

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

Week Ending 26th March 2021

Item Number 1			
Application Reference	LA05/2020/0958/F	Date Valid	18.11.2020
Description of Proposal	Retention of static caravan and hard standing	Location	22b Lough Road, Ballinderry Upper, Lisburn, BT28 2JY
Group Recommendation	Refusal	Case Officer	Richard Mc Mullan
Reasons for Recommendation			
<p>The development is contrary to the SPPS and Planning Policy Statement 2 Natural Heritage Policies NH2 and NH5 as it has not been demonstrated that there will not be an adverse impact upon acknowledged natural heritage features within the site, specifically trees/hedgerows.</p>			
<p>The development is contrary to the SPPS and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it proposes to intensify the use of an existing access at which visibility splays of 2.4 metres x 93 metres in the south easterly direction and 79 metres in the north westerly direction, cannot be provided in accordance with the standards contained in the Departments Development Control Advice Note 15.</p>			
<p>The proposal is contrary to the SPPS and Policy CTY 9 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the proposal is for the provision of temporary residential accommodation pending the development of a permanent dwelling; there are compelling and site specific reasons illustrating that a residential caravan/mobile home is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and that the proposal integrates within an existing building group and is screened from public view.</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 site would lack long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape (as they are required to be removed to provide adequate visibility splays for the development), the proposed building would therefore rely primarily on the use of new landscaping for integration; the design of the proposed building is inappropriate for the site and its locality; the proposed building would fail to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop 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 development would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings; it would not, if permitted respect the traditional pattern of settlement exhibited in the area and would therefore result in a detrimental change to (further erode) the rural character of the countryside.</p>			

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The proposal is contrary to Policy CTY 16 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not demonstrated that the development will not create or add to a pollution problem and has not submitted sufficient information on the means of sewerage to properly consider the impact of the development in terms of pollution.

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 despite requests being made of the applicant/agent.

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	LA05/2019/1115/F	Date Valid	31.10.2019
Description of Proposal	Proposed (All retrospective) 4 no. Total additional ancillary guest accommodation units. (3 no. glamping domes (2no retrospective) and 1 no. glamping hut, 4 no. hot tubs and associated decking and pathways, 1 no. toilet/shower block and 1 no. electrical distribution shed. (Amended proposal description)	Location	591 Saintfield Road, Carryduff, BT8 8BP
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The application is contrary to Section 3(6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 in that insufficient information in respect of transportation issues has been provided regarding the above proposal to enable the Council to make an informed decision.</p> <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 AMP2 – Access to Public Roads of Planning Policy Statement 3 in that the applicant has failed to demonstrate that a safe access to the public road network, is achievable in accordance with the Departments standards.</p> <p>The proposal is contrary to the SPPS and Policy AMP 7 - Car Parking and Servicing arrangements of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the development, if permitted, would not prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and servicing arrangements of vehicles which would be attracted to the site.</p> <p>The proposal is contrary to the SPPS and Policy OS 3 Outdoor Recreation in the Countryside of Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that it has not been demonstrated that the road network can safely handle the extra vehicular traffic the proposal will generate or that satisfactory arrangements are provided for access and parking.</p> <p>The proposal is contrary to the SPPS and policy TSM 7 Criteria for Tourism Development of PPS 16 Tourism in that it has not been demonstrated that the access arrangements are in accordance with the published guidance; that access to the public road will not prejudice road</p>			



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safety or significantly inconvenience the flow of traffic; or that the existing road network can safely handle any extra vehicular traffic the proposal will generate.

