

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

**Week Ending 10 February 2023**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2022/0195/F	<b>Date Valid</b>	24.02.2022
<b>Description of Proposal</b>	Proposed change of use from agricultural out buildings to remote document storage facility including new access onto Lisnabreeny Road, all under PPS21 Policy CTY11 Farm Diversification	<b>Location</b>	Lands 20m south of 20 Lisnabreeny Road Belfast
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to Policy CTY 1 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 Para 6.73 of 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 and its scale it would be inappropriate to its location.</p> <p>The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that; -the proposed site is unable to provide a suitable degree of enclosure for the development to integrate into the landscape. -the proposed development would rely primarily on the use of new landscaping for integration and therefore 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 impact of ancillary works required to provide the development would damage the rural character of the area.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	1	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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<p>Inappropriate use for buildings in rural setting.</p>	<p>When assessed against prevailing planning policy it is considered that the development as proposed would be an inappropriate use in the Countryside.</p>
<p>Increase of traffic danger with access at hazardous road junction.</p>	<p>Dfi Roads have been consulted within the processing of this application and can be seen to offer no objections. As such it is considered that no issues of concern in respect of traffic danger/road safety shall arise.</p>
<p>Unsightly ancillary works within view of National Trust property.</p>	<p>It is considered that proposed ancillary works as outlined would be visually unacceptable.</p>

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2022/0582/F	<b>Date Valid</b>	15.09.2022
<b>Description of Proposal</b>	Proposed change of use from beauty salon and offices to funeral home, including alteration of existing buildings and minor amendments to elevations	<b>Location</b>	32-34 Hillsborough Road, Lisburn, BT28 1AQ
<b>Group Recommendation</b>	Arroval	<b>Case Officer</b>	Laura Mc Causland
<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>		
Increased Traffic and Road Safety	The objector suggests that the proposed development would increase pedestrian and vehicular traffic to the funeral home. They consider this increase to be dangerous and may cause a serious incident or fatal accident. The objector disagrees with the agent's submitted figures around Question 25 on the P1 Form. No contrary evidence has been submitted by the objector to support this claim. In response to the objector's comments the agent has confirmed that information submitted with the application Question 25 on P1 Form is accurate and correct. The existing use on site is commercial in nature attracting staff and visitors to the site. DFI Roads have been consulted and have considered all information submitted with the application and offer no objection to the proposed development. The proposal is regarded to comply with SPPS and policy AMP2 of PPS 3.		
Disturbance on residential amenity	The objector has raised concern that mourners gathering outside the funeral parlour before and after the service would disturb there peace and restrict access to their home at these times. The agent has confirmed that due to the nature of this type of business some activities may be undertaken outside of normal business hours however funeral services will be held between 9am-5pm Monday – Saturday. The existing use is commercial in nature. Environmental Health have been consulted and offer no objection to the proposed development in relation to noise and disturbance.		

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<p>Misleading information</p>	<p>The objector believes that drawing 05 is misleading in that the agent has shown incorrect land uses on the drawing in that, the identified car park on the drawing is not a carpark but a bus terminal that also creates traffic related issues. A site inspection has been carried out and bus terminal location noted. The site inspection was carried out at peak traffic time of 5pm. There was no evidence of the above mentioned traffic/parking issues no evidence has been submitted to support this claim. Assessment has only be made regarding what is being applied for not perceived traffic issues relating to the bus station. DFI Roads have been consulted and offer no objection to the proposed development. The proposal is regarded to comply with SPPS and policy AMP2 of PPS 3.</p>
<p>Similar type of approval nearby</p>	<p>Whilst every application must be assessed in its own merits the objector points out that permission has been granted for a funeral home on site 40-44 Hillsborough Road (LA05/2018/0787/F). This would indicate that previously Council accepted this type of use to be compatible with existing surrounding uses within the immediate vicinity of the proposal site. The proposed use does not conflict with the Local Development Plan or relevant town centre Planning Policies set out within the SPPS. Therefore it is deemed that the proposed development would not lead to a proliferation of this type of use at this location, nor would it change the character of the area or negatively impact upon or cause demonstrable harm to the vitality or viability of existing town centre uses.</p>