

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

Week Ending 27th October 2023

Item Number 1			
Application Reference	LA05/2023/0561/F	Date Valid	10.07.2023
Description of Proposal	Small garden office building, positioned within the garden at the Mencap Centre with associated landscaping works	Location	5 School Road, Newtownbreda, Belfast, BT8 6BT
Group Recommendation	Approval	Case Officer	Laura McCaulsand
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		
The boundaries used to draw these plans do not accurately reflect the actual boundary fence as in place	The Agent has clarified that the boundary information is derived from the OSNI map. The position of the proposed building is accurately located within the curtilage of the site, with regard to its proximity to the existing centre building.		
The proposed roof line is not in keeping with the existing structure and will appear above the existing boundary fence	The design and scale of the proposed development are deemed to be acceptable in relation to existing development on site and surrounding development.		
The proposed floor plan refers to this as a multi-function space and not an office as listed in the application, If the intention is to use this anything other than office space it should be clearly	Detail provided by the agent states 'The proposed garden building will be a flexible space that is ancillary to the main centre building, for their existing users groups and within their existing opening times'. It is accepted that the proposal description and information denoted on proposed plans clearly identify as to what is being applied for thus development as proposed will not prejudice any third parties. The proposed development is site specific and seeks to function as part of existing operations on site thus it is deemed that the proposed development is considered to be an ancillary use at this location.		

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

Week Ending 27th October 2023

<p>applied for as this has further implications</p>	
<p>There are already regular noise complaints against this site due to levels of music played which can be heard inside with all windows closed!! putting a further room adjacent to the boundary will only increase the probability of further complaints</p>	<p>The agent provided comment to objector's comments stating 'as the centre offers a family friendly location for children to learn and develop, and we would be surprised if the children didn't make a noise. Also this site has historically been a primary school for 70 years previous to the Mencap Centres` construction. Environmental Health were consulted and confirmed that they have not received any noise complaints in relation to the site and offer no objection to the proposed development. It is accepted that the proposal will not create adverse harm on neighbouring residential amenity in relation to noise.</p>
<p>The proposed floor plans as detailed create 'blind' spots between the 2 buildings, increasing the risk of anti-social behaviour</p>	<p>Detail provided by the agents clarifies that the proposed building is within the staff area of the site and is not freely available to the children, unless under supervision The proposed development will provide ancillary accommodation to the main centre. Outside of operational hours the site is secured by high boundary treatment to deter crime and anti- social behaviour from outside parties. Environmental Health have been consulted and offer no objection to the proposed development. Anti-social behaviour is a matter for PSNI therefore no material weight has been attached to this concern.</p>
<p>The existing structure has not been properly accommodated within the proposed plans as evidenced by the last point</p>	<p>Consideration of the proposed layout, design, existing development on site have been considered as part of the assessment of this proposed development and deemed acceptable. Environmental Health have been consulted and offer no objection to the proposed development. Previous anti-social behaviour concern has been addressed.</p>
<p>The proposed structure will have direct line of sight to at least one of the bedrooms in this house</p>	<p>The proposed design, scale, site layout and proposed building orientation have been considered within the context of the existing building and surrounding development and It is regarded that the proposed development will not create a detrimental impact on any neighbouring residential amenity or property.</p>

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

Week Ending 27th October 2023

Item Number 2			
Application Reference	LA05/2023/0085/F	Date Valid	25.01.2023
Description of Proposal	Erection of dwelling on a farm including garage, outbuilding, animal pen and all associated site works	Location	16c Tansy Road, Drumanduff, Lisburn, Antrim, BT28 2PB
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to paragraph 6.73 of the SPPS, and policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032 (in that the proposed development is not a type of development which in principle is acceptable in the countryside.</p> <p>The proposal is contrary to bullet point 5 of paragraph 6.73 of the SPPS and policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the development would add to the ribbon of development along this section of the Tansy Road.</p> <p>The proposal is contrary to bullet point 3 of paragraph 6.73 of the SPPS and policy COU 10 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the proposed dwelling is not visually linked (or sited to cluster) with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane. In addition no exceptional circumstances have been demonstrated to justify the alternative site as sought such as health and safety reasons or verifiable plans to expand the farm business.</p> <p>The proposal is contrary to bullet point 11 of paragraph 6.73 of the SPPS and policy COU 12 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that the outbuilding/animal pen is necessary for the efficient use of the agricultural holding. It also has not been demonstrated that there are no suitable existing buildings on the holding that can be used.</p> <p>The proposal is contrary to paragraph 6.70 of the SPPS, and policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the development if approved would be a prominent feature within the landscape; it is not sited to cluster with an established group of buildings and it would fail to blend with the landform as a consequence of there being no backdrop when viewed from the Tansy Road. The site also lacks long established natural boundaries and as such would rely primarily on the use of new landscaping for integration. The design of the dwelling is inappropriate for the site and its locality by virtue of its scale, massing and siting.</p> <p>The proposal is contrary to paragraph 6.70 of the SPPS, and policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the proposed development would be unduly prominent within the landscape; it is not sited to cluster with an established group of buildings; it would not respect the traditional pattern of settlement exhibited along this stretch of</p>			

