

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

Week Ending 24th May 2024

Item Number 1			
Application Reference	LA05/2022/0689/F	Date Valid	20.07.2022
Description of Proposal	Erection of a detached bungalow and detached double garage, associated in curtilage hard/soft landscaping and new entrance onto public road	Location	Approximately 75m NW of No 65 Cockhill Road Maze Lisburn
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy, in that it is not a type of development which in principle is considered to be acceptable in the countryside.</p> <p>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development, if approved, would add to a ribbon of development along Cockhill Road. Furthermore, the proposal does not meet the exceptions test in that the gap is sufficient to accommodate more than two dwellings within an otherwise substantial and continuously built-up frontage.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2022/0690/F	Date Valid	20.07.2022
Description of Proposal	Full planning permission for detached bungalow and detached double garage, associated in curtilage hard/soft landscaping and new entrance onto public road.	Location	Adjacent and NW of No 65 Cockhill Road Maze Lisburn
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy, in that it is not a type of development which in principle is considered to be acceptable in the countryside.</p> <p>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development, if approved, would add to a ribbon of development along Cockhill Road. Furthermore, the proposal does not meet the exceptions test in that the gap is sufficient to accommodate more than two dwellings within an otherwise substantial and continuously built-up frontage.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 3			
Application Reference	LA05/2024/0263/F	Date Valid	05.04.2024
Description of Proposal	Single storey rear extension	Location	57 Old Ballynahinch Road, Lisburn
Group Recommendation	Approval	Case Officer	Jade Gillespie
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		
Visual Amenity	<p>One representation objecting to the proposal has been received. The objection raised concern that the proposed rear extension would completely remove the existing northwestern visual amenity for No.59 Old Ballynahinch Road.</p> <p>Whilst the right to a view is a material consideration, it is not given determining weight in this instance.</p>		

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Item Number 4			
Application Reference	LA05/2023/0041/F	Date Valid	13.01.2023
Description of Proposal	Provision of 3no. Glamping pods at established facility with partial barn conversion as reception, new footpath linkage and utilisation of existing car park.	Location	143 Dromore Road, Ballynahinch
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
3	11	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Additional traffic using the lane both day and night.	A Transport Assessment Form was completed by the applicant. DFI Roads reviewed the information and were content with the details provided. No additional vehicles per day are anticipated above the current no. of vehicles utilising the site and lane. Thus, the total maximum number of cars in the carpark are not expected to exceed eight spaces at peak times and no additional parking is required.		
Concerns for neighbouring properties entering and existing road due to high volume of traffic.	No alterations to the lane are proposed and DFI Roads are content with the proposal. No additional vehicles per day are anticipated above the current no. of vehicles utilising the site and lane. The total maximum number of cars in the carpark should not exceed eight spaces at peak times and no additional parking was required.		
Noise arising from development resulting in loss of privacy/impact on mental well being.	A planning supporting statement has been submitted in respect of the proposal. The applicant aims to apply a strict control of visitors to the pods. The statement advises that no groups will be allowed to stay only couples. Environmental Health are content on this basis and have no objections with respect to noise subject to compliance with the statement.		
Forest school is referred to on the	The application pertains to a barn conversion for storage as part of the reception and 3 no. glamping pods. No forest school has been applied for in this instance and may require separate approval from the Council.		

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social media site. Impact of this on noise and amenity.	
Lack of privacy and screening around pathway.	The site is densely wooded and the proposed path will meander within and around the existing trees resulting in minimal tree loss. There will be no loss of privacy to neighbouring properties.
Security concerns for neighbouring properties.	The alpaca trail is a private gated business with controlled access. The glamping pods are approximately 54 metres away from the nearest property and separated by a woodland buffer. There are no concerns relating to security.
Other activities may take place e.g. paintballing, wedding venue etc.	This application relates to the provision of 3no. Glamping pods at the site with partial barn conversion as reception, new footpath linkage and utilisation of existing car park. The proposal does not seek permission for any other activities and separate permission/consent may be required for these.
No mention of other activities currently being carried out there e.g. mother and baby days, picnic days and also yoga days.	As detailed above – separate planning approval may be required for additional activities/development for which this permission does not pertain to.