

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

Week Ending 29 November 2019

Item Number 1			
Application Reference	LA05/2019/0750/F	Date Valid	18.07.2019
Description of Proposal	Replacement of redundant non-residential building with a single dwelling in compliance with planning policy statement 21 CTY3	Location	45m east of 54 Lisnabreeny Road, Lisnabreeny Castlereagh
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
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 and could not be located within a settlement.</p> <p>The proposal is contrary to the SPPS and Policy CTY 3 of Planning Policy Statement 21: Sustainable Development in the Countryside in that it has not been demonstrated that the redevelopment proposed would bring significant environmental benefits.</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 2			
Application Reference	LA05/2016/0743/F	Date Valid	14.07.2016
Description of Proposal	Conversion of existing building to provide ground floor apartment with 2 no. duplex apartments over plus construction of 4 new build apartments to the rear and retention of existing building to provide cycle and bin storage areas	Location	46-48 Railway Street, Lisburn BT27 4AA
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		
Proposed development should not infringe on right of way.	The applicant acknowledges the existing right-of-way and the implications of any legal requirements associated with it. The use of the right-of way by third parties is a legal matter.		
The plans indicate that the wall of the building bordering the area highlighted in yellow (that runs along the edge of the existing car park area) is to be demolished. Potential for subsidence/slippage along the edge. Retaining wall should be built along the edge of the car park to ensure no ground subsidence/slippage will occur.	The applicant has commented that the area highlighted in yellow along the edge of the Orange Hall car park area should not be cause for concern in terms of subsidence or slippage because the wall of the building to be demolished is several feet away from the bottom of the existing embankment supporting the car park at the higher level. The gap between the wall of the building and the bottom of the embankment is clearly defined on the site layout. The issue regarding slippage is again a matter between the two parties involved and it has been clarified by the applicant that the removal of the wall associated with the building to be demolished will not impact the car park area of the Orange Hall.		

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Noise pollution arising from bands and concerts should be made known to prospective tenants/owners of the properties.	Environmental Health did not raised any concerns regarding the proximity of the development to the Orange Hall. Suitable informatives can be attached to fore-warn developers and prospective residents of issues in relation to this matter.
Car park area cannot be used for access by vehicles involved with the development/construction work on the site.	The applicant in their response to the objection has acknowledged that access to the site is not available via the Orange Hall Grounds. This is a legal matter between the two parties involved.

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Item Number 3			
Application Reference	LA05/2018/0071/F	Date Valid	24.01.2018
Description of Proposal	Proposed garage (for horse box) isolation unit associate with existing stable block.	Location	Land 180m east of 27 Oughley Road, Saintfield
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that it is necessary for the efficient use of the active and established agricultural (or forestry) holding; that there are no suitable existing buildings on the holding or enterprise that can be used; the proposal is not sited beside existing farm or forestry buildings and that health and safety reasons exist to justify an alternative site away from the existing farm (or forestry) buildings or that the alternative site away is essential for the efficient functioning of the business.</p> <p>The proposal is contrary to the SPPS and Policy FLD1 in that it has not been demonstrated that the proposal constitutes an exception to the policy to permit development in the Flood Plain, and a Flood Risk Assessment has not been provided identifying all sources of flood risk and adequate measures to manage and mitigate any increase in flood risk arising from the development.</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 4			
Application Reference	LA05/2017/0632/O	Date Valid	14.06.2017
Description of Proposal	Site for two storey replacement dwelling, garage and associated site works	Location	120M West of St Patricks Church, 23A Barnfield Road, Lisburn
Group Recommendation	Refusal	Case Officer	Jonathan Marley
Reasons for Recommendation			
<ul style="list-style-type: none"> ▪ The proposed development is unacceptable in that insufficient information has been submitted to enable the Council to make an informed decision on the proposal. ▪ The proposal is contrary to the SPPS and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building and insufficient information has been submitted to successfully demonstrate that all necessary services can be provided without significant adverse impact on the environment or character of the locality. ▪ The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and NH 2 of Planning Policy Statement 2 Natural Heritage in that insufficient information has been submitted (Bio Diversity Checklist) to demonstrate that the proposal would be unlikely to harm a protected species. ▪ The proposal is contrary to the SPPS and Policies NH 4 and NH5 of Planning Policy Statement 2 Natural Heritage in that insufficient information has been submitted (Bio Diversity Checklist) to demonstrate that the proposal will not have a significant adverse impact on the Site of Local Nature Conservation Importance (SLNCI) and local Wildlife Site or that the proposal would be unlikely to have an adverse impact on priority habitats/species or feature of natural heritage importance. ▪ The proposal is contrary to the SPPS and policy BH 11 of PPS 6 Planning Archaeology and the Built Environment in that if approved it would adversely affect the setting of the Listed Building (St Patricks Church) by nature of its scale. ▪ The proposal is contrary to the SPPS and policies BH 3 and BH 4 of PPS 6 Planning Archaeology and the Built Environment in that insufficient information has been submitted to demonstrate the potential impact of the development proposal on important archaeological remains nor has sufficient information been submitted to identify appropriate mitigation of the archaeological impacts of the development. 			
Representations			



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