

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL / DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 1 March 2017 at 10.00am in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor W Clarke

Deputy Chairperson: Councillor J Macauley

In attendance: **(Committee Members)**

Cllr G Craig	Cllr L Devlin
Cllr G Hanna	Cllr C Casey
Cllr M Larkin	Cllr K Loughran
Cllr D McAteer	Cllr M Ruane
Cllr M Murnin	

(Officials)

Mr A McKay	Area Planning Manager
Mr P Rooney	Principal Planning Officer
Mr A Donaldson	Senior Planning Officer
Ms N Largy	Legal Advisor
Ms E McParland	Democratic Services Manager
Ms L Dillon	Democratic Services Officer
Ms C McAteer	Democratic Services Officer

P/033/2017: APOLOGIES / CHAIRMAN'S REMARKS

The Chairperson, Councillor W Clarke, expressed his sympathy on the sad news that former Councillor of Newry & Mourne District Council and MLA for South Down, Mr PJ Bradley had passed away and he asked that a letter of condolences be sent to Mr Bradley's family.

Apologies were received from:

Councillor V Harte

Mr C O Rourke Director Regulatory & Technical Services

P/034/2017: DECLARATIONS OF INTEREST

None

**P/035/2017: MINUTES OF PLANNING COMMITTEE MEETING
- WEDNESDAY 15 FEBRUARY 2017**

Read: Minutes of Planning Committee Meeting held on Wednesday 15 February 2017. **(Copy circulated)**

AGREED: On the proposal of Councillor McAteer seconded by Councillor Hanna it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 15 February 2017 as a true and accurate record.

P/036/2017: ADDENDUM LIST

Read: Addendum list of planning applications with no representations received or requests for speaking rights – Wednesday 1 March 2017.
(Copy circulated)

Removals from Addendum List

AGREED: It was unanimously agreed to remove the following Planning Applications from the Addendum List: -

- **Item 5 – LA07/2016/0821/F** – C Canning – change of house type to that previously approved under R/2012/0323/F – lands at 24 Ringhaddy Road, Killinchy. **APPROVAL**
(Removed from the Addendum List at the request of Councillor Hanna for full presentation at a Planning Committee Meeting)
- **Item 14 – LA07/2015/0456/F** – Richard Nummy – relocation of access to that approved under planning approval P/2010/1452 – 35m south of 93 Belfast Road, Newry. **REFUSAL**
(Removed from the Addendum List at the request of Councillor Macauley for full presentation at a Planning Committee Meeting)
- **Item 15 – LA07/2015/0700/0** – Derryogue Developments Ltd – site for housing development – lands at the junction of Greencastle Road and Kittys Road, Kilkeel (south of No. 39 Greencastle Road (Joinery Works) opposite and south-east of Nos. 18-21 Derryogue Park extending to opposite Nos 5-11 Kittys Road, Kilkeel. **REFUSAL**
(Removed from the Addendum List at the request of Councillor Hanna and Councillor Clarke for full presentation at a Planning Committee Meeting)
- **Item 21 – LA07/2016/1212/0** – Thomas Grant – replacement dwelling on farm (amended site address) – adjacent and immediately south of 20 Ryan Road, Mayobridge. **REFUSAL**
(Remove from the Addendum List at the request of Councillor McAteer for full presentation at a Planning Committee Meeting)

- **Item 24 – LA07/2016/1460/O** – Sheila and Brian Fearon – dwelling Kilnasaggart Road (approx. 150m south of 9 Kilnassagart Road, Jonesborough, Newry. **REFUSAL**
(Removed from Addendum List as Agent has advised this Application is being withdrawn from the Planning process)

Additions to Addendum List

NOTED: The Chief Planning Officer explained the Historic Environment Division had objected to Planning Applications LA07/2016/1189/F and LA07/2016/1422/DCA. The Planning Department did not support these objections. A request for speaking rights had been submitted in respect of these applications but had since been withdrawn. Due to there being objections from the Historic & Environment Division, the Planning Department were obliged to bring these applications before Committee.

AGREED: On the advice of the Chief Planning Officer it was agreed on the proposal of Councillor Craig seconded by Councillor Murnin it was agreed to add the following Planning Applications to the Addendum List and approve the Officer recommendation, as per the Development Management Officer Report for same:

- **Item 8 – LA07/2016/1189/F - Ryan Lundy** –retrospective planning permission to retain shop front façade – 55 Main Street Castlewellan.
APPROVAL
- **Item 9 – LA07/2016/1422/DCA – Ryan Lundy** – retrospective planning permission for demolition of façade to include ground floor shop front and first floor windows in a conservation area – 55 Main Street Castlewellan.
CONSENT

Approval of Addendum List

AGREED: On the proposal of Councillor Hanna seconded by Councillor Craig it was agreed to approve the Officer Recommendation, as per the Development Management Officer Report, in respect of the following Planning Applications listed on the Addendum List:

