

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

Week Ending 3 April 2020

Item Number 1			
Application Reference	LA05/2019/0672/O	Date Valid	26.06.2019
Description of Proposal	Site for dwelling (complying with policy CTY10)	Location	90m east of 85 Ballydonaghy Road Crumlin
Group Recommendation	Refusal	Case Officer	Grainne Rice
Reasons for Recommendation			
<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 and could not be located in a settlement, or it is otherwise allocated for development in a development plan.</p> <p>The proposal is contrary to the SPPS and Policy CTY 10 of PPS 21 in that it has not been demonstrated that the farm business is currently active and has been established for at least 6 years.</p> <p>The proposal is contrary to the SPPS paragraphs 4.11.and 4.12 in that the proposed site is located in close proximity to a motorsport track and is unsuitable as there would be a significant loss in amenity due to noise.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0		N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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

Week Ending 3 April 2020

Item Number 2			
Application Reference	LA05/2017/0769/F	Date Valid	19.07.2017
Description of Proposal	Change of use from Butchers Shop and prep area to a Pizza Take Away including reuse of existing prep area	Location	Unit 1, 21 Maghaberry Road, Maghaberry, Craigavon
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
Reasons for Recommendation			
The proposal is contrary to the SPPS Para 4.11 and 4.12 in that it has not been demonstrated that it will not cause demonstrable harm on the amenity of the adjacent residential dwellings by way of loss of amenity from noise and odour.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
There are already two other eateries/takeaways operating from this development.	There is no planning policy which limits the amount of eateries/hot food premises in an area.		
Odour Impacts / Anti-Social behaviour	Concern is expressed in relation bad smells when the neighbors' are sitting outside the rear of their house and there is noise from young people hanging about the pizza takeaway if it is open seven days a week. The odour issue had not been resolved to the satisfaction of Environmental Health. Noise disturbance cause by people attending the premises is beyond the remit of Planning.		
Litter	Cleanliness outside the unit has been a cause for concern with bins at the back of this unit. Planning has no remit of cleanliness of a premises. Any concerns in this regard should be directed to Environmental Health.		
Works already carried out	Concern is expressed about the unit having been fitted out before planning has been granted. Any development carried out without the benefit of planning permission is done so at the applicant's own risk.		

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Week Ending 3 April 2020

<p>Manner of the development of the unit</p>	<p>Concerns over the manner of the development of the unit – it has been underway for 1 and a half years and signage has been displayed for 4/5 months.</p> <p>Planning cannot control any unauthorised actions undertaken, however any such actions are done so at the persons own risk.</p>
<p>Electric System/Supply</p>	<p>The view is expressed that a 3 phase electric system should be installed for the safe operation of their equipment – it is thought that they do not intend to pay for this expense and will operate heavy duty machinery from ordinary single phase 3 pin plugs.</p> <p>Concern is also expressed that the electric supply to the unit is inside an adjacent unit, and if they trip their meter box, they have to access this unit to rectify this – an electrician has warned them that this is an unacceptable way to operate and could be dangerous.</p> <p>The electric installations on a premises are not within the remit of planning.</p>

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

Week Ending 3 April 2020

Item Number 3			
Application Reference	LA05/2019/0810/F	Date Valid	07.08.2019
Description of Proposal	Change of use of existing ground floor shop unit from (Class 1) retail to sit in Coffee shop	Location	158 Longstone Street, 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
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The Centra Longstone was the only address not notified about this application.	The Centra Longstone does not abut the red line of the site therefore would not be notifiable under the statutory neighbor notification process		
Competition	Concerns this has on 25 jobs potentially in Centra Longstone as this might close the business already working in an extremely competitive area/threat on local. There is no Planning Policy to consider potential jobs losses in an area.		
No need	The view is expressed that there is no need for a coffee shop on Longstone Street as there are numerous hot food bars in the area offering sit in options/competition is getting tougher/overheads are rising. There is no policy stating how many coffee shops/hot food premises can be in an area.		
No Notifications	Concern was expressed that no correspondence/neighbor notification was received on another store where there was a change of use from a hairdressers to a sandwich bar and car show room to café/butchery - a bit of a pattern The neighbour notification details on another application in another area are not relevant in the assessment of this application.		