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	LA05/2019/1116/F	Date Valid	31.10.2019
Description of Proposal	Revised supporting cable park hub to approved building and use under LA05/2018/0803/F including: store room, plant room, reception, changing block, toilet block, jetty. (All retrospective) Sand sports area adjacent to cable park. (Retrospective) (Amended proposal description)	Location	591 Saintfield Road, Carryduff
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The application is contrary to Section 3(6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 in that insufficient information in respect of transportation issues has been provided regarding the above proposal to enable the Council to make an informed decision.</p> <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 AMP2 – Access to Public Roads of Planning Policy Statement 3 in that the applicant has failed to demonstrate that a safe access to the public road network, is achievable in accordance with the Departments standards.</p> <p>The proposal is contrary to the SPPS and Policy AMP 7 - Car Parking and Servicing arrangements of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the development, if permitted, would not prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and servicing arrangements of vehicles which would be attracted to the site.</p> <p>The proposal is contrary to the SPPS and Policy OS 3 Outdoor Recreation in the Countryside of Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that it has not been demonstrated that the road network can safely handle the extra vehicular traffic the proposal will generate or that satisfactory arrangements are provided for access and parking.</p> <p>The proposal is contrary to the SPPS and policy TSM 7 Criteria for Tourism Development of PPS 16 Tourism in that it has not been demonstrated that the access arrangements are in</p>			



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accordance with the published guidance; that access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic; or that the existing road network can safely handle any extra vehicular traffic the proposal will generate.

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 4			
Application Reference	LA05/2019/1314/F	Date Valid	27.12.2019
Description of Proposal	Proposed extension to existing boathouse building to provide two first floor restaurants with kitchen and utility facilities. Proposed second floor multi-use conference facility. Change of use from existing retail unit to provide complementary seating area to existing cafe. Proposed external lift and fire escape staircase	Location	591 Saintfield Road, Carryduff, BT8 8BP
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The application is contrary to Section 3(6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 in that insufficient information in respect of transportation issues has been provided regarding the above proposal to enable the Council to make an informed decision.</p> <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 AMP2 – Access to Public Roads of Planning Policy Statement 3 in that the applicant has failed to demonstrate that a safe access to the public road network, is achievable in accordance with the Departments standards.</p> <p>The proposal is contrary to the SPPS and Policy AMP 7 - Car Parking and Servicing arrangements of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the development, if permitted, would not prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and servicing arrangements of vehicles which would be attracted to the site.</p> <p>The proposal is contrary to the SPPS and Policy OS 3 Outdoor Recreation in the Countryside of Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that it has not been demonstrated that the road network can safely handle the extra vehicular traffic the proposal will generate or that satisfactory arrangements are provided for access and parking.</p>			

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The proposal is contrary to the SPPS and policy TSM 7 Criteria for Tourism Development of PPS 16 Tourism in that it has not been demonstrated that the access arrangements are in accordance with the published guidance; that access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic; or that the existing road network can safely handle any extra vehicular traffic the proposal will generate.

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	LA05/2020/0078/F	Date Valid	31.01.2020
Description of Proposal	Part-retrospective application for the erection of a holiday park within the grounds of existing Let's Go Hydro resort. Development comprises of 18no. touring caravan/motorhome hook-up pitches (including removal and relocation of 10 no. unauthorised existing hook-up pitches), retention in-situ of 1no. safari tent, erection of 5no. new safari tents, ancillary communal toilet & caravan waste disposal facilities and associated site works (amended proposal description)	Location	591 Saintfield Road, Carryduff, BT8 8BP
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The application is contrary to Section 3(6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 in that insufficient information in respect of transportation issues has been provided regarding the above proposal to enable the Council to make an informed decision.</p> <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 AMP2 – Access to Public Roads of Planning Policy Statement 3 in that the applicant has failed to demonstrate that a safe access to the public road network, is achievable in accordance with the Departments standards.</p> <p>The proposal is contrary to the SPPS and Policy AMP 7 - Car Parking and Servicing arrangements of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the development, if permitted, would not prejudice the safety and</p>			

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convenience of road users since adequate provision cannot be made clear of the highway for the parking and servicing arrangements of vehicles which would be attracted to the site.

