

At the Planning Committee Meeting held on Wednesday 7 March 2018 the Minutes of the Planning Committee Meeting dated Wednesday 7 February 2018 were discussed and it was agreed with regard to Planning Application LA07/2016/0199/O – Liam and Siobhan Boylan, that the recommendation should read as follows:

“On the proposal of Councillor McAteer seconded by Councillor Larkin it was agreed to defer Planning Application LA07/2016/0199/O with the preamble that we discount the Woodlands as the exit route of the new proposed site and the Applicant goes off to speak to the Housing Executive and no other land owner before we make any final decision”

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 7 February 2018 at 10.00am in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor G Craig

Deputy Chairperson: Councillor K Loughran

In attendance: (Committee Members)

Councillor C Casey	Councillor J Macauley
Councillor L Devlin	Councillor M Murnin
Councillor G Hanna	Councillor D McAteer
Councillor V Harte	Councillor M Ruane
Councillor M Larkin	

(Officials)

Mr A McKay	Chief Planning Officer
Mr P Rooney	Principal Planning Officer
Ms A McAlarney	Senior Planning Officer
Mr A Davidson	Senior Planning Officer
Ms N Largey	Legal Advisor
Ms E McParland	Democratic Services Manager
Ms P Manley	Professional Technical Officer
Ms C McAteer	Democratic Services Manager
Ms P McKeever	Democratic Services Manager

P/010/2018: APOLOGIES AND CHAIRPERSON'S REMARKS

Apologies were received from Councillor Clarke

P/011/2018: DECLARATIONS OF INTEREST

Councillor Macauley declared an interest in **Item No. 9 – LA07/2017/1369/O** as Mrs McMaster was the agent for her farm business insurance.

P/012/2018: DECLARATIONS IN ACCORDANCE WITH PLANNING COMMITTEE PROTOCOL PARA. 19 – MEMBER TO BE PRESENT FOR ENTIRE ITEM

- **Item No. 12 LA07/2016/0199/O** was presented at the Planning Committee Meeting on Wednesday 6 December 2017 – Members present were Craig, Loughran, Clarke, Devlin, Larkin, Macauley, Casey, Ruane, McAteer and Murnin. A site visit was also held on Wednesday 10 January and all above Members were present with the **exception of Councillor Macauley who advised she would not be taking part in the discussion/decision on this application. Councillor Hanna also declared that he did not attend the site meeting and would not therefore be taking part in the discussion/decision.**
- **Item No. 18 LA07/2017/1322/O** was previously presented at the Planning Committee Meeting on Wednesday 6 December 2017 – Members present were Councillors Craig, Loughran, Clarke, Devlin, Larkin, Macauley, Casey, Ruane, McAteer and Murnin. A site visit was also held on Wednesday 10 January 2018 and all above Members were present with the **exception of Councillors Hanna, Ruane and Macauley who advised they would not be taking part in the discussion/decision on this application**
- **Item No. 28 P/2012/0743/F** was previously presented at the Planning Committee Meeting on Thursday 2 February 2017 – all Members were present i.e. Councillors Clarke, Macauley, Casey, Devlin, Harte, Loughran, Murnin, Craig, Hanna, Larkin, McAteer and Ruane **and were entitled to take part in the decision/discussion on this application**

P/013/2018: MINUTES OF PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 10 JANUARY 2018

Read: Minutes of Planning Committee Meeting held on Wednesday 10 January 2018. **(Copy circulated)**

AGREED: On the proposal of Councillor Hanna, seconded by Councillor McAteer it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 10 January 2018 as a true and accurate record.

P/014/2018: ADDENDUM LIST

Read: Addendum List of Planning Applications with no representations received or requests for speaking rights – Wednesday 7 February 2018. **(Copy circulated)**

AGREED: On the proposal of Councillor Ruane seconded by Councillor McAteer 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 for Wednesday 7 February 2018:

