

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL / DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 2 September 2015 at 12.10 pm in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor J Tinnelly

In attendance: (Committee Members)

Cllr G Craig	Cllr K Loughran
Cllr L Devlin	Cllr D McAteer
Cllr M Murnin	Cllr H McKee
Cllr M Larkin	Cllr M Ruane

(Officials)

Mr L Hannaway	Chief Executive
Mr C O Rourke	Director Regulatory & Technical Services
Mr A McKay	Head of Planning
Mr P Green	Legal Officer
Ms J McParland	Senior Planning Officer
Mr A Davidson	Senior Planning Officer
Mr R McLaughlin	Transport NI
Ms E McParland	Democratic Services Manager
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

Noted: Committee Members assembled at 8.30am and proceeded to visit on site the following location prior to the commencement of the Planning Committee Meeting:

(Application No: P/2010/1041/F - Lands to the rear of 35 Ballagh Road Ballaghanery Newcastle)

**P/37/2015: PLANNING APPLICATION – P/2010/1041/F
RE: PROPOSED MOTOR HOME SITE
- LANDS TO REAR OF NO. 35 BALLAGH ROAD NEWCASTLE**

Mr McKay explained additional information had been received from objectors in relation to Planning Application P/2010/1041/F giving detail on a number of aspects of this development relating to traffic surveys and other survey work carried out on behalf of the objectors.

He also added a number of challenges have been made regarding the Planning Departments processes and recommendation in regard to this application.

Mr McKay said that in light of the above information the Planning Department recommend that Planning Application P/2010/1041/F be removed from the agenda in order that Officers can examine the additional information received and look at the challenges to the Department's procedures and recommendation in relation to the said Planning Application, and bring this application to the next meeting of the Planning Committee to be held on Wednesday 30 September 2015.

AGREED: It was unanimously agreed to remove Planning Application No. P/2010/1041/F from the Planning Committee Meeting agenda dated 2 September 2015 and, in the meantime, Planning Officers to investigate the matters as contained in additional information which has been received by Planning Officers on behalf of the objectors to this planning application, and arrange for this planning application to be tabled for consideration at the next meeting of the Planning Committee to be held on Wednesday 30 September 2015.

P/38/2015: APOLOGIES / CHAIRMANS REMARKS

The following apologies were received:

Councillor W Clarke Vice Chairperson of Planning Committee
Councillor V Harte

P/39/2015: DECLARATIONS OF INTEREST

No declarations of interest were received.

**P/40/2015: MINUTES OF PLANNING COMMITTEE MEETING
- WEDNESDAY 5 AUGUST 2015**

Read: Minutes of Planning Committee Meeting held on Wednesday 5 August 2015. (Copy circulated)

AGREED: On the proposal of Councillor Craig seconded by Councillor McKee it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 5 August 2015 as a true and accurate record, subject to amending the Declaration of Interest from Councillor L Devlin to read as follows:

“Councillor L Devlin declared an interest in Planning Application P/2010/1041/F in respect of a proposed motor home site at lands at Ballagh Road Newcastle as she had dealt with the objectors of this application during her full time role working for Mr S Rogers

MLA, and she would be withdrawing from the meeting during discussion on this application.”

Matters Arising

The following issues were raised by Members under matters arising.

P/2015/0026/ FULL – Telecommunication Mast Yellow Road Hilltown

Councillor Ruane referred to concerns which had been raised with him regarding the contents of a letter received from the applicant of Planning Application P/2015/0026/F in which reference was made to the urgency of obtaining the planning decision for the application due to financial reasons. He said there were concerns that this could be seen to be potentially influencing Councillors' decision on this particular application.

Mr McKay explained the letter simply highlighted that the applicant was anxious to have a decision issued on the application whether it be an approval or a refusal and in his view the contents of the applicant's letter was not an attempt to put Councillors under any pressure in respect of the application. He added that the Planning Department alert Councillors of the submission of any information which is received after the closing date relating to Planning Applications which are tabled for discussion at the Planning Committee Meeting and the Department continue to be consistent in doing so.

Mr Green said discussions regarding Planning Application P/2015/0026/F did not take into account the contents of the letter submitted by the applicant.