- **Item 10 – LA07/2016/1578/F** – Newry Mourne & Down District Council – regarding of site levels creating new kick-about football pitch and associated site drainage, extension to car park and alterations to existing access, on lands off Green Road Ardglass.
APPROVAL
- **Item 11 – LA07/2016/1585/F** – Newry Mourne and Down District Council - improvement works to the existing football pitch including new land drainage regarding site levels, perimeter fence 1.2m high wind lockable gates to pitch boundary, 3 No. shelters on lands off Green Road Ardglass.
APPROVAL

- **Item 12 – Q/2014/0449/F** – Newry Mourne and Down District Council – repairs to an existing free-standing chimney and a new concrete access footpath to the existing Dechomet Cemetery – approx. 190m SW of 41 Moneyslane Road Ballyward Castlewellan.
APPROVAL
- **Item 23 - LA07/2016/1449/O** – Mary Slane – proposed dwelling and detached domestic garage (infill site) – 30m north of 34 Seafin Road Newry.
REFUSAL
- **Item 25 – P/2014/0966/F** – Thomas Davis GFC – Installation of temporary changing facilities (comprising 2 No. pre-fabricated buildings) and 2 No. storage containers for equipment (involving relocation from existing GFC ground, off Chancellors Road Newry - Lands approx. 180 metres south-west of No.15 Dorans Hill Newry (within the grounds of Thomas Davis GFC/Community Sports Facility under construction)
APPROVAL

P/037/2017: APPLICATIONS FOR DETERMINATION

AGREED: It was unanimously agreed to withdraw the following Planning Application from the Schedule:

Item 7 – LA07/2016/1148/F – Edel Patterson – proposed balcony to rear of first floor apartment – flat 24 Edgewater 61 South Promenade Newcastle.
REFUSAL
(The Agent advised this application was being withdrawn from the planning process)

The following applications were then determined by the Committee:

(1) LA07/2016/0854/O – Richard Cleland

Location:

Replacement of former dwelling located 70m North East of 24 Ballybrannagh Road on land directly north of 85 Ardglass Road, Downpatrick, BT30 7EA

Proposal:

Replacement dwelling (Off-Site) (Amended Description and Site Address)

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Ewart Davis, Agent, presented in support of the application

Richard Cleland Applicant, presented in support of the application.

Noted:

Councillor Walker and Councillor Curran advised of their support for the application.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Craig it was agreed to issue an Approval in respect of Planning Application LA07/2016/0854/O, contrary to Officer recommendations, on the basis that there is sufficient evidence from professional organisations to confirm the nature of the applicants work in relation to dairy farming, and the site visually links with all other existing buildings.

It was also agreed Planning Officials be granted authority to include any relevant conditions as part of this planning approval.

(2) LA07/2015/0349/F – James Cunningham

Location:

Adjacent to and south of 78 Moor Road, Kilkeel

Proposal:

Proposed change of house type to previously approved under P/2009/0393/F

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Tony Mackle Agent presented in support of the application.

AGREED: On the proposal of Councillor Craig seconded by Councillor Devlin it was agreed to defer Planning Application LA07/2015/0349/F for one month to allow for further discussions to take place between the Planning Department and the Applicant, subject to amended plans being submitted to the Planning Department in advance of any discussions. This application only to be presented to Committee at a later stage if necessary.

(11.10am – Councillor L Devlin withdrew from the meeting)

(3) LA07/2015/0971/0 – John McNally

Location:

100m North East of No. 37 Sheeptown Road, Saval, Newry, BT34 2LD

Proposal:

Site for dwelling and garage on a farm

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Cathal Grant Agent and Mr Bernard McNally, father of the applicant, presented in support

of the application.

Noted:

A representative from the Environmental Health Department was in attendance at the Meeting.

Councillor Craig proposed and Councillor Hanna seconded to issue a refusal in respect of Planning Application LA07/2015/0971/O, for the reasons recommended as per the Development Management Officer Report.

The proposal was put to a vote by way of a show of hands, and voting was as follows:

For:	6
Against:	4
Abstentions	0

The proposal was declared carried.

AGREED: On the proposal of Councillor Craig seconded by Councillor Hanna it was agreed to issue a refusal in respect of Planning Application LA07/2015/0971/O, for the reasons recommended as per the Development Management Officer Report.

(11.50am – Councillor L Devlin re-joined the meeting)

(4) LA07/2015/1114/F – Glen & Shauna Matthews

Location:

122m North-East of 47 Bernish Road, Ballymacdermot, Newry

Proposal:

Erection of Dwelling on a Farm

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Barney McKevitt presented in support of the application.

AGREED: On the proposal of Councillor Macauley seconded by Councillor Craig it was agreed to issue a refusal in respect of Planning Application LA07/2015/1114/F, for the reasons recommended as per the Development Management Officer Report.

