

## NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL/DM

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**Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 6 July 2016 at 10.00am in the Boardroom, District Council Offices, Monaghan Row, Newry**

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**Chairperson:** Councillor W Clarke

**In Attendance:**

**(Committee Members)**

Cllr C Casey	Cllr Loughran
Cllr G Craig	Cllr D McAteer
Cllr V Harte	Cllr M Murnin
Cllr M Larkin	Cllr M Ruane

**(Officials)**

Mr C O'Rourke	Director of RTS
Mr P Rooney	Principal Planning Officer
Mr A Hay	Principal Planning Officer
Ms N Largey	Legal Advisor
Ms J McParland	Senior Planning Officer
Ms A McAlarney	Senior Planning Officer
Ms E McParland	Democratic Services Manager
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

**P/67/2016: APOLOGIES/CHAIRMAN'S REMARKS**

**Noted:** Apologies were received from Councillor Macauley, Councillor Hanna, Councillor Devlin and Mr A McKay, Chief Planning Officer.

**P/68/2016: DECLARATIONS OF INTEREST**

**Noted:** There were no declarations of interest.

**P/69/2016: MINUTES OF PLANNING COMMITTEE MEETING  
- WEDNESDAY 29 JUNE 2016**

**Read:** Minutes of Planning Committee Meeting held on Wednesday 29 June 2016 (Copy circulated).

**AGREED:** **On the proposal of Councillor Craig, seconded by Councillor Larkin, it was agreed to adopt the Minutes of the Planning Committee**

**Meeting held on Wednesday 29 June 2016 as a true and accurate record subject to the following amendments:-**

- **Item 12 (page 10) to record that Councillor P Byrne presented an objection to the application.**
- **Item 20 (page 15) to read “Councillor Larkin proposed and Councillor Hanna seconded to issue an approval in respect of application R/2012/0081/F, for the reasons recommended as per the Development Management Officer report.**

**P/70/2016: ADDENDUM LIST**

**Read:** Addendum list of planning applications with no representations received or requests for speaking rights. (Copy circulated).

**AGREED:** **On the proposal of Councillor Ruane, seconded by Councillor Murnin, it was agreed to approve the Officer recommendation, as per the Development Management Officer report, in respect of the following planning applications:-**

- LA07/2015/0300/F – Sinead McShane – 2 storey extension to rear of dwelling – 13 Hill Street, Newry. **(REFUSAL)**
- LA07/2015/0418/0 – Messrs T & D Doyle – dwelling and garage on a farm – opposite 39a and 41 Upper Knockgaragh Road, Rostrevor. **(REFUSAL)**
- LA07/2015/0676/0 – Sean Finnegan – dwelling and garage on a farm – lands immediately north of 76 Crossan Road, including lands immediately south of 79 Crossan Road, extending for approx. 120m. **(REFUSAL)**
- LA2015/0691/F – Patrick Francis Rooney – proposed wind turbine with hub height of 50m to generate electricity for exporting to grid – 225m south west of Tullyah Road, Belleeks. **(REFUSAL)**

**It was also unanimously agreed that the following planning application be added to the addendum list for approval of the Officer’s recommendation without the need for a presentation as the request for speaking rights from the applicant had been withdrawn:-**

- LA07/2015/1273/F – Parker Green International – variation of condition 3 and removal of condition 4 of planning application P/2012/0757/F – The Quays Shopping and Leisure Centre, Newry. **(APPROVAL)**

**It was also unanimously agreed that the following planning applications be taken off the addendum list and added to the schedule for presentation and discussion at the next Planning Committee Meeting:-**

- LA07/2015/0639/F – Mr & Mrs P McMillan – replacement dwelling and conversion of former mill to ancillary accommodation – 45m east of 55 Rossglass Road, Killough. **(REFUSAL)**.

- R/2014/0178/0 – Mr P J McKeown – proposed single storey dwelling for disabled occupant in accordance with PPS21 CTY6 – site approx 120m south of 108 Loughinisland Road, Loughinisland, Downpatrick. **(REFUSAL)**.