The proposal is contrary to the SPPS and Policy OS 3 Outdoor Recreation in the Countryside of Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that it has not been demonstrated that the road network can safely handle the extra vehicular traffic the proposal will generate or that satisfactory arrangements are provided for access and parking.

The proposal is contrary to the SPPS and policy TSM 7 Criteria for Tourism Development of PPS 16 Tourism in that it has not been demonstrated that the access arrangements are in accordance with the published guidance; that access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic; or that the existing road network can safely handle any extra vehicular traffic the proposal will generate.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	1	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue

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Item Number 6			
Application Reference	LA05/2020/0662/F	Date Valid	25.08.2020
Description of Proposal	Proposed retention of temporary outdoor digital entertainment screen including temporary outdoor drive-in cinema and all other associated site works (amended P1 form page, amended plans and additional info)	Location	1 Mealough Road, Carryduff, BT8 8BP
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The application is contrary to Section 3(6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 in that insufficient information in respect of transportation issues has been provided regarding the above proposal to enable the Council to make an informed decision.</p>			
<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 AMP2 – Access to Public Roads of Planning Policy Statement 3 in that the applicant has failed to demonstrate that a safe access to the public road network, is achievable in accordance with the Departments standards.</p>			
<p>The proposal is contrary to the SPPS and Policy AMP 7 - Car Parking and Servicing arrangements of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the development, if permitted, would not prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and servicing arrangements of vehicles which would be attracted to the site.</p>			
<p>The application is contrary to paragraph 6.297 of the SPPS, in that it would, if permitted, prejudice the safety and convenience of road users since the erection of the screen is in close proximity to a road junction, and would distract the attention of motorists from road traffic signs and signals, thereby creating a traffic hazard.</p>			
<p>The application is contrary to paragraph 6.297 of the SPPS, in that the proposed screen would be visually intrusive and distract the attention of road users thereby prejudicing the safety and convenience of traffic on this Main Traffic Route.</p>			
<p>The proposal is contrary to the SPPS and Policy OS 3 Outdoor Recreation in the Countryside of Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that it has not</p>			

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been demonstrated that the road network can safely handle the extra vehicular traffic the proposal will generate or that satisfactory arrangements are provided for access and parking.

The proposal is contrary to the SPPS and policy TSM 7 Criteria for Tourism Development of PPS 16 Tourism in that it has not been demonstrated that the access arrangements are in accordance with the published guidance; that access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic; or that the existing road network can safely handle any extra vehicular traffic the proposal will generate

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A

Consideration of Objections

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Item Number 7			
Application Reference	LA05/2020/0941/F	Date Valid	16.11.2020
Description of Proposal	Proposed temporary outdoor digital entertainment screen including temporary outdoor drive in cinema and other entertainment use at Lets Go Hydro water park	Location	1 Mealough Road, Carryduff, BT8 8BP
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The application is contrary to Section 3(6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 in that insufficient information in respect of transportation issues has been provided regarding the above proposal to enable the Council to make an informed decision.</p> <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 AMP2 – Access to Public Roads of Planning Policy Statement 3 in that the applicant has failed to demonstrate that a safe access to the public road network, is achievable in accordance with the Departments standards.</p> <p>The proposal is contrary to the SPPS and Policy AMP 7 - Car Parking and Servicing arrangements of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that the development, if permitted, would not prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and servicing arrangements of vehicles which would be attracted to the site.</p> <p>The application is contrary to paragraph 6.297 of the SPPS, in that it would, if permitted, prejudice the safety and convenience of road users since the erection of the screen is in close proximity to a road junction, and would distract the attention of motorists from road traffic signs and signals, thereby creating a traffic hazard.</p> <p>The application is contrary to paragraph 6.297 of the SPPS, in that the proposed screen would be visually intrusive and distract the attention of road users thereby prejudicing the safety and convenience of traffic on this Main Traffic Route.</p> <p>The proposal is contrary to the SPPS and Policy OS3 Outdoor Recreation in the Countryside of Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that the proposal, if permitted, would have an adverse impact on the visual amenity and character of</p>			

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the local landscape and the development cannot be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography.

