submitted drawings are to scale and as such measurements can be scaled from them will provides the details in relation to the siting of the proposed building and also its size.
Main foul and storm sewerage lines adjacent to existing council offices/petrol station.	NI Water and Rivers Agency have been consulted within the processing of this application with respect to the development and can be seen to be content.
Fire Safety	The development is set back from adjacent properties to an adequate degree and it is considered that no issues with respect to same shall arise.
Pop up to stand alone permanent coffee shop	Application as originally submitted has always been for a stand-alone coffee shop. Its description has not been altered in any way from the original submission.
No need for another coffee shop in the area	For such an application there is no needs test requirement.