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Week Ending 3 April 2020

Parking Provision	<p>Parking is at a premium and the area is more conducive to short stay, pop in pop out type of parking – where another 20 cars could be catered for, for longer term parking, causing more disruption to the area and a further loss of business to existing retailers.</p> <p>DFI Roads were consulted and had no concerns in terms of parking. Parking has also been assessed and is found to be acceptable.</p>
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Week Ending 3 April 2020

Item Number 4			
Application Reference	LA05/2018/0452/F	Date Valid	10.05.2018
Description of Proposal	New residential development of 7no townhouses split into 2 blocks and associated roads and landscaping	Location	Lands to the rear of 16 School Road, Newtownbreda
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy QD1 (a) of Planning Policy Statement 7: Quality Residential Environments in that the site is located in an established residential area and if permitted would result in unacceptable damage to the local character and environmental quality of the area in terms of its layout, scale, form, proportions, massing, appearance and excessive hard surfaced areas.</p> <p>The proposal is contrary to the SPPS and Policy QD1 (b) of Planning Policy Statement 7: Quality Residential Environments in that the proposal would, if permitted, be detrimental to the character and appearance of Newtownbreda Area of Townscape Character.</p> <p>The proposal is contrary to the SPPS and Policy QD1 (h) of Planning Policy Statement 7: Quality Residential Environments in that the proposal would, if permitted, result in an unacceptable adverse effect on existing properties in terms of overlooking.</p> <p>The proposed development is contrary to the SPPS and Policy LC1 of the Addendum to Planning Policy Statement 7, as it is considered that the proposal would not be in keeping with the pattern of development and character found within the surrounding established residential area.</p> <p>The proposal is contrary to the SPPS and Policy ATC 2 of the addendum to Planning Policy Statement 6 Areas of Townscape Character in that it has not been demonstrated that the development would maintain or enhance the overall character and respect the built form of the area.</p> <p>The proposal is contrary to Policy AMP 2 of Planning Policy Statement 3 Access, Movement and Parking in that it has not been demonstrated that the development would not prejudice road safety or significantly inconvenience the flow of traffic.</p> <p>The proposal is contrary to the SPPS and Policy FLD 3 of Planning Policy Statement 15, Planning and Flood Risk, in that it has not demonstrated that the proposal would provide satisfactory measures for the mitigation of flood risk and in particular drainage.</p>			
Representations			

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Week Ending 3 April 2020

Objection Letters	Support Letters	Objection Petitions	Support Petitions
24	2	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Flood risk.	It is considered that it has not been demonstrated that the proposal would provide satisfactory measures for the mitigation of flood risk and in particular drainage		
Existing Infrastructure.	Consultation has taken place with DAERA Water Management Unit and NI Water and they all have raised no objections or concerns from an infrastructure perspective in respect of the proposed development.		
Retention of boundary wall.	The agent has confirmed that the boundary walls will be retained.		
Loss of privacy/amenity.	Due to the positioning and separation distances to neighbouring properties there would be no unacceptable loss of light or overshadowing however the proposal would have a negative impact on privacy through overlooking.		
Separation distances.	The proposal does not have adequate separation distances from neighbouring properties.		
Access and road safety.	DfI Roads were consulted on the proposed development and raised issues to be addressed. It has not been demonstrated that the proposed development would not prejudice road safety or significantly inconvenience the flow of traffic. It is considered that a traffic survey is not necessary as the proposal does not meet the threshold for one to be carried out.		
Ambiguous information provided.	An assessment of the application is made on the basis of the information provided		
Density of the development and overdevelopment.	It is considered that the proposal is overdevelopment and that the proposed density is not acceptable.		
Air, noise and light pollution.	Environmental Health have been consulted on the proposal and have raised no objections or concerns with regards to air, noise or light pollution.		
Character of the area.	The proposal would not respect the surrounding housing context, is not in keeping with the character of the area or the character of Newtownbreda Area of Townscape Character.		
Not a quality and sustainable residential environment.	The proposal has been assessed against Planning Policy Statement 7 and does not constitute a Quality Residential Environment.		

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Week Ending 3 April 2020

Housing instead of a previous business.	Residential use would be acceptable beside an existing residential use provided it meets with all relevant planning criteria, and it is acknowledged that the previous buildings on the site were single storey.
Environmental Impact Assessment.	The proposal does not meet the threshold for an Environmental Impact Assessment as per The Planning (Environmental Impact Assessment) Regulations (NI) 2017.
Impact of construction traffic.	The construction process would be temporary, and the onus is on the owner/developer to ensure that the contractors are considerate to local neighbours during the construction phase of the process.
Neighbour notification.	Statutory obligations with regards to neighbour notification have been fulfilled. The proposal was also advertised in the Belfast Telegraph.