P/2010/1041/ FULL – Motor Home Site Ballagh Road Newcastle

Councillor McAteer referred to the decision taken at the Planning Committee Meeting in August 2015 whereby it was agreed representatives from Transport NI and Building Control would be requested to be in attendance at the site visit to the proposed motor home site at Ballagh Road Newcastle which was the subject of Planning Application P/2010/1041/F, and he enquired why the representatives from Transport NI and Planning Service were not in attendance at the said site visit.

Mr McKay said that in light of the receipt of late representations in relation to the planning application and his knowledge of the site, he took the decision that there would be no requirement for representatives from Building Control and Transport NI to attend the site visit. He also added the purpose of the visit was to give Members an opportunity to familiarise themselves with the site and its context in terms of the surrounding area.

**P/41/2015: ACTION SHEET
RE: MEMBERS' BRIEFING PANEL MEETING
TUESDAY 11 AUGUST 2015**

Read: Action Sheet of Members' Briefing Panel held on Tuesday 11 August 2015. (Copy enclosed)

AGREED: It was agreed to mark the above Action Sheet noted.

P/42/2015: APPLICATIONS FOR DETERMINATION

The following Applications were considered by the Committee:

(1) P/2014/0282/ FULL

Location:

Lands opposite and approximately 50 metres south-west of No.57 Millvale Road Bessbrook (extending to the rear and north-east of Brooklawns (off McKnights Hill)

Proposal:

Erection of residential development (comprising 7 detached dwellings and 10 semi-dwellings) with associated access provision, parking provision, landscaping and site works. Amended scheme to that previously approved under File Refs; P/2008/1549/O and P/2009/0688/RM with re-routing of part of public right of way (PROW) through site and part-demolition and re-development of former mill building site with 2 detached dwellings. Part of former mill to be retained as a boundary wall.

Conclusion and recommendation from Planning Official
Approval.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Craig it was agreed to approve Planning Application No. P/2014/0282/F as per the Development Management Officer Report subject to Conditions 1-8 and Informatives 1-10 as contained therein.

Abstentions 0

(2) P/2015/0049/ FULL

Location:

Cloghogue Roundabout at junction of Forkhill and Dublin Road Newry.

Proposal:

Proposed erection of antique gate and traditional stone pillars as part of heritage project on Cloghogue Roundabout.

Conclusion and recommendation from Planning Official
Approval.

AGREED: On the proposal of Councillor McKee seconded by Councillor Devlin it was agreed to approve Planning Application No. P/2015/0049/F as per the Development Management Officer Report subject to Conditions 1-7.

Abstentions 0

**P/43/2015: CONFERENCE
PLANNING REFORM IN NORTHERN IRELAND
TUESDAY 1 DECEMBER 2015**

Read: Email correspondence dated 24 June 2015 from Policy Forum for Northern Ireland giving details of a forthcoming Planning Reform Conference to be held in Belfast on Tuesday 1 December 2015 at a cost of £210 plus vat per delegate. (Copy circulated)

AGREED: It was unanimously agreed to appoint the following delegates to attend the Planning Reform Conference to be held on Tuesday 1 December 2015 in Belfast at a cost of £210 plus vat per delegate:

- Councillor M Murnin
- 1 No. Official

P/44/2015: SCHEME OF DELEGATION

Noted: In response to a query from Councillor Murnin regarding the Scheme of Delegation, Mr McKay confirmed that in line with legislation the Scheme of Delegation was available on the Council's website and a copy of the document is also available for viewing in either the Newry or Downpatrick Council Office.

**P/45/2015: FOLLOW UP
INFORMATION SESSION FOR AGENTS
RE: PLANNING COMMITTEE**

Noted: In response to a query from Councillor Murnin regarding whether a follow up information session for agents regarding the operation of the Planning Committee should be arranged, it was noted that this could be looked at in approximately 3 months time.

**P/46/2015: PERFORMANCE FIGURES
RE: PLANNING COMMITTEE**

AGREED: It was unanimously agreed that performance figures in respect of the Planning Department which are reported on a monthly basis to the Regulatory & Technical Services Committee Meeting are also tabled at Planning Committee Meetings on a monthly basis for noting.

There being no further business the meeting concluded at 1.00pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 30 September 2015.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**