

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

**Week Ending 3<sup>rd</sup> January 2020**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2019/0057/F	<b>Date Valid</b>	24.01.2019
<b>Description of Proposal</b>	Construction of new warehouse/distribution building and associated ancillary offices. Main warehouse space is a single volume space with adjacent 2 storey ancillary offices and associated accommodation within the building envelope. External concrete hardstanding areas are created to allow operational vehicle circulation and tie in with adjacent existing hardstanding surfaces.	<b>Location</b>	Blaris Industrial Estate, 30 Altona Road, Lisburn, BT27 5QB
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Richard McMichael
<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>
3	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Noise levels experienced from general working practices on the site and traffic.	This application was accompanied with a Noise Assessment. Environmental Health have been consulted and no objections have been raised, subject to suitably worded conditions regarding noise levels and working hours. The proposal should not result in a loss of amenity through noise.		
Impact on natural light and privacy, due to proximity to the site	The nearest property is approximately 20m from the site. Therefore, the development would not impact on privacy or natural light.		
Development would impact the value of property.	This is a material consideration but not afforded determining weight in this case.		

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View from properties would be impacted upon.	This is a material consideration but not afforded determining weight. In any case, the warehouse is to be erected in front of a back drop of existing industrial development.
Artificial lighting would impact on residential properties at night.	No external artificial lighting is proposed as part of the description, nor is it included in any of the submitted plans.

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2019/0744/O	<b>Date Valid</b>	17.07.2019
<b>Description of Proposal</b>	1 no dwelling with detached garage for private use	<b>Location</b>	330m east of 161 Killynure Road, Saintfield, BT24 7DE
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMichael
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to 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 paragraph (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 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>			
<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>		

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**Week Ending 3<sup>rd</sup> January 2020**

<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2019/0683/F	<b>Date Valid</b>	02.07.2019
<b>Description of Proposal</b>	Change of use of redundant farm building to use for processing (chopping) storage and sale of firewood	<b>Location</b>	30m SE of 124 Ballynahinch Road Hillsborough
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
<b>Reasons for Recommendation</b>			
<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 paragraphs 6.279 ·&amp; 6.280 of the SPPS in that it has not been demonstrated that the proposal will not have an adverse impact on the vitality and viability of existing retail centres within the local area or that alternative sites are not available.</p> <p>The proposal is contrary to the SPPS and Policy CTY 11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that it is to be run in conjunction with the agricultural operations on the farm.</p> <p>The proposal is contrary to the SPPS and Policy CTY 11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it would be inappropriate in this rural location by virtue of its character.</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>		