

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

Week Ending 7th February 2020

Item Number 1			
Application Reference	LA05/2019/1275/F	Date Valid	13.12.2019
Description of Proposal	Demolition of existing car repair garage and erection of one and a half storey dwelling	Location	7 Barnfield Road, Derriaghy Lisburn
Group Recommendation	Refusal	Case Officer	Richard McMichael
Reasons for Recommendation			
<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 and could not be located within a settlement.</p> <p>The proposal is contrary to Policy CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it has not been demonstrated that the replacement of the redundant non-residential building with a single dwelling would bring significant environmental benefits and would make an important contribution to the appearance and character of the locality.</p> <p>The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Barnfield Road.</p> <p>The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape, due to the elevated topography of the site and that the development would create ribbon development along the laneway. Therefore, the proposed dwelling would not visually integrate into the surrounding landscape.</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; result in a suburban style build-up of development when viewed with existing and approved buildings; and, create or add to a ribbon of development. The proposed dwelling would therefore result in a detrimental change to the rural character of the countryside.</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	LA05/2017/1129/O	Date Valid	03.11.2017
Description of Proposal	Proposed farm dwelling and garage	Location	150m west - northwest of No 45 Begny Road, Dromara
Group Recommendation	Refusal	Case Officer	Grainne Rice
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 Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the lands to which the application relates are currently active and have been established for at least 6 years.</p> <p>The proposal is contrary to the SPPS and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.</p> <p>The proposal is contrary to the SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Begny Road, Dromara.</p> <p>The proposal is contrary to the SPPS and CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape and is unable to provide a suitable degree of enclosure to integrate into the landscape. The proposed dwelling is also not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.</p> <p>The proposal is contrary to the SPPS and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and would, if permitted result in a suburban style build-up of development when viewed with existing buildings in the area. The building would also if permitted add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A



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Consideration of Objections	
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Item Number 3			
Application Reference	LA05/2017/0833/F	Date Valid	08.08.2017
Description of Proposal	Proposed retention of existing lye-in shed and proposed new quarantine shed and retention of all hard standing.	Location	Lands approx. 150m south west of 212 Mealough Road Drumbo Lisburn
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Accuracy of the plans.	Amended plans have been submitted to rectify the inaccuracy of the originally submitted plans.		
Potential retail use of container.	The container has been completely removed from the proposal.		
Have Road Service been consulted.	DfI Roads have been consulted on the application and have no objections to the proposal.		
Increase in vehicular traffic from expanded operation and road safety concerns.	DfI Roads have been fully consulted on the application and have no objection to the proposal.		
Shipping container is close to the entrance to 212.	The shipping container that was originally in the field close to the entrance of 212 Mealough Road has been removed.		

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Item Number 4			
Application Reference	LA05/2019/0004/O	Date Valid	03.01.2019
Description of Proposal	Proposed outline application for the replacement of an historic stone dwelling	Location	At lands 350m north west of 146 Saintfield Road, Temple, Lisburn
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that all external structural walls on the building to be replaced are not substantially intact.</p> <p>The proposal is contrary to the SPPS and Planning Policy Statement 2 Natural Heritage in that it has not been demonstrated that there will be no unacceptable adverse impact on natural heritage interests.</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 5			
Application Reference	LA05/2019/0691/F	Date Valid	02.07.2019
Description of Proposal	Retrospective application for dog day care facility	Location	Lands to rear of 18-20 Seymour Street, Lisburn.
Group Recommendation	Refusal	Case Officer	Jonathan Marley
Reasons for Recommendation			
<p>The proposed development is contrary to SPPS paragraphs 4.11 and 4.12 in that insufficient information has been submitted in respect of noise to enable the Council to make an informed decision on the proposal on potential loss of or demonstrable harm to amenity on neighbouring properties.</p> <p>The proposal is contrary to the SPPS and PPS 3 Access Movement and Parking policies AMP1, 2 and 7 in that insufficient information has been received in respect of adequate parking and manoeuvring for the proposal.</p> <p>The proposal is contrary to the SPPS and PPS 6 Planning Archaeology and the Built Heritage, Policy BH 11 Development affecting the Setting of a Listed Building in that insufficient information has been received to demonstrate that:</p> <ul style="list-style-type: none"> (a) the detailed design respects the Listed Building in terms of scale, height, massing and alignment; (b) the works proposed make use of traditional or sympathetic building materials and techniques which represent those found on the building; and (c) the nature of the use proposed respects the character of the setting of the building. <p>The proposal is contrary to PPS 6 Planning Archaeology and the Built Heritage Policy BH 12 New Development in a Conservation Area, sections (a), (b), (c), (d), (e) and (g), in that insufficient information has been submitted to demonstrate that the proposal is inappropriate in terms of its location, form, materials and detailing to the Conservation Area.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
8	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Noise/impact on residential amenity.	Environmental Health were consulted and requested a noise impact assessment report a noise management plan (19/8/2019). Despite a number of requests, no information has been submitted to assess the impact of noise on nearby residents.		
Number of dogs at facility, inadequate	Many of the issues raised here would likely have been considered if the requested information (in particular relating to noise impact and		

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cleaning of dog waste, dogs jumping on fence.	management) has been submitted. Despite a number of requests no additional information has been received.
Road safety issues.	Dfi Roads were consulted and requested further information in relation to parking and manoeuvring. Despite a number of requests no additional information has been received.
Inappropriate development/use within a Conservation Area.	The Conservation Officer was consulted and advised that the proposal was contrary to policy and inappropriate to the Conservation Area which is reflected within the refusal reason set out.