

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Minutes of the Planning Committee Meeting of Newry Mourne and Down District Council held on Wednesday 9 May 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 W Clarke	Councillor M Murnin
Councillor L Devlin	Councillor D McAteer
Councillor G Hanna	Councillor M Ruane

(Officials)

Ms M Ward	Director- Enterprise, Regeneration & Tourism
Mr A McKay	Chief Planning Officer
Mr P Rooney	Principal Planning Officer
Ms A McAlarney	Senior Planning Officer
Ms J McParland	Senior Planning Officer
Mr A Davidson	Senior Planning Officer
Ms L Coll	Legal Advisor
Ms E McParland	Democratic Services Manager
Ms C McAteer	Democratic Services Officer
Ms P McKeever	Democratic Services Officer

P/037/2018: APOLOGIES AND CHAIRPERSON'S REMARKS

Apologies were received from Councillors Larkin and Harte.

Councillor Craig asked that sympathy be extended from the Committee to Councillor Larkin on the tragic death of his eldest son in a construction accident the previous week.

Councillor Craig also acknowledged this was his last Planning Committee Meeting as Chairperson of the Committee and thanked Deputy Chairperson, Councillor Loughran, for her support. He also thanked the staff, in particular Mr McKay and the Planning Officials and Ms McAteer for their hard work throughout the year. He wished Councillor Larkin and Councillor McAteer well in their roles as Chairperson and Deputy Chairperson for the 2018/19 term.

P/038/2018: DECLARATIONS OF INTEREST

No declarations were received

**P/039/2018: DECLARATIONS IN ACCORDANCE WITH PLANNING
COMMITTEE PROTOCOL PARA. 19
– MEMBER TO BE PRESENT FOR ENTIRE ITEM**

- **Item 6 – P/2014/0427/0** – Joseph McGivern – **Councillors Murnin and Devlin** were not present for the first presentation, therefore could not take part in the discussion/decision on this application.

**P/040/2018: MINUTES OF PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 11 APRIL 2018**

Read: Minutes of Planning Committee Meeting held on Wednesday 11 April 2018. **(Copy circulated)**

AGREED: On the proposal of Councillor Ruane seconded by Councillor McAteer it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 22 April 2018 as a true and accurate record.

FOR DISCUSSION/DECISION

P/041/2018: ADDENDUM LIST

Read: Addendum List of Planning Applications with no representations received or requests for speaking rights – Wednesday 11 April 2018 **(Copy circulated)**

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

- **Item 11 – LA07/2017/1326/F** – Peter Morgan – Dwelling and garage on a farm – 30m south of 28 Bog Road, Kilcoo.
REFUSAL – Removed from the addendum list at the request of Councillor Clarke in order for the applicant to have an office meeting with Planning Officers.

P/042/2018: PLANNING APPLICATIONS FOR DETERMINATION

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

- **Item 6 – P/2014/0427/O** – Joseph McGivern - site for dwelling to the rear and south of 2 Berkley Grove, Warrenpoint – **removed from the agenda to allow for further discussion with Planning Officers.**

The following applications were then determined by the Committee:-

(1) LA07/2017/0426/F – Norman McBriar & Son

Location:

37 Saintfield Mill, Saintfield

Proposal:

Proposed change of use from ground floor commercial unit to funeral home

Conclusion and Recommendation from Planning Official:

Approval

Speaking rights:

Ellenmarie Ward presented in objection to the application detailing and expanding upon her written submission that had been circulated to Committee Members

Speaking rights:

Mark McBriar and Barry Spiers presented in support of the application detailing and expanding upon their written submission that had been circulated to Committee Members.

Ms A McAlarney, Senior Planning Officer, gave a power-point presentation on the application, with supporting information including a site location plan; an aerial view of the site; photographs from various critical views of the site and proposed site layout, plans and elevations.

Ms Ward requested that Planning Application LA07/2017/0426/F be adjourned as she believed the process had been flawed in that notification letters had originally been sent to incorrect addresses and most residents had not been aware of the proposed development. She said she also believed that parking was an issue that would have to be considered.

Councillor Craig stated that this application had already been adjourned and it was established that notification letters of proposed works had subsequently been received by relevant parties.

