

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

**Week Ending 15 May 2020**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2019/1012/F	<b>Date Valid</b>	03.10.2019
<b>Description of Proposal</b>	Proposed domestic stables and sand school with associated increase in curtilage of dwelling.	<b>Location</b>	112m WSW of No.320 Comber Road, Lisburn
<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 Planning Policy Statement 15, Planning and Flood Risk, policy FLD1 in that the site falls within the 1 in 100 year fluvial flood plain and it has not been demonstrated that the development meets the exceptions test for developments in flood plains and no flood risk assessment has been submitted.</p> <p>The proposal is contrary to the SPPS and Planning Policy Statement 15, Planning and Flood Risk, policy FLD2 in that it has not been demonstrated that a working strip of appropriate width to facilitate future maintenance by Rivers Agency, other statutory undertakers or the riparian landowner, to fulfil their statutory obligations/responsibilities has been retained within the proposed development.</p> <p>The proposal is contrary to the SPPS and Planning Policy Statement 15, Planning and Flood Risk, policy FLD4 in that it has not been demonstrated that exceptional circumstances exist which would necessitate the artificial modification of a watercourse.</p> <p>Insufficient information in respect of a drainage assessment (including detailed river modelling) has been provided (as requested) regarding the above proposal, as required in accordance with Section 3(6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015, to enable the Council to make an informed decision.</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 15 May 2020**

<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2017/0540/F	<b>Date Valid</b>	24.05.2017
<b>Description of Proposal</b>	New Petrol Filling Station and Shop	<b>Location</b>	Site Adjacent to 197 Moira Road, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Grainne Rice
<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 as 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 suitable alternative sites are not available.</p> <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the development to integrate into the landscape and the proposal would rely primarily on the use of new landscaping for integration.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would, if permitted be unduly prominent and result in a suburban style build-up of development when viewed with existing buildings and would therefore result in a detrimental change to (further erode) the rural character of the countryside.</p> <p>The proposal is contrary to the SPPS and Policy CTY15 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would if permitted mar the distinction between the defined settlement limit of Lisburn and the surrounding countryside and also result in urban sprawl.</p> <p>The proposed development is contrary to Policy IC15 of the 'Planning Strategy for Rural Northern Ireland' in that the proposal fails to establish a clear indication of need.</p> <p>The proposal is contrary to the SPPS and Planning Policy Statement 15, Planning and Flood Risk, policy FLD3 Development and Surface Water in that the development has new hard standing exceeding 1000m<sup>2</sup> and a drainage assessment has not been submitted to demonstrate that there would be no flood risk to the proposed development and elsewhere.</p> <p>The proposal is contrary to the SPPS and Policies AMP 3, AMP6 and AMP7 of Planning Policy Statement 3, Access, Movement and parking in that insufficient information has been submitted in terms of detailed dimensioned drawings showing the road, manoeuvring areas,</p>			

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servicing arrangements and parking layout necessary to enable roads service to evaluate the traffic implications of the development proposal.

**Representations**

<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
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**0**

N/A

N/A

N/A

**Consideration of Objections**

<b>Issue</b>	<b>Consideration of Issue</b>
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**Week Ending 15 May 2020**

<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2019/0392/O	<b>Date Valid</b>	09.04.2019
<b>Description of Proposal</b>	Outline planning application for a proposed dwelling on a farm with associated detached garage as defined by CTY10 of PPS21	<b>Location</b>	40m west of Thornberry House, 282 Ballynahinch Road, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the SPPS and Policy CTY 1 of PPS 21 Sustainable Development in the Countryside in that there are no overriding reasons why the proposal is essential at this location.</p> <p>The proposal is contrary to the SPPS and Policy CTY 10 (a-c) of PPS 21 Sustainable Development in the Countryside in that it has not been demonstrated that the farm business is currently active and has been established for at least 6 years; insufficient information has been submitted in order to establish whether any dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application; and the new building is not visually linked or sited to cluster with an established group of buildings on the farm.</p> <p>The proposal is contrary to the SPPS and Policy CTY 8 of PPS 21 Sustainable Development in the Countryside in that if permitted the dwelling would add to a ribbon of development along a private laneway.</p> <p>The proposal is contrary to the SPPS and Policy CTY 13 of PPS 21 Sustainable Development in the Countryside in that the proposal if permitted would not be visually linked or sited to cluster with an established group of buildings on a farm.</p> <p>The proposal is contrary to the SPPS and Policy CTY 14 of PPS 21 Sustainable Development in the Countryside in that the proposal would if permitted add to a ribbon of development, result in a suburban style build-up of development when viewed with existing buildings and would not respect the traditional pattern of settlement exhibited in the area.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>0</b>	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 15 May 2020**

<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2019/1075/F	<b>Date Valid</b>	15.10.2019
<b>Description of Proposal</b>	Amendments to proposed vehicular entrance LA05/2016/1118/F	<b>Location</b>	1b Bushfield Road Moira
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Cara Breen
<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>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
The application site outlined in red extends well beyond lands required for the development and outside the ownership of the applicant.	<p>Concern was expressed that the site outlined in red including visibility splays extend well beyond lands required for the development and outside the ownership of the applicant.</p> <p>Land ownership is a legal matter between the relevant parties and is outside the remit of Planning. The correct certificate of ownership was completed after a P2 challenge and notice served on all parties. The grant of planning permission does not confer title, therefore the onus is on the applicant to ensure that they are in ownership or control of all of the land to which the development relates.</p>		
Received no formal notification from the applicant prior to submission of the application – noted that the relevant certificate has not been completed.	<p>The applicant was asked to clarify the land ownership issue and has since completed a P2A form to serve notice on the third party and rectified. An amended P1 Form and completed Certificate C were also received. All neighbours were re-notified following these changes and it is noted that no further comments were received by the Council.</p>		

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Item Number 5			
<b>Application Reference</b>	LA05/2019/0295/F	<b>Date Valid</b>	19.02.2019
<b>Description of Proposal</b>	Proposed 2 storey dwelling and single storey rear projection and a double domestic garage with potting shed.	<b>Location</b>	380m NE of Drumart Bridge, Crumlin Road, Lower Ballinderry
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
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 policy AMP 2 of Planning Policy Statement 3, Access, Movement and Parking in that has not been demonstrated that the proposed development will not prejudice road safety or significantly inconvenience the flow of traffic along the public road.</p>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		