The proposal is contrary to the SPPS and Policy OS 3 Outdoor Recreation in the Countryside of Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that it has not been demonstrated that the road network can safely handle the extra vehicular traffic the proposal will generate or that satisfactory arrangements are provided for access and parking.

The proposal is contrary to the SPPS and policy TSM 7 Criteria for Tourism Development of PPS 16 Tourism in that it has not been demonstrated that the access arrangements are in accordance with the published guidance; that access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic; or that the existing road network can safely handle any extra vehicular traffic the proposal will generate.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue
The planning request is already too late, the proposal already erected at certain times of the year and concerns about the temporary element of the proposal	<p>Concerns are raised that the screen was erected in June and then taken down when complaints were made and then the containers were painted and the screen put up again. It is asked how this can be a proposed application if it's already erected? And concerns are raised about the temporary element of the proposal.</p> <p>Any unauthorised works is carried out at the applicants own risk. This application is for temporary permission for a period of 5 years for the proposal to be erected for a period of 4 months out of 12 months of the year. If the proposal is considered to be acceptable a condition can be placed on the permission restricting the period of time it is allowed for.</p>
Light, flickering and noise	<p>Concerns have been raised about neighbours being subjected to strobe lighting and constant colour changes. Also concerns have been raised about glampers singing and shouting at all hours at night; and that when restrictions ease there is a hospitality tent and that neighbours will be subjected to music late at night.</p> <p>Environmental Health have been consulted on the proposal. They advise that this type of facility has the potential to impact on adjacent residential receptors with respect to noise and light. With this in mind Environmental Health have no objection in principle subject to two conditions. Condition one is that the hours of operation of the screen shall not exceed 0700 – 2300 hours, and condition two is that any artificial lighting to the development must minimise obtrusive light and conform to the requirements of the light intrusion levels within the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone – E3 (Suburban) contained within Table 2 of the Institute of Light Engineers</p>

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	<p>Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2011. Both conditions are to protect the amenity of neighbouring dwellings. If the proposal is considered acceptable the above two conditions would be placed on the decision.</p>
Visual Impact	<p>Concerns are raised that the proposal can be seen from the Saintfield Road and from neighbouring dwellings.</p> <p>It is considered that the proposed screen would have an adverse impact on the visual amenity and character of the local landscape and the development cannot be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography. It also would prejudice the safety and convenience of road uses since the erection of the screen in in close proximity to a road junction and would distract motorists from road traffic signs and signals</p>
Traffic congestion and added danger to motorists and pedestrians	<p>Concerns are raised about traffic congestion at the Mealough/Manse Road junction and advises that previously there was no traffic management in place at these events. Concerns are also raised that the turn off on to the Mealough Road is not designed to have long tail backs on such a busy fast road.</p> <p>DfI Roads have been consulted on the application and consider the proposal is unacceptable in its current form. It is considered that it has not been demonstrated that the development, if permitted would not prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and servicing arrangements of vehicles which would be attracted to the site. Also since the screen is in close proximity to a road junction, it would distract the attention of motorists from road traffic signs and signals, thereby creating a traffic hazard. It would be visually intrusive and distract the attention of road users thereby prejudicing the safety and convenience of traffic on a main traffic route.</p>
Air pollution	<p>Concerns have been raised that the increased traffic would lead to air pollution.</p> <p>Environmental Health have been consulted and they have raised no concerns with regards to air pollution. They advise that the proposal does not have the potential to have an adverse impact on air quality</p>
Inappropriate content	<p>Concerns are raised about the content of the films which it is stated range from Disney films to New Line Films, shown from dvds. They believe that not having the rights to show the films would be illegal.</p> <p>Environmental Health advice is that the installation is required to obtain a cinema licence in accordance with the Cinemas (Northern Ireland) Order 1991 prior to use.</p>