Councillor Hanna proposed and Councillor Macauley seconded that Planning Application LA07/2017/0426/F be heard and not adjourned for a further period.

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 Hanna seconded by Councillor Macauley it was agreed that Planning Application

**LA07/2017/0426/F be heard by the Planning Committee
and not adjourned for a further period.**

During discussion it was established that although there were limited parking spaces - 5 spaces for the apartment residents and 5 for funeral home staff and visitors, the funeral vehicles would use the basement area and would not park at either the front of the building or in any of the parking spaces designated for the apartments.

Councillor McAteer said this was an unusual case and a balance was needed to ensure that the residents' right to enjoy their living accommodation was not compromised, whilst also maintaining respect for the deceased. He asked if an assessment had been conducted to address the possibility of the residents' way of life being altered as a result of this planning application being approved.

Ms McAlarney replied that the necessary assessments had been conducted and they were satisfied with the outcome. She said she understood the nature of the proposed development could have an effect on residents.

In response to a query regarding the opening times, Mr McBriar replied that normal working hours would be Monday – Friday 9am – 5pm, however there may be a requirement to work outside of these hours if staff got a call out to make a collection. He said there had never been a health and safety issue with regard to the embalming process in the nineteen years the company had been in business.

Mr McBriar said special attention had been made to eliminate any impact noise from transferring to the residential accommodation above. Suspended ceilings would be installed; in addition, the underside of the floor would be soundproofed for any airborne noise. He said as it was a commercial property, bison slabs would be used to further soundproof and they would be putting an extra 2' of insulation than normally required.

Councillor Murnin proposed and Councillor Hanna seconded to issue an approval in respect of Planning Application LA07/2017/0426/F as per the information and recommendation in the Case Officer report presented to Committee.

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

For:	8
Against:	0
Abstentions:	2

The proposal was declared carried.

**AGREED: On the proposal of Councillor Murnin seconded by
Councillor Hanna it was agreed to issue an approval in
respect of Planning Application LA07/2017/0426/F as**

per the information and recommendation in Case Officer report presented to Committee.

(2) LA07/2018/0180/F – Derek and Rachel Elmore

(Not audio recorded)

Location:

Directly opposite and east of Nos. 1 and 1a Alexander Drive, Warrenpoint

Proposal:

1 No. detached dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Maureen McParland on some issues of concern re: the application

Speaking rights:

Colin McCaul, presented in objection to the application detailing and expanding upon his written submission that had been circulated to Committee Members.

Speaking rights:

DEA Councillor M Carr, presented in objection to the application detailing and expanding upon his written submission that had been circulated to Committee Members.

Speaking rights:

Barney Dinsmore, agent, presented in support of the application detailing and expanding upon his written submission that had been circulated to Committee Members.

Ms J McParland, Senior Planning Officer, gave a power-point presentation on the application, with supporting information including a site location plan; an aerial view of the site; photographs from various critical views of the site and proposed site layout, plans and elevations.

Mr McCaul, in objecting said the proposed dwelling would result in the loss of recreational area, it would be out of character and would exacerbate the limited parking and turning space available.

DEA Councillor Carr concurred with Mr McCaul and said he agreed with the residents who were objecting to this proposal.

Ms McParland said she had no issue with planning permission being granted for this dwelling, her only concern was that she needed clarification on her boundary.

In response to a query from Councillor Hanna as to the ownership of the open green space in the development, Mr McCaul replied that this had recently been purchased by the developer.

Councillor Hanna proposed and Councillor Murnin seconded to issue a refusal in respect of Planning Application LA07/2018/0180/F as per the information and recommendation in the Case Officer report presented to Committee.

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 Murnin it was agreed to issue a refusal in respect of Planning Application LA07/2018/0180/F as per the information and recommendation in the Case Officer report presented to Committee.

(3) LA07/2017/0825/RM – Education Authority of NI

Location:

Lands located between and accessed from Strangford Road and Quoile Road and adjacent to former Down District Council Offices at Strangford Road, Downpatrick

Proposal:

Post primary school, ancillary sports pitches and car parking together with all associated site works including landscaping, accesses (Strangford Road and Quoile Road) and off site road improvements (outline approval R/2009/0476/0)

Conclusion and Recommendation from Planning Official:

Approval

Speaking rights:

Sarah McDowell, agent, presented in support of the application detailing and expanding upon her written submission that had been circulated to Committee Members.

