

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

**Week Ending 14 April 2022**

Item Number 1			
<b>Application Reference</b>	LA05/2020/0310/O	<b>Date Valid</b>	30.04.2020
<b>Description of Proposal</b>	Housing development of 11 dwellings	<b>Location</b>	21 Kesh Road, Maze, Lisburn, BT27 5RP
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Privacy/separation distance/overlooking	<p>Concern has been raised about impact on privacy and separation distances from the neighbouring development and potential overlooking.</p> <p>The proposal is for 11no. dwellings on a site of 0.51 hectares which is in keeping with the density of development within the area. The indicative layout shows that 11 dwellings can comfortably sit on the site with appropriate separation distances with provision for acceptable amenity space to ensure that no unacceptable overlooking, loss of light or loss of privacy would be caused. The exact detail of the design and layout would be considered at Reserved Matters stage if approved.</p>		
Animal welfare and removal of trees/hedgerow.	<p>Concern has been raised about animal welfare, the removal of trees/hedgerow and impact on birds and bats.</p> <p>Through the processing of the application a Biodiversity Checklist, a Preliminary Ecological Appraisal and further surveys have been submitted for consideration. Natural Environment Division have been consulted on the proposal and have no objections. It is considered that the proposal complies with PPS 2 Natural Heritage.</p>		
Neighbour notification.	<p>Concern has been raised that some neighbours in Royal Manor have not received notification of the proposed development.</p> <p>The Council has fulfilled its statutory obligations with regards to neighbour notification and all relevant neighbours have been notified.</p>		

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**Week Ending 14 April 2022**

Item Number 2			
<b>Application Reference</b>	LA05/2021/0905/F	<b>Date Valid</b>	17.08.2021
<b>Description of Proposal</b>	Alpaca trekking outdoor recreational facility, associated car parking for up to 10 cars and ancillary mobile coffee dock located on an island (Amended proposal description and plan)	<b>Location</b>	Ballyburren, 143 Dromore Road, Ballynahinch, BT24 8HZ
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Grainne Rice
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Potential noise/disturbance, pollution and smells.	Environmental Health have been consulted on the application and have no objection. Information submitted with the application advises Alpacas do not make loud noises and do not smell. The proposal would consist of a walk with an Alpaca and a stop near the end of the trek for a tea or coffee. Any points of rest along the trek are located away from neighbouring properties to minimise any potential for associated noise. The car park for up to ten cars will be located in a field at the centre of the site surrounded by hedging and trees. Briefings will be given to visitors to minimise any loud noises during the experience with the alpacas and will be catered towards families.		
Highway safety, over intensification of the site and laneway. Highway safety.	DfI Roads has considered the detail associated with the application and has offered no objection subject to conditions. It is therefore contended that the new development will not create a traffic hazard.		
Potential impacts on nature conservation.	A biodiversity checklist, ecological statement and supplementary information has been submitted with the application. Natural Environment Division has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns. NED also welcomes the		

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	actions taken to encourage wildlife on site such as a new treeline and installation of bird boxes. It is contended that the proposal will not have a detrimental impact on any natural heritage features subject to any necessary informatives on any potential decision notice. The existing woodland within the site has also over 4000 trees.
Potential loss of privacy.	The trekking pathway would be located 43m to the east and on lower ground to the objectors dwelling which overlooks the proposed site. The pathway would weave between existing trees and hedges and would be mostly hidden. It is contended given the separation distances and difference in levels of the surrounding topography there is no unacceptable adverse impact on any neighbouring properties in terms of loss of privacy.
Ulterior motive for potential expansion.	Concerns are noted and it is confirmed that a separate planning application would be required for any other potential development. The planning unit has a duty to process any valid planning application received by the Council and each application is treated on its own merits. Only the information submitted with this current application can be considered as part of the application process.
Potential loss of security to property.	Potential loss of security or increased risk of thefts to local properties is not a material planning consideration and would be a matter for the police service to investigate.

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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2021/0110/F	<b>Date Valid</b>	27.01.2021
<b>Description of Proposal</b>	Proposed detached dwelling with new vehicular entrance off Skyline Drive with new pedestrian access off Belsize Road	<b>Location</b>	Side garden of 2 Skyline Drive Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Joanna Magee
<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>
4	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Concerns relating to Driveway exit at 119 Belsize Road, Lisburn and road safety at junction with Skyline Drive.	DFI Roads have been consulted on amended plans dated 20 <sup>th</sup> October 2021. The Engineer has assessed the access onto Skyline Drive with pedestrian access onto Belsize Rd and is content with no objections with conditions applied.		
relocation of bus shelter:	Concern is expressed about a bus shelter being relocated. There will be no relocation or movement of the bus shelter due to the relocation of the entrance on Skyline Drive.		
Dog fouling	This is an environmental health issue to be raised with Lisburn & Castlereagh City Council directly.		
Telephone exchange boxes relocation:	These have not been marked for relocation due to the change of plans to Skyline Drive.		
Sewerage Drainage:	NIW have been consulted regarding drainage and are content with no objections.		
Character of the building:	The red brick proposal appears to match the existing dwelling at 2 Skyline Drive. Red brick is characteristic of the area and the properties fronting onto Belsize Drive are mainly two storey. The detached property does		

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	respect the building line of Belsize Road and there are a mixture of house types within this area.
Privacy and Overlooking.	The building now has two bedroom windows looking onto the front driveway of the adjacent property at 119 Belsize Road. There is no direct overlooking however as it looks onto the driveway and not onto private amenity space.
Concerns regarding the numbering of the new building proposed:	This is not a planning material consideration but would lie with Building Control in Lisburn & Castlereagh City Council.
Impact on the safety at road junction with minimal street parking:	DFI Roads have confirmed no objections following consultation with conditions applied. Amended plans appear to address road safety concerns. Drawing 02 Revision dated 20 <sup>th</sup> October 2022 indicates a 4.8 metre driveway and in curtilage parking for two vehicles with pedestrian access, gate and steps to Belsize Road.

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<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2021/0056/F	<b>Date Valid</b>	18.01.2021
<b>Description of Proposal</b>	Application under Section 54 of the 2011 Planning Act to vary Condition 6 (landscaping) (Additional Information)	<b>Location</b>	175m South West of 292 Hillsborough Road, Hillsborough
<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>
2	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Condition 6 should be varied in relation to the 'No development' statement but all other elements of the original condition should remain. The original Condition 6 is not unreasonable and there is a need for it to remain, including the key objective of preserving the setting of the listed Wellington Lodge.	This Section 54 application has since been amended to include all elements of the original Condition 6 aside from the initial part stating 'No development shall take place until..' as the dwelling has already been constructed. A landscaping scheme has also since been submitted to the Council and DfC Historic Environment Division have been consulted and offer no concerns in respect of Paragraph 6.12 of the Strategic Planning Policy Statement for Northern Ireland; Planning for Sustainable Development (2015) and Policy BH 11 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in relation to the impact on the setting of a Listed Building, subject to condition. The application has been re-advertised and neighbours have been re-notified following the submission of these amendments/additional information and no further comments have been received by the Council		