- **Item 10 – LA07/2017/1542/F** – Arthur O’Kane – Proposed erection of new fibre optic street cabinet for superfast broadband, cabinet dimensions 1300mm high x 1430 mm wide x 450mm deep – 40m SW of No. 1 Saul Mills Road, Saul, Downpatrick.
- **Item 11 – R/2014/0657/F** – Bluebuild Developments Ltd – Proposed residential comprising 11 No. dwellings (10 semi-detached and 1 bungalow) (amended proposal and landscaping details) –The Mourne Observer, The Roundabout, Castlewellan Road, Newcastle and lands adjacent to No. 10 Burren Park.
- **Item 20 – LA07/2017/1503/F** – Newry, Mourne and Down District Council – Retrospective and temporary replacement of existing metal fire escape staircase to the side of the Town Hall with new galvanized steel staircase with timber cladding and to include alterations to existing footpath and access road – Newry Town Hall, Bank Parade, Newry.
- **Item 21 – LA07/2017/1504/LBC** – Newry, Mourne and Down District Council – Retrospective and temporary replacement of existing metal fire escape staircase to the side of the Town Hall, Bank Parade, Newry.
- **Item 22 – R/2014/0627/F** – Newry Mourne and Down District Council – Change of use of 2 of the 3 existing vacant industrial warehouses to a community centre and indoor sports facility with changing rooms. External works to include children’s multi-play unit, additional on-site parking, tree maintenance and perimeter fencing, on lands at 29 Belfast Road, Saintfield.
- **Item 23 – LA07/2017/1720/F** – Newry, Mourne and Down District Council – Proposed storage building for storage of equipment by disabled users at Cranfield Beach – Ameracam Lane, Cranfield.
- **Item 24 – LA07/2017/1621/F** – NIHE South Region – Proposed single storey rear extension as well as new ramped access to the front of the dwelling – 47 Bearna Park, Meigh.

- **Item 26 – P/2005/1354/F** – Morgan Brothers Ltd – Erection of residential development and associated works (comprising 35 dwellings, with access provision of Forth Road, including 18 social housing units) – Lands at Forth Road, Warrenpoint (adjacent and North-East of 12 Forth Road adjacent and to the rear of Nos 13-28 Forth Avenue and opposite Nos. 13-21 Forth Road (extending North-Eastwards to rear of Nos 9-19 Smalls Road).
- **Item 27 – P/2005/1384/F** – Rossvale Developments – Erection of residential development and associated works (comprising 10 dwellings, with individual accesses off Smalls Road and Burren Road) – Lands fronting and at Burren Road and Smalls Road, Warrenpoint (opposite Conall Avenue, extending north-eastwards to opposite Woodbrook Park).

(Councillor Casey joined the meeting at 10.40am)

P/015/2018: APPLICATIONS FOR DETERMINATION

AGREED: On the advice of the Chief Planning Officer it was unanimously agreed to withdraw the following planning applications from the schedule:

- **Item 15 – LA07/2017/0976/F** – Stephen Campbell – Erection of two semi-detached dwellings with integrated garages, landscaping and associated site works – Lands to the rear of No. 26a – 28 Water Street Rostrevor – **withdrawn from the schedule at the request of Planning Officers**
- **Item 17 - LA07/2017/1186/F** - Wolfhill Developments Ltd - Change of use and conversion of part of former school building to provide a single detached dwelling including alterations and extensions and provision of an elevated walkway from Carrick Road - 4 Lurgancanty Road Clontifleece Warrenpoint – **withdrawn from the schedule at the request of Planning Officers to consider late information submitted.**
- **Item 25 – LA07/2017/1788/O** – Louise McKeever – infill site for dwelling and detached garage – Adjacent to and between Nos 3 and 5 Drumboy Road, Culloville, Crossmaglen – **the agent advised this application was being withdrawn from the planning process.**

The following applications were then determined by the Committee:

(1) LA07/2017/0821/0 – Mr C Kane

Location

Adjacent and east of 196 Dundrum Road, Dromara

Proposal:

Proposed off-site replacement dwelling and garage

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Sam Hawthorne, Hawthorne Associates, Agent, and Mr C Kane, applicant, in support of the application.

Councillor Hanna proposed and Councillor McAteer seconded to defer Planning Application LA07/2017/0821/0 to allow the Applicant time to submit additional evidence to support the current location of the proposed site and for Planning Officers and the Applicant to explore alternative locations.

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

FOR: 7
AGAINST: 3
ABSTENTIONS: 0

The proposal was declared carried.

AGREED: On the proposal of Councillor Hanna seconded by Councillor McAteer it was agreed to defer Planning Application LA07/2017/0821/O to allow the Applicant time to submit additional evidence to support the current location of the proposed site and for Planning Officers and the Applicant to explore alternative locations and if the application continued to be a refusal it be brought back to Committee.

(Councillor Casey joined the meeting at 10.40am)

(2) LA07/2017/0909/0 – Mr R Carson

Location:

35m SW of 25 Dromara Road, Ballynahinch

Proposal:

Proposed dwelling and garage on a farm

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Sam Hawthorne, Hawthorne Associates, Agent, in support of the application.

Councillor Larkin proposed and Councillor Ruane seconded to accept the Planning Officer's recommendation in respect of Planning Application LA07/2017/0909/O.

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

FOR: 3
AGAINST: 6
ABSTENTIONS: 2

The proposal was declared lost.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Macauley it was agreed to defer Planning Application LA07/2017/0909/O to allow Planning Officers to explore an alternative site using the existing access with consideration given to cost implications associated with this option, and also to explore an alternative access to the site.