Ms A McAlarney, Senior Planning Officer, gave a power-point presentation on the application, with supporting information including a site location plan; an aerial view of the site; photographs from various critical views of the site; map showing the location of the historic graveyards; access details and the proposed layout and landscaping plan.

Councillor Murnin asked for more clarification on the historic graveyard that made up a portion of the proposed site and asked if the recommended conditions were robust enough.

Ms McAlarney advised it was proposed to install the main access route to the school through the graveyard and consequently the human remains would have to be relocated to another nearby site. She said a full archaeological evaluation and assessment would be conducted in advance of the development commencing and the proposed standard conditions recommended could be tightened up with HED if necessary.

Councillor Casey asked if the playing fields were for the exclusive use of the schools or would it be open to the wider community.

Ms McDowell replied that it would be just for the use of the school.

Councillor McAteer enquired as to potential concerns with regard to part of the site being located within a flood plain.

Ms McAlarney replied that a small portion of the proposed pupils' bus stop was within the 1 in 100 fluvial flood plain, however DFI Rivers had no objections. She continued, saying that a flood evacuation plan and flood warning procedures could be put in place and included in the conditions.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Clarke it was unanimously agreed to issue an approval in respect of Planning Application LA07/2017/0825/RM as per the information and recommendation in the Case Officer report presented to Committee.

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

(4) LA07/2017/1204/0 – Mr N Davis

Location:

Adjacent to and NW of 12 Brae Road, Ballynahinch

Proposal:

Site for farm dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

William Wallace, agent, presented in support of the application detailing and expanding upon the written submission that had been circulated to committee members.

Ms A McAlarney Senior Planning Officer, gave a power-point presentation on the application, with supporting information including a site location plan; an aerial view of the site; photographs from various critical views of the site and DAERA farm map.

Mr Wallace said the application had been made under Policy CTY10 and not Policy CTY6. During discussion Ms McAlarney stated that under Policy CTY10, it would be necessary to demonstrate active farming rather than just demonstrating that the ground had been maintained.

Mr Wallace said the applicant had let his land out in conacre.

Ms McAlarney said she was not aware of this.

Councillor Clarke asked if receipts for maintenance work carried out had been submitted or if there were any veterinary bills and evidence to substantiate the horse breeding business.

Mr Wallace replied that no such evidence had been submitted; however letters of support had been submitted albeit some of these were not dated.

Ms Coll said if the applicant had the land let out in conacre, this would make him a landowner. She said documentary evidence of all activity would be required to substantiate the applicant's claims.

Mr McKay said the policy hinged on whether this was an active farm business and he said there was a difference between maintaining a farm and maintaining land, and it had not been demonstrated that this was an active farm business.

Councillor McAteer proposed and Councillor Ruane seconded to issue a refusal in respect of Planning Application LA07/2017/1204/O as per the information and recommendation in the Case Officer report presented to Committee.

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 McAteer seconded by Councillor Ruane it was agreed to issue a refusal in respect of Planning Application LA07/2017/1204/O as per the information and recommendation in the Case Officer report presented to Committee

(5) LA07/2017/1258/0 – Derek Jackson

Location:

Adjacent to 18 Templeburn Road, Crossgar

Proposal:

Farm dwelling and garage

Conclusion and Recommendation from Planning Official:

Refusal

Noted:

Councillor Harvey had advised of his support for this application.

Speaking rights:

David Burgess, agent and Peter Jackson, presented in support of the application detailing and expanding upon their written submission that had been circulated to Committee Members.

Ms A McAlarney, Senior Planning Officer, gave a power-point presentation on the application, with supporting information including a site location plan; an aerial view of the site; photographs from various critical views of the site and DAERA farm map.

Mr Burgess advised the applicant now proposed to use a newly suggested access through the existing stack yard entrance.

Ms McAlarney advised the Committee that this information had been received just prior to the meeting and it was up to the Committee to decide whether or not to accept the information.

Councillor Murnin proposed and Councillor Hanna seconded to issue an approval in respect of Planning Application LA07/2017/1258/O contrary to officer recommendation on the basis that access to the dwelling would be via the existing stack yard entrance.

