

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

**Week Ending 27 March 2020**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2019/0626/F	<b>Date Valid</b>	29.05.2019
<b>Description of Proposal</b>	Change of use of existing agricultural shed and yard for the loading and unloading of tyres and the storage of tyres up to 500 (use class B4) for temporary 2 year period	<b>Location</b>	26b Sheepwalk Road Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Sinead McCloskey
<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	2	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Noise issues in relation to deliveries	The Environmental Health Department of the Council were consulted with this application and responded stating that they note the objection letter and that if they wish to make a complaint in relation to noise from the existing commercial activity, they should contact the Environmental Health Service Unit. The Unit stated that they had no objections to the proposal in terms of noise nuisance and provided conditions relating to acceptable hours of operation of onsite activities.		
Landownership queries regarding land for improved access	Any land encroachment issues are a civil matter that are dealt with outside of the planning process.		
Distance of shed from neighbour's house.	The impact of the proposal on adjacent properties has been considered in the assessing the application. Environmental Health have provided conditions. It is considered that there will be no adverse amenity issues on the adjacent dwelling.		
The surrounding area is agricultural and the proposed use is industrial.	PPS4 and PPS21 allow for industrial uses in the countryside subject to all other planning considerations being acceptable.		

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The storage of tyres poses an unacceptable fire risk	Environmental Health were consulted and raised no concerns about the potential of the proposal to create a fire hazard:
Access to the site for fire engines could be difficult.	DfI had raised no concerns in terms of the access. HGV can access the site therefore it can be assumed that fire engines will also be able to access the site.
Containers are being used for delivery.	The onsite activities state that the tyres are delivered in a storage container by HGVs. This has been considered in the above assessment and by Environmental Health and DfI Roads and is found to be acceptable.
Concerns regarding temporary permission	Any future application will be assessed on its own merits. A 2 year temporary permission has been deemed acceptable at this time.
The proposal is out of keeping with the surrounding area.	PPS4 and PPS21 allow for industrial uses in the countryside subject to all other planning considerations. The impact of the proposed use on the surrounding area is considered during the assessment of the application.
The proposed use would be better suited to an industrial.	PPS4 states that economic development uses include storage and distribution. This policy allows for this development in the countryside subject to all other planning considerations.

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2018/1229/F	<b>Date Valid</b>	30.11.2018
<b>Description of Proposal</b>	Change of use and conversion of 2 no agricultural sheds to be used for light engineering with existing hard standing farm yard to be used for parking	<b>Location</b>	Adjacent to 18 Bog Road Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Brenda Ferguson
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the SPPS and Policy CTY 1 of PPS 21 in that there are no overriding reasons why the development is essential or it is otherwise located in a development plan.</p> <p>The proposal is contrary to the SPPS and Policy CTY 11 of PPS 21 in that it has not been demonstrated that it has to be run with the agricultural operations on the farm or that the farm business is currently active and established.</p> <p>The proposal is contrary to the SPPS and Policy CTY 11 of PPS 21 in that the proposed use is inappropriate at this rural location.</p> <p>The proposal is contrary to the SPPS and Policy AMP 2 of PPS 3 – Access, Movement and Parking, in that it would, if permitted, prejudice the safety and convenience of road users since visibility splays of 2.4m x 79m from the proposed access 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 AMP 7 of PPS 3 - Access, Movement, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.</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>		