It was also agreed that this Planning Application be brought back to Committee at a later date.

(3) LA07/2017/1021/F – Donna Rinnell

Location:

15 Leitrim Road, Castlewellan

Proposal:

2 storey extension to existing dwelling to accommodate a granny flat

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Gerry Tumelty, Agent, in support of the application.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Hanna it was agreed to defer Planning Application LA07/2017/1021/F to allow Planning Officers and the agent/applicant to agree an acceptable design solution for the proposed extension including a reduction in the ridge height which would ensure that the proposed extension would be subordinate to the main dwelling.

(4) LA07/2017/1369/O – Mr J McMaster

(Councillor Macauley withdrew from the meeting)

Location:

Opposite 15 Ballymaglave Road, Ballynahinch

Proposal:

Dwelling and detached garage for private use

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr John McCallister, representing the Agent, in support of the application.

Councillor Larkin proposed and Councillor Hanna seconded to issue a refusal as per the Management Development Officer report.

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

FOR: 9
AGAINST: 0
ABSTENTIONS: 1

The proposal was declared carried.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Hanna it was agreed to issue a refusal in respect of Planning Application LA07/2017/1369/O as per the Management Development Officer report.

(Break 11.45am – 12.00noon)

(Councillor Macauley re-joined the meeting)

(5) LA07/2017/1144/F – Mr and Mrs Conlon

Location:

Lands 150m south of No. 17 Limekiln Road, Camlough

Proposal:

Proposed off site replacement dwelling

Conclusion and Recommendation from Planning Official:

Refusal

AGREED: On the proposal of Councillor Hanna seconded by Councillor Devlin it was agreed to exclude the public and press from the Meeting during discussion on the following matter which related to exempt information by virtue of Paragraph 1 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 – information relating to any individual.

Speaking rights:

Barry Gray, Agent, and Mr Conlon, Applicant in support of the application

AGREED: On the proposal of Councillor Macauley seconded by Councillor McAteer it was agreed to come out of closed session.

When the Committee came out of closed session the Chairperson reported the following decision had been taken:

AGREED: On the proposal of Councillor Larkin, seconded by Councillor McAteer, by 10 votes to one, and with no abstentions, to approve planning application LA07/2017/1144/F, contrary to Officer recommendation, subject to receipt of requested documentary evidence.

It was also agreed that Planning Officers be granted authority to impose any relevant conditions.

(6) LA07/2016/0199/0 – Liam and Siobhan Boylan

Location:

Land zoned for housing to the rear of numbers 68 to 132 Lower Dromore Road, Warrenpoint

Proposal:

15 new dwellings, 4750 square metres (1.1. acres) of native tree planting, landscaping walls, new estate road and ancillary development including re-grading, with access from The Woodlands (Drainage Assessment Received)

Conclusion and Recommendation from Planning Official:

Approval

(Councillors Macauley and Hanna withdrew from the meeting).

Speaking rights:

P Thornton in objection to the application.

Speaking rights:

DEA Councillor M Carr in objection to the application.

Speaking rights:

Brendan Quinn, Agent, in support of the application.

Discussion took place in relation to the current Area Development Plan and to a possible alternative access to the site other than via the Woodlands. However it was noted NI Housing Executive owned the strip of land which may provide an alternative access.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Larkin it was agreed to defer Planning Application LA07/2016/0199/0 to allow discussions to take place

between the Applicant and NI Housing Executive who owned an adjoining strip of land which may provide an alternative potential access to the site.

It was also agreed that all previous reports from Transport NI in relation to this Planning Application to be made available to the Planning Committee.

(Councillor Macauley and Hanna re-joined the meeting).

(Councillor Harte left the meeting).

(7) LA07/2016/1069/F – Jim Rocks

Location:

Mountain House, Drumilly, 37 Newry Road, Belleeks

Proposal:

Application to vary condition number 2 of planning permission reference P/2006/1110/RM. Condition 2 states that the dwelling hereby permitted shall be occupied only by Mr B Dooley and his dependants for life, following construction and occupation. The application seeks the variation of this condition to the dwelling hereby permitted shall be occupied only by the owner/manager or an employee of the adjacent Mountain House public house, following construction and occupation.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Brendan Quinn, Agent, in support of the application.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Hanna it was agreed to issue an approval in respect of Planning Application LA07/2016/1069/F contrary to the Management Development Officer Report on the basis that approval had been retained by the implementation of pre commencement conditions and also that approval be given for the variation of occupancy conditions.

It was also agreed that Planning Officers be granted authority to impose any relevant conditions and to issue the decision.