(5) LA07/2015/1219/F – Malachy Burns

Location:

Lands adjacent and 40m South-East of No. 39 Kilmonaghan Road, Armagh

Proposal:

Erection of dwelling and garage on a farm

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

A request for speaking rights has been received from Stephen Hughes, Agent, in support of the application

Noted:

A written submission of support was received from Councillor Liz Kimmins

AGREED: **On the proposal of Councillor McAteer seconded by Councillor Casey it was agreed to defer Planning Application LA07/2015/1219/F for one month to obtain legal written confirmation on what constitutes a legitimate farm business ID, and if activity such as maintenance works meet the policy.**

Abstentions 0

(6) P/2014/0977/F – Mrs Belinda McArdle & Mr Ross McArdle

Location:

Approximately 60 metres North of No. 53 Upper Fathom Road, Kileen, Newry

Proposal:

Erection of farm dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Barney McKevitt Agent, presented in support of the application.

AGREED: **On the proposal of Councillor Murnin seconded by Councillor Craig it was agreed to issue a refusal in respect of Planning Application P/2014/0977/F, for the reasons recommended, as per the Development Management Officer Report.**

(7) LA07/2016/0150/O – Alan & Ronald Davidson

Location:

Adjacent and immediately south of No.17 Ardaragh Road Newry.

Proposal:

Site for farm managers dwelling and garage.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr John Young Agent, presented in support of the Application.

Councillor Larkin proposed and Councillor Ruane seconded to issue a refusal in respect of Planning Application LA07/2016/0150/O, for the reasons recommended as per the Development Management Officer Report.

The proposal was put to a vote by way of a show of hands, and voting was as follows:

For	7
Against	3
Abstentions	1

The proposal was declared carried.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Ruane it was agreed to issue a refusal in respect of Planning Application LA07/2016/0150/O, for the reasons recommended as per the Development Management Officer Report.

(8) LA07/2016/0431/F – Riverway Precision Engineering

Location:

29a Ballinran Road, Kilkeel

Proposal:

Proposed replacement Light Engineering shed for existing building and retain existing workshop as a garage

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Glyn Mitchell, Agent, presented in support of the Application.

AGREED: On the proposal of Councillor Craig seconded by Councillor Larkin it was agreed to defer Planning Application LA07/2016/0431/F for one month to

allow for further discussions between Planning Department, the applicant and Agent to take place, with powers being delegated to the Planning Department to proceed thereafter to issue the decision.

(9) P/2015/0056/F – Colin McManus

Location

360m North-East of No. 37 Shaughan Road, Belleeks, BT35 7PF

Proposal:

Change of house type to include increased ridge height, garage incorporated into main dwelling and associated works (amended description)

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Keith Sommerville Agent, presented in support of the application.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Murnin it was agreed to issue an approval in respect of Planning Application P/2015/0056/F, contrary to Officer recommendation, on the basis that it is apparent that works have been carried out on this site which include works to access and sight splays and excavations of rock and is in compliance with conditions.

It was also agreed Planning Officials be granted authority to include any relevant conditions as part of this planning approval.

LOCAL DEVELOPMENT PLAN

**P/038/2017: PLANNING APPEALS COMMISSION
INDEPENDENT EXAMINATION OF LOCAL DEVELOPMENT PLANS
(DRAFT PROCEDURES)**

Read: Report dated 1 March 2017 from Mr A Hay Principal Planning Officer regarding Planning Appeals Commission – Independent Examination of Local Development Plans (Draft Procedures) (Copy circulated)

AGREED: It was agreed to note Planning Appeals Commission – Independent Examination of Local Development Plans (Draft Procedures).

**P/039/2017: LOCAL DEVELOPMENT PLAN
PREPARATORY STUDIES – PAPER 8 - COAST**

Read: Report dated 1 March 2017 from Mr A Hay Principal Planning Officer regarding Local Development Plan Preparatory Studies – Paper 8 re: Coast.
(Copy circulated)

AGREED: It was agreed to note the Local Development Plan Preparatory Studies – Paper 8 regarding Coast.

**P/040/2017: LOCAL DEVELOPMENT PLAN
PREPARATORY STUDIES – PAPER 11 - MINERALS**

Read: Report dated 1 March 2017 from Mr A Hay Principal Planning Officer regarding Local Development Plan Preparatory Studies – Paper 11 re: Minerals.
(Copy circulated)

AGREED: It was agreed to note the Local Development Plan Preparatory Studies – Paper 11 regarding Minerals.

**P/041/2017: LOCAL DEVELOPMENT PLAN
PREPARATORY STUDIES – PAPER 14 – EDUCATION, HEALTH & COMMUNITIES**

Read: Report dated 1 March 2017 from Mr A Hay Principal Planning Officer regarding Local Development Plan Preparatory Studies – Paper 14 re: Education, Health and Communities. (Copy circulated)

AGREED: It was agreed to note Local Development Plan Preparatory Studies – Paper 14 regarding Education, Health and Communities.

There being no further business the meeting concluded at 1.35pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 15 March 2017.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**