

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

Week Ending 30th May 2025

Item Number 1			
Application Reference	LA05/2023/0538/O	Date Valid	29.06.2023
Description of Proposal	Dwelling and garage on a farm	Location	Adjacent to 17 Scroggy Road, Glenavy
Group Recommendation	Refusal	Case Officer	Michael Creighton
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not a type of development which in principle is acceptable in the countryside. The proposal is contrary to policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy in that site is not located within the farm business that has been established for at least 6 years, the new building is not visually linked or sited to cluster with an established group of buildings on the farm and exceptionally, the alternative site proposed is not acceptable, as it has not been demonstrated there are no other sites available at another group of buildings on the farm or out-farm, and where there are either: demonstrable health and safety reasons; or verifiable plans to expand the farm business at the existing building group(s). The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh Plan Strategy 2032 in that it is not sited to cluster with an established group of buildings, and it will result in an adverse impact on the rural character of the area. 			
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	LA05/2023/0747/RM	Date Valid	19.09.2023
Description of Proposal	Dwelling, garage and associated site works	Location	50m east of 6 Lough Road, Ballinderry Upper
Group Recommendation	Approval	Case Officer	Emma Forde
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 western boundary of the site is not accurately shown on the submitted plans.	An amended Location Plan with an amended red line, which matches that of the objectors, has been submitted by the applicant. As such, this concern is considered to be addressed.		
Overlooking and loss of privacy.	Adequate separation distances and sufficient boundary treatment prevents any unacceptable overlooking concerns.		
Noise and disturbance to livestock.	<p>Whilst this is a material planning consideration it is not given determining weight in this instance.</p> <p>Environmental Health were consulted in relation to the proposal and have no objection in principle. However they have advised that an informative should be included on a decision notice indicating that the proposal is located in close proximity to agricultural building which may impact on the amenity of adjacent residents.</p>		
Eurasian woodcock (Scolopax rusticola) has been observed on this site over multiple years.	NED have stated that due to the scale of the development and suitable foraging habitat for this species in the wider area, the proposal is unlikely to adversely impact this species.		

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recommendation to refuse**

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Item Number 3			
Application Reference	LA05/2023/0088/F	Date Valid	27.01.2023
Description of Proposal	Proposed farm dwelling	Location	Adjacent to 36 Stoneyford Road, Lisburn
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
<ul style="list-style-type: none"> • 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. • The proposal is contrary to Criteria (a) of Policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy, in that the farm business is not active and established. • The proposal is contrary to Criteria (f) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy, in that the design of the building is inappropriate for the site and its locality. • The proposal is contrary to Criteria (e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that, if permitted, the development would have an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		