(Lunch 13.55 – 14.40)

(8) LA07/2017/0545/0 – Elaine Binks

Location:

No. 2 Belmont Lane, Ballyardle, Kilkeel

Proposal:

Site for dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Raymond Binks, father of the applicant, in support of the application.

Councillor Hanna proposed and Councillor Larkin seconded to issue a refusal in respect of Planning Application LA07/2017/0545/0 as per the Management Development Officer Report.

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

FOR: 6
AGAINST: 2
ABSTENTIONS: 1

The proposal was declared carried.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Larkin it was agreed to issue a refusal in respect of Planning Application LA07/2017/0545/O as per the Management Development Officer Report.

(9) LA07/2017/1322/0 – Paul Hourican

(Councillors Hanna, Ruane and Macauley withdrew from the meeting as they were not at the site visit)

Location:

Land 20m SE of 24A Oldtown Road, Annalong

Proposal:

Infill dwelling, detached garage and associated site works

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Barry Fletcher from Fletcher Architects, Agent, in support of the application.

Councillor Devlin proposed and Councillor Murnin seconded to issue an approval in respect of Planning Application LA07/2017/1322/O contrary to officer recommendation on the basis that from a visual impact perspective the site was suitable for the proposed infill dwelling, detached garage and associated works.

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

FOR: 5
AGAINST: 2
ABSTENTIONS: 1

The proposal was declared carried.

AGREED: On the proposal of Councillor Devlin, seconded by Councillor Murnin it was agreed to issue an approval in respect of Planning Application LA07/2017/1322/O contrary to officer recommendation on the basis that from a visual impact perspective the site was suitable for the proposed infill dwelling, detached garage and associated works.

It was also agreed that Planning Officers be granted authority to impose any relevant conditions.

(Councillors Hanna, Ruane and Macauley re-joined the meeting).

(10) LA07/2017/1496/F – DFI Roads Southern

Location:

Approx 30m NW of 127 Belfast Road, Newry

Proposal:

Construction of new park and ride/share car park facility for 106 spaces

Conclusion and Recommendation from Planning Official:

Approval

Speaking rights:

Brian & Sharon Henning in objection to the application.

Speaking rights:

DEA Councillor David Taylor in objection to the application.

Speaking rights:

Ciaran McKenna, DFI Roads, in support of the application.

Councillor Larkin proposed and Councillor Murnin seconded to issue an approval in respect of Planning Application LA07/2017/1496/F as per officer recommendation on the condition that DFI Roads put in place a Management Plan for the park and ride sites.

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

FOR: 9
AGAINST: 1
ABSTENTIONS: 0

The proposal was declared carried.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Murnin it was agreed to issue an approval in respect of Planning Application LA07/2017/1496/F as per officer recommendation on the condition that DFI Roads put in place a Management Plan for the park and ride sites.

It was also agreed that Planning Officers be granted authority to impose any relevant conditions.

(Councillor Murnin left the meeting – 4.10 pm).

(11) P/2012/0743/F – Brian Cunningham

Location:

Valley Business Park, 48 Newtown Road, Rostrevor, BT34 3BZ

Proposal:

Part change of use to tourism park incorporating 10 No. touring caravan pitches, No. log cabins, 1 No. family tent pitching area, 1 No. single tent pitching area, male & female toilet blocks & shower facilities, entrance gatehouse, children's play area and kids play park, associated car parking and internal landscaping

Conclusion and Recommendation from Planning Official:

Approval

Speaking rights:

Tom Mulholland in objection to the application.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Larkin it was agreed to issue an approval in respect of Planning Application P/2012/0743/F as per officer recommendation.

ABSTENTIONS: 0

FOR NOTING

P/016/2018: PLANNING COMMITTEE MEETING PERFORMANCE REPORT JANUARY 2018

Read: Planning Committee Performance Report January 2018. **(Copy circulated)**

AGREED: It was agreed to note the Planning Committee Performance Report January 2018.

P/017/2018: MEETINGS BETWEEN PLANNING OFFICERS AND PUBLIC REPRESENTATIVES

Read: Record of Meetings between Planning Officers and Public Representatives 2017-2018. **(Copy circulated)**

AGREED: It was agreed to note the record of Meeting between Planning Officers and Public Representatives.

P/18/2018: APPEALS & DECISIONS

Read: Report re: Appeals and Decisions – January 2018. **(Copy circulated)**

AGREED: It was agreed to note the Appeals and Decisions January 2018

The Meeting concluded at 4.30pm.

For confirmation at the Planning Committee Meeting to be held on 7 March 2018.

Signed: _____ Chairperson

Signed: _____ Chief Executive