

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

Week Ending 24 February 2023

Item Number 1			
Application Reference	LA05/2021/0555/F	Date Valid	18.05.2021
Description of Proposal	Erection of two external storage racks (amended plan)	Location	43c Ballycreen Road, Ballynahinch, BT24 8UB
Group Recommendation	Approval	Case Officer	Joanne Doran
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		
Intensification of industrial activity on the site.	The racking is required to support an established business. It is considered that this racking is minimal and occurs entirely within the site.		
Delivery vehicles blocking the shared access and impacting on residential amenity.	This is a civil matter. DfI Roads have raised no objections to the Service Management Plan submitted with this application		
Increased number of vehicles, deliveries and staff / contractors on site than what is stated within the application form.	A Service Management Plan has been submitted detailing the anticipated average servicing per month. The applicant has advised that no extra servicing is required compared to what has previously been approved.		
Increased noise associated with traffic and staff.	The Council's Environmental Health Unit were consulted and raised no concerns regarding increased noise. An acoustic fence is to be placed to the rear of the racking which will further minimise noise impact on the neighbouring property.		
Dominance and impact of the business on the surrounding rural area.	This application is for racking only to support an already established business in the countryside.		

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

Week Ending 24 February 2023

<p>The 2m high hedge does not screen items being stored on the racks.</p>	<p>The hedge is conditioned to be maintained at a height of at least 3m. This is higher than the racking and will aid screening of the site from the neighbouring property.</p>
---	---

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

Week Ending 24 February 2023

Item Number 2			
Application Reference	LA05/2021/1267/RM	Date Valid	19.11.2021
Description of Proposal	Proposed new dwelling and associated site works	Location	Site approximately 200m north east of 57 Church Road, Lisburn BT27 6UP
Group Recommendation	Approval	Case Officer	Jonathan Marley
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Site is on raised land to the rear and will result in overlooking/loss of privacy – especially the 2 storey aspect.	The principle of a dwelling on this raised site was approved under the outline application LA05/2019/0932/O. There was no height restriction placed on the approval. However, through the processing of the current application the agent has reduced the proposed dwelling from partially 2 storey, to completely single storey. Additional planting has also been added to the plans – particularly along the southern boundary of the site to the objectors’ properties. Furthermore, the separation distance from the proposed dwelling to the boundaries with the objectors’ properties is approximately 20-30m depending on where exactly one is measuring from. All of the above will help reduce the potential for direct overlooking/loss of privacy.		
Setting a precedent for 2 storey on raised land	The principle of a dwelling on this raised site was approved under the outline application LA05/2019/0932/O. The height of the proposed dwelling has been reduced from partial 2 storey to completely single storey. No precedent has been set. Furthermore, all applications (future or current) are treated on their own merits.		
Health and safety/access lane.	The onus is on the developer/owner to ensure that any approved works are carried out in a safe manner. Any encroachment or infringement on adjoining lands would be a civil matter.		

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

Week Ending 24 February 2023

Item Number 3			
Application Reference	LA05/2021/1118/F	Date Valid	12.10.2021
Description of Proposal	Change of use from agricultural shed to farm shop dispensing flavoured milk produced on the farm	Location	80 Redhill Road, Dromore, BT25 1RL
Group Recommendation	Refusal	Case Officer	Richard Mc Mullan
Reasons for Recommendation			
<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;</p> <ul style="list-style-type: none"> -it has not been demonstrated that the farm business is currently active and established. -It has not been demonstrated that it is to be run in conjunction with the agricultural operations on the farm. -In terms of character and scale it would be inappropriate to its location. <p>The proposal is contrary to paragraphs 6.273 & 6.279 of the SPPS as it is considered that it would be an inappropriate retail facility in the countryside, as a result of its character and nature. It has not been demonstrated that the development would not have an adverse impact on the vitality and viability of existing centres within the local catchment and no sequential test has been provided as requested in respect of the development.</p> <p>Insufficient information has been provided 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>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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

Week Ending 24 February 2023

Item Number 4			
Application Reference	LA05/2021/0686/F	Date Valid	14.06.2021
Description of Proposal	Retrospective application for garden room to front and side of dwelling. New vehicular entrance and parking.	Location	18a Cotswold Avenue, Belfast, BT8 6NA
Group Recommendation	Approval	Case Officer	Joseph Billham
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		
Unauthorised construction of a garden room	All retrospective works carried out are at the developers own risk. Any unlawful works will be forwarded to LCCC Enforcement Team		
Structure attached to front garden/driveway	The structure is positioned along the shared boundary with No 1 Chartwell Park. The structure is not considered to infringe or encroach on the neighbour's property. It should be noted that infringement of property rights is primarily a legal matter between the relevant parties		
Structure appears tall and large in terms of surface occupying. The whole driveway has been exploited	The structure is considered subordinate in scale and size to the dwelling and site. A new access point and parking has been proposed here. DFI Roads have offered no objection to the proposal. There remains sufficient amenity space on site to accommodate the development		
The building height is not reflected accurately. The secondary space is part of the same garden room and not as separate element	The drawings submitted are considered to be accurate with the structure in situ. The storage and open yard are connected to the garden room and are separated by an internal wall.		
In line with current building regulations	Building regulations is not within the remit of planning and would fall under Building Control		



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

Week Ending 24 February 2023