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

Week Ending 27th October 2023

Item Number 3			
Application Reference	LA05/2022/0988/F	Date Valid	24.10.2022
Description of Proposal	Dwelling on a farm	Location	Lands 30m west of 3 Rushey Hill Road, Lisburn, BT28 3TD
Group Recommendation	Approval	Case Officer	Laura Mc Causland
Reasons for Recommendation			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Land ownership Objector not notified and does not give consent to develop land.	Detail provided as per Question 27 of the P1 form the agent has completed 'certificate c' and provided detail of persons upon whom notice was served as required including all third party objectors addresses. Full land ownership would be required for any future proposal to be commenced.		
Overcrowding. Existing dwelling on farm no additional requirement is needed.	It is considered that it has been demonstrated that the proposal satisfies the criteria set out in Policy COU10 of the Plan Strategy for a farm dwelling		
New sightlines Required which will require removal of hedgerow to accommodate sightlines	DFI Roads have been consulted and offer no objection. It is regarded that the proposed development is in accordance with Policy TRA2 of the Plan Strategy		
Removal hedgerow and Wildlife concern	A landscape plan has been provided and additional planting has been proposed to replace hedgerow to be removed to accommodate proposed splays. NED have been consulted and considered biodiversity checklist that accompanies this application and offer no objection to the proposed development. It is regarded that the proposed development is in accordance with Policy NH5 of the Plan Strategy		
Septic tank	Installation and support		

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

Week Ending 27th October 2023

	<p>The submitted block plan denotes detail of upgrading existing sewage treatment plant. NIEA WMU and LCCC Environmental Health have been consulted and offer no objection. It is regarded that the proposed development is in accordance with Policy WM 2 of the Plan Strategy</p>
--	---

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

Week Ending 27th October 2023

Item Number 4			
Application Reference	LA05/2023/0024/F	Date Valid	10.01.2023
Description of Proposal	Erection of a dwelling in compliance with planning policy statement 21 CTY 2A	Location	North and adjacent to 55D Balliesmills Road, Lisburn, BT27 6XT
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
<p>The proposal is contrary to paragraph 6.73 of the SPPS (NI) and Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the development in principle is not considered to be acceptable in the countryside nor will it contribute to the aim of sustainable development.</p> <p>The proposal is contrary to paragraph 6.73 of the SPPS (NI) and Policy COU2 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the cluster is not associated with a focal point such as a social/ community building.</p> <p>The proposal is contrary to paragraph 6.73 of the SPPS (NI) and criteria (c), (e) and (f) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it does not respect the traditional pattern of settlement exhibited in that area, it will have an adverse impact on the rural character and it would adversely impact on residential amenity.</p> <p>The proposal is contrary to paragraph 6.73 of the SPPS (NI) and criteria (g) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that all necessary services, including the provision of non mains sewerage, can be provided without significant adverse impact on the environment or character of the locality.</p> <p>The proposal is contrary to the SPPS (NI) and Policy WM2 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that there is sufficient capacity to discharge effluent to a watercourse and that this will not create or add to a pollution problem.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
5	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 27th October 2023

Biodiversity Checklist should be completed by a qualified ecologist	The Council would agree with the findings within the checklist and conclude that there will be no adverse impact on natural heritages features
Proposal is contrary to Policy CTY 2A	As a consequence of the adoption of the LCCC Plan Strategy 2032, the relevant policy for a new dwelling in existing clusters is COU2 and it is considered that the proposal is contrary to Policy COU2 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the cluster is not associated with a focal point such as a social/ community building
Proposal is contrary to Policy CTY 14 of PPS 21 in that it will be unduly prominent, it will result in suburban style build-up and does not respect the traditional pattern of development in that area	Policy COU16 of the LCCC Plan Strategy has since replaced the retained Policy CTY 14 of PPS 21. It is considered that the proposal is contrary to Policy COU 16
Rivers Agency response stating a Drainage Assessment is not required should be reviewed in light of potential for surface water flooding	Rivers have provided advice in respect of surface water and whilst they have commented that a flood risk assessment is not required they have stated that it is developer's responsibility to assess the flood risk and drainage impact and to mitigate the risk to the development and any impacts beyond the site
Roads issue – another access onto a rural road presents further road safety concerns	DFI Roads have assessed the detail as provided on the site layout drawing with regards to the proposed access arrangement and have no concerns subject to conditions. The proposal is said to satisfy Policy TRA2 of the LCCC Plan Strategy 2032
Water Management Unit response – no regard for Environmental response, the two do not tie in with one another.	DAERA Water Management Unit refer to their standard advice for single dwellings. It has not been demonstrated however that the means of non-sewerage provision can be adequately provided on the site without creating a pollution problem
Increase in noise and traffic	DFI Roads have raised no objection to the proposal and no concerns have been raised by EHO in relation to noise
Development will greatly reduce value of property	Whilst the reduction of the value of a house is a material consideration it is not given determining weight in this instance.

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

Week Ending 27th October 2023

Impact on farmland and wildlife	Having assessed the proposal under the relevant policies it is considered that there will be no adverse impact on the natural heritage features.
Negative impact on rural character	It is concluded that an additional dwelling on this site will have an adverse impact on the rural character of the area