**It was also unanimously agreed, on the proposal of Councillor Craig, seconded by Councillor Ruane, that a letter be sent to Oaklee Trinity Housing Association in respect of planning application – R/2014/0460/F - 6 new social housing dwellings with associated private amenity space and communal car park to serve the dwellings – site for former community centre, Ballynoe Road, Downpatrick. (REFUSAL) – asking them to submit additional information required by Planner Officers. If this information was not submitted within one month, the decision to refuse the application would issue under delegated authority.**

**P/71/2016: APPLICATIONS FOR DETERMINATION**

**AGREED: On the advice of the Principal Planning Officer the Committee agreed to the following actions in relation to a number of planning applications listed on the schedule:-**

- LA07/2015/0150/0 – Clark McCourt – dwelling and garage on lands 30m north east of 32 Cullentragh Road, Jerrettspass, Newry (REFUSAL) – **this application to be deferred at the request of the applicant and taken back to a future Planning Committee Meeting for determination.**
- LA07/2015/0732 – Mr & Mrs Hourican - replacement dwelling and garage - opposite 7 Brae Road, Lisnaree, Newry (REFUSAL) – **withdraw from the schedule - revised plans submitted for further consideration by Planning Officers.**
- LA07/2015/0764/F – Fergal Rafferty – retention of domestic garage – 16 Ummeracam Road, Silverbridge, Newry (REFUSAL) – **withdraw from the schedule and bring back to a future Planning Committee for determination.**
- LA07/2016/0036/F – Bronagh Smith – proposed rear extension to a dwelling – 17 Demesne Crescent, Downpatrick (REFUSAL) – **withdraw from the schedule to allow for further consideration by Planning Officers.**
- LA07/2016/0042/0 – James Hall – farm dwelling and garage (amended site location plan) – between 18 and 20 Old Belfast Road, Dundrum (REFUSAL) – **the agent advised that this application was being withdrawn.**
- P/2014/0894/F – Hilary McCamley – erection of dwelling – lands fronting Mayvale Court, Newry Road, Mayobridge (REFUSAL) - **this application to be deferred at the request of the applicant and taken back to a future Planning Committee Meeting for determination.**

The following Applications were then determined by the Committee:

**(1) LA07/2015/0381/F – Mr B Loughran**

***Location:***

South of 108 Tullyah Road, Whitecross

**Proposal:**

Dwelling and detached garage

**Conclusion and recommendation from Planning Official:**

Refusal

**Speaking rights/Representations**

Mr Tony O'Hare, Agent, and Mr Loughran, applicant, presented in support of the application.

**AGREED:** On the proposal of Councillor Casey, seconded by Councillor McAteer, it was unanimously agreed to defer this application for a Members' site visit.

- (2) R/2013/0544/RM – Glenabby Ltd – erection of 86 dwellings on land to south of Saul Road and adjacent to Ardenlee Gardens, Downpatrick and R/2014/0091/RM – Glenabby Ltd – erection of 42 dwellings on land to south of Saul Road and adjacent to Ardfern Road, Downpatrick

At this point in the meeting the Chairman advised that a letter dated 6 July 2016 had been received from the Department of Infrastructure, Strategic Planning Division, in relation to planning applications R/2013/0544/RM and R/2014/0091/RM above for Glenabby Ltd. It stated that these two applications had been referred to the Department for determination. (Copy circulated).

**AGREED:** It was unanimously agreed that planning applications R/2013/0544/RM and R/2014/0091/RM be withdrawn from the schedule on the basis that they would now be determined by the Department.

- (3) LA07/2015/0969/0 – Liam McDonnell

**Location:**

Approximately 50m south east of 41a Aughnagun Road, Derryleckagh, Newry

**Proposal:**

Dwelling and garage on an in-fill site

**Conclusion and recommendation from Planning Official:**

Refusal

**Speaking rights:**

Mr John Collins, Agent, presented in support of the application. A submission of support was received from Sinead Bradley, MLA.

Councillor Larkin proposed and Councillor Craig seconded that the application be refused for the reasons recommended in the Development Management Officer report.

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

FOR: 7  
AGAINST: 2  
ABSTENTIONS: Nil

**AGREED:** On the proposal of Councillor Larkin seconded by Councillor Craig, it was agreed that planning application LA07/2015/0969/0 – Liam McDonnell, be refused for the reasons recommended in the Development Management Officer report.

