

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

Week Ending 17 February 2023

Item Number 1			
Application Reference	LA05/2022/0590/F	Date Valid	13.06.2023
Description of Proposal	Proposed 20m telecommunications column with 6no antennae, 3no RRU's and 2no radio dishes. Proposal also includes 1no equipment cabinet and associated ancillary works	Location	On grass verge at Laurel Hill Road, close to junction with Prince William Road Lisburn
Group Recommendation	Approval	Case Officer	Ellen May Gilbert
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Devaluation of neighbouring properties.	This is not a planning consideration which is given determining weight.		
The site is not appropriate for the proposal.	There is evidence within the submitted information that other sites were considered for the proposal and this site was deemed the most appropriate. The proposal is set back from the road and DFI Roads were consulted with no concerns relating to disruption to the Prince William Road or Laurel Hill Road. There are similar proposals in the surrounding area which have mature trees on at least one boundary and are within an urban area.		
Proposal would be an eyesore.	The Orion telecommunications mast is proposed to measure 20m and there is greenery to the east of the site which would mask some of the proposal from the residential properties located closest to the site. The Orion column proposed is the slimmest column available to the network in an attempt to integrate the proposal into the landscape.		
Not enough neighbours were notified.	Neighbour notifications have been carried out in accordance with legislative requirements and the neighbours identified have been checked as part of the site inspection.		

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Greenery and trees destroyed.	The plans and information submitted with the application do not suggest any changes to the existing trees which bound the east of the site.
Unclear information submitted.	All the information required for the application was submitted and uploaded to the planning portal for public viewing. Drawings were included to accurately show the position of the proposal and supplementary information provided to highlight the need for the proposal and site selection The information provided is of appropriate standard and cannot be used as a reason of refusal for this application.

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Item Number 2			
Application Reference	LA05/2021/1157/F	Date Valid	18.10.2021
Description of Proposal	Proposed change of house type and re-siting of dwelling from previous approval LA05/2015/0035/F	Location	113 Comber Road, Hillsborough, BT26 6NA
Group Recommendation	Approval	Case Officer	Grainne Rice
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Current position of dwelling house has been moved from initial site position previously approved.	During the processing of the application an amended siting was submitted detailing the proposed dwelling re-sited slightly further south within the site, with a detached garage closer to the western boundary. This is re-siting and is comparable to that already approved and it is considered would not have a significantly greater visual impact. The proposed siting of the garage overlaps with the foundation for an earlier garage which was approved and commenced under planning application S/2007/0207/F and CLUD LA05/2021/1223/LDP. The amendments were re-notified and the objector wrote to confirm they have no objection to the revised application.		
Concerns that future development may involve stables and yard adjoining objector's property – concerns with associated noise and smells.	During the processing of the application reference to future stables/outhouses built of existing foundation and yard were removed from drawings. The proposed garage now overlaps the existing foundation on the site. A new planning application would be required for any future development within the site which would be assessed on its own merits.		
Concern over access to the site and visibility splays may	DfI Roads have been consulted and have no objection to the application subject to conditions. The red line of the application site follows the boundaries of the existing field which hosts the proposed dwelling and garage. Certificate A indicating sole ownership of the site by the applicant has been completed. Furthermore planning permission does not confer		

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<p>encroach on their property.</p>	<p>title, it is the responsibility of the developer to ensure that he/she controls all the lands necessary to carry out the proposed development. It is considered the proposal complies with PPS 3 Access Movement and Parking.</p>
<p>Proposed re-siting of the dwelling could be used to support a further application for an infill dwelling.</p>	<p>The amended siting would ensure future development is restricted to only one dwelling on the site. Any permission granted is solely as a substitute for the permission for one dwelling previously granted on the site under LA05/2015/0035/F and only one dwelling and associated garage shall be constructed on the site. The proposed siting of the garage overlapping the foundation of an earlier garage which was approved and commenced under planning application S/2007/0207/F and CLUD LA05/2021/1223/LDP demonstrates that a Section 76 under the Planning Act (NI) 2011 is not required.</p>