

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

Week Ending 28 April 2023

Item Number 1			
Application Reference	LA05/2022/0747/RM	Date Valid	10.08.2022
Description of Proposal	Proposed infill of 2no dwellings and garages at lands between 15 and 21 Church Road, Lisburn, BT27 6UP- under PPS21 CTY 8- where the site forms a gap in a built up frontage	Location	Between 15 and 21 Church Road Lisburn
Group Recommendation	Approval	Case Officer	Brenda Ferguson
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		
Disruption during construction works	It is not uncommon for a development site to create a level of disruption and this will be present until the work is completed. These are considered to be normal impacts in relation to the development of land and the issue raised is given little weight in the assessment of this application. That said it does not remove the obligation of the developers and their contractors to be considerate neighbours and to not cause nuisance for the duration of the works.		
The blocking of the view by two large houses	Whilst the right to a view is a material consideration it is not given material weight in this instance. Outline permission has been granted on site for 2 no. infill dwellings and garages. The proposal pertains to approval of the Reserved Matters. The design, scale, height and layout of the 2 dwellings and garages are considered to be acceptable in line with policy.		

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

Week Ending 28 April 2023

Item Number 2			
Application Reference	LA05/2022/0858/F	Date Valid	20.09.2022
Description of Proposal	Proposed development of 2no. drive-thru restaurant/cafes and 1no. restaurant pod, new site access, parking , landscaping and all other associated site works	Location	Lands 30m south east of Sainsbury's Filing Station Sprucefield Retail Park Lisburn
Group Recommendation	Approval	Case Officer	Sinead McCloskey
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		
The nature, scale and location of the development would have a significant impact on the vitality, viability and attractiveness of Lisburn City Centre in general, and Bow Street Mall and Lisburn Leisure Park in particular.	<p>The objector consider that this application will have a significant impact on the vitality and viability of the City Centre.</p> <p>In consideration of this point, the proposal is not found to be a use which would be due to the nature and scale, suitable for the city centre. The application has been assessed and found policy compliant.</p>		
Three restaurants in this location would create a significant leisure destination, which is considered unsuitable as there is an existing drive through facility at Sprucefield.	<p>The objector considers this application would create a leisure destination.</p> <p>In consideration of this point, drive through restaurants have already been established within the wider Sprucefield Shopping Centre offering as have a number of ancillary eating establishments. The existence of an existing drive thru facility does not prevent the acceptance of further facilities providing they are found policy compliant.</p>		

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

Week Ending 28 April 2023

<p>A competitive offer of restaurants/café space at this scale, alongside free parking would threaten existing and future investments in surrounding centres, with the greatest impact being Lisburn.</p>	<p>The objector considers this a threat to investment in surrounding centres.</p> <p>In considerations of this point the protection to city/town centres is afforded by restricting certain town centre uses as set out in the relevant policies and by sequential tests completed for retail development in areas outside of these centres.</p>
<p>The application comprises a significant quantum of café and restaurant uses which is contrary to Sprucefield's status as a Regional Shopping Centre focused on bulky goods.</p>	<p>The objector considers that the proposal presents a competitive rather than complementary offering to existing centres.</p> <p>In consideration of these points the protection afforded to existing centres is to prevent applications relating to the retailing of non-bulky goods being located at Regional Shopping Centres. Drive Thru sui generis use has already been established in this regional centre.</p>
<p>Considerable weight should be given to draft BMAP and the Policy R1 and R3 requirements. DCAN 4 also states that the preferred location for restaurants, cafes and fast food outlets are town centres, district centres and local centres.</p>	<p>The objector considers the application is contrary to the policies on Town Centres and Retailing in the SPPS which has a key objective to secure a town centre first approach for the location of future retailing and other main town centre uses. Footnote 58 clarifies that main town centre uses includes cultural and community facilities, retail, leisure, entertainment and businesses. They claim that cafes and restaurants are considered important town centre leisure uses which enhance the vitality and viability of town centres as confirmed under BMAP Policy R1 and DCAN4. They consider the local planning authority should seek sequential test in accordance with the SPPS requirements.</p> <p>In consideration of this point Policy R1 relates solely to Retailing in City and Town Centres. There are a number of material considerations which have been balanced in reaching the recommendation including, the use of a Drive Thru and Restaurant and the already established nature of Drive Thru and restaurant activity in the area. In addition, Sprucefield is a Regional Shopping Centre upon which the SPPS and DCAN 4 is silent. This type of development is unsuitable for town centre use due to the reliance on the car and the size of the site required for queuing lanes and parking. Planning Appeals Committee in appeal ref. 2014/A0192 stated 'I do not consider a drive thru restaurant to be a town centre use'.</p>
<p>The drive-through function on the two units does not</p>	<p>The objector considers that the inclusion of a drive-through function would only compliment this dine-in café/restaurant use – it would not</p>

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

Week Ending 28 April 2023

<p>appear to be the predominant function, as each unit has a large internal area which appears to be for customers to dine-in. These two units will operate in a similar way to the third standalone restaurant, and become drive-to destinations.</p>	<p>alter the customer offer to such an extent that it could no longer be considered a main town centre leisure use.</p> <p>In consideration of this point the design of the proposal provides options to those customers using the centre with both a dine in and a drive –thru element catered for variety for the users of the wider Sprucefield Shopping Centre.</p>
<p>The proposal should be considered in the context of the nearby pending application at 225 Hillsborough Road which is proposing a drive through restaurant and 7 café/restaurants (LA05/2020/0519/F).</p>	<p>The objector considers the approval of both applications would represent a significant concentration of café/restaurants with ample parking at Sprucefield. This cumulative effect would compound the negative effects associated with each application on their own, creating a large leisure destination, diverting trips away from more suitable destinations.</p> <p>In consideration of this point application LA05/2020/0519/F has been amended to propose 1 drive through restaurant, 1 drive thru coffee pod, 1 drive thru car wash and the construction of a petrol filling station. It is still under consideration. Each application is assessed on its own merits.</p>
<p>Given the high levels of vacancies within these surrounding centres, which include units similar in size to what is proposed, it is considered that approving this application would compromise the strategic town centre first objective for the wider region, impacting the vitality and viability of existing centres.</p>	<p>The objector again considers that this application will have a significant impact on the vitality and viability of the City Centre.</p> <p>In consideration of this point, as two of the units are drive-thru restaurants, the specific operational requirements that are associated with such development would be generally unsuitable for town centre sites. These is also an established uses within the wider Sprucefield Regional Shopping Centre zoning.</p>
<p>Traffic impact the proposed leisure destination could have on the A1 Hillsborough Road, an important and</p>	<p>The objector raises issues of sustainable travel and traffic impact.</p> <p>In consideration of this point DFI Roads have been consulted with this application and after several requests for additional information a response was received stating that they have no further objections to the proposal in terms of traffic impact. The Travel Plan highlights</p>

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

Week Ending 28 April 2023

<p>protected traffic route. The proposal is also unlikely to support sustainable travel patterns given its proximity to large retail provision and ample parking.</p>	<p>walking and cycling routes - there are existing pedestrian facilities in the vicinity of the proposal and the National Cycling Network operates to the north of the development site. There are existing bus stops located within the vicinity of the site, providing connectivity from the site to Lisburn Bus Centre which provides connectivity to the wider public transport network. These bus stops are within the walking catchment of the proposed development site.</p>
---	---