**(4) LA07/2015/1024/0 – George, Anne & John Hanna**

***Location:***

30m east of 44A The Heights, Downpatrick

***Proposal:***

Dwelling and garage on a farm

**Conclusion and recommendation from Planning Official:**

Refusal

**Noted:**

A written submission had been received from Mr Ewart Davis Agent, in support of the application.

**AGREED:** On the proposal of Councillor McAteer, seconded by Councillor Ruane, it was unanimously agreed that planning application LA07/2015/1024/0 – George, Anne & John Hanna, be refused for the reasons recommended in the Development Management Officer report.

**(5) LA070/2016/0240/F – Wayne Morton**

***Location:***

30m north of 28 Tunnel Road, Jerrettspass, Newry

***Proposal:***

Replacement single storey 3 bed dwelling with single storey 4 bed dwelling

**Conclusion and recommendation from Planning Official:**

Refusal

**Speaking rights:**

Brendan McAteer, Agent and Mr D Kennedy MLA presented in support of the application.

Councillor Craig proposed and Councillor McAteer seconded that planning application LA07/2016/0240/F be approved contrary to the Officer recommendation on the basis that it was not accepted that the proposal was contrary to policy CTY3 as the building was not a temporary structure.

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

FOR: 4  
AGAINST: 5  
ABSENTIONS: Nil

The proposal was lost.

Councillor Larkin proposed and Councillor Ruane seconded that planning application LA07/2016/0240/F be refused for the reasons recommended in the Development Management Officer report.

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

FOR: 5  
AGAINST: 4  
ABSENTIONS: Nil

The proposal was carried.

**AGREED: On the proposal of Councillor Larkin, seconded by Councillor Ruane it was agreed that planning application LA07/2016/0240/F be refused for the reasons recommended in the Development Management Development report.**

**(6) P/2013/0279/F – Herbert Bailie**

***Location:***

230m north of 31 Cavankill Road, Newtownhamilton

***Proposal:***

Erection of wind turbine

**Conclusion and recommendation from Planning Official:**

Approval

**Speaking rights:**

Patrick Galbraith presented an objection to the application.

**AGREED: On the proposal of Councillor Casey, seconded by Councillor McAteer, it was unanimously agreed to defer this application with a direction for additional information/clarification from the Environment Health Department in terms of the noise assessment**

results and if the right location had been used to carry out these tests.

It was agreed this application be taken back to the next appropriate Planning Committee Meeting and that representatives from the Environmental Health Department attend the meeting to provide information and answer Members' queries.

It was agreed Mr Galbraith, objector, be notified of arrangements for the Meeting and be granted speaking rights.

**(7) P/2015/0231/0 – Laurence McGuinness**

***Location:***

260m south east of 28 Ballymacdermot Road, Newry

***Proposal:***

Dwelling house and garage on farm

**Conclusion and recommendation from Planning Official:**

Refusal

**Speaking rights:**

Mr Seamus Murphy, Agent, presented in support of the application.

**AGREED:** On the proposal of Councillor Murnin, seconded by Councillor Craig, it was unanimously agreed that planning application P/2015/0231/0 be refused for the reasons recommended in the Development Management Officer report.

**FOR NOTING**

**P/72/2016: PLANNING DEPARTMENT PERFORMANCE INDICATORS**

Read: Planning Department Performance Indicators. (Copy circulated).

**AGREED:** It was agreed to note the Planning Department Performance Indicators Report.

**P/73/2016: REPORT – CONTACT FROM PUBLIC REPRESENTATIVES – JUNE 2016**

Read: Report re: record of meetings between Planning Officers and Public Representatives for June 2016. (Copy circulated).

**AGREED:** It was agreed to note the report re: contact from Public Representatives June 2016.

**P/74/2016: CURRENT PLANNING APPEALS**

Read: Report on current planning appeals. (Copy circulated).

**AGREED: It was agreed to note the current planning appeals report.**

There being no further business the meeting ended at 1.45 pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 3 August 2016.

Signed: ----- **Chairperson**

Signed: ----- **Chief Executive**