Mr McKay asked the Committee to consider the fact that this entrance would mean the dwelling would not have access to a public road and there may be health and safety issues to be considered with this proposal which involved a working farm.

There was some discussion regarding potential health and safety issues of having the access to the dwelling via the stack yard entrance, however the Committee was satisfied that this would not be a health and safety concern.

AGREED: It was unanimously agreed to issue an approval in respect of Planning Application LA07/2017/1258/O contrary to officer recommendation on the basis that access to the dwelling would be via the existing stack yard entrance and therefore the Committee were satisfied there were no health and safety concerns.

(6) LA07/2017/1478/F – Mr P Bloomfield

Location:

40m south 64 The Heights, Loughinisland, Downpatrick

Proposal:

Infill dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Ewart Davis, agent, presented in support of the application detailing and expanding upon his written submission that had been circulated to Committee Members.

Ms McAlarney, Senior Planning Officer, gave a power-point presentation on the application, with supporting information including a site location plan; an aerial view of the site; photographs from various critical views of the site and proposed plans.

Councillor Hanna proposed and Councillor Macauley seconded to issue a refusal in respect of Planning Application LA07/2017/1478/F as per the information and recommendation in the Case Officer report presented to Committee.

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

FOR: 3
AGAINST: 4
ABSTENTIONS: 3

The proposal was declared lost.

Councillor Murnin proposed and Councillor Clarke seconded to defer Planning Application LA07/2017/1478/F for a period of 3 months to allow Planners time to reconsider their recommendation in the event that the adjacent dwelling that had already been granted planning permission had commenced building works and was built to a suitable level.

Ms Coll stated that it was not the responsibility of the Planning Committee to try to resolve problems relating to Planning Application LA07/2017/1478/F if they deemed it had been submitted too early.

Mr McKay stated the Planning Department had statutory targets to meet and, the Committee, by not coming to a decision did not help the Department in reaching these targets and furthermore it may set a tone that others could avail of.

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

FOR: 7
AGAINST: 0
ABSTENTIONS: 3

The proposal was declared carried.

AGREED: On the proposal of Councillor Murnin seconded by Councillor Clarke it was agreed to defer Planning Application LA07/2017/1478/F for a period of 3 months to allow Planners time to reconsider their recommendation in the event that the adjacent dwelling that had already been granted planning permission had commenced building works and was built to a suitable level.

It was also agreed to delegate the final decision to Planning Officers after the expiry of the 3 month period.

(7) LA07/2017/1712/F – Orlock Ltd

Location:

Site adjacent and south of 1 Rowallane Close, Saintfield

Proposal:

Alterations to access, removal of conditions 7 & 8 (Landscaping & Buffer Planting) of planning approval R/2013/0037/F and amendments to siting of approved dwellings (Amended description and plans)

Conclusion and Recommendation from Planning Official:

Approval

Noted:

Written letters of objection has been received from Gary and Angela Hutchinson; Nathan Scott; Stephanie Murray; D McGowan; John Haughey and Mrs S Sloan.

Speaking rights:

Adrian Murray presented in objection to the application detailing and expanding upon his written submission that had been circulated to Committee Members.

Speaking rights:

Andy Stephens, Matrix Planning presented in support of the application detailing and expanding upon his written submission that had been circulated to Committee Members

Mr McKay, Chief Planning Officer, gave a power-point presentation on the application, with supporting information including location of the site; site location plan, an aerial view of the site and photographs from various critical views of the site.

Discussion took place regarding the Certificate of Lawful Development that had previously been approved for the existing hard-standing at the proposed site. Mr McKay stated the certificate had been granted on the basis of submitted documentary evidence and in planning terms this application should be approved.

Councillor Hanna proposed and Councillor Macauley seconded to accept the Officers recommendation in respect of Planning Application LA/2017/1712/F as per the information and recommendation in the Case Officer report presented to Committee.

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 Macauley it was agreed to issue an approval in respect of Planning Application LA07/2017/1712/F as per the information and recommendation in the Case Officer report presented to Committee.

(Lunch 1.15pm – 1.50pm)

(8) LA07/2017/1624/0 – Thomas Stevenson
(Not audio recorded)

Location:

50m NW of 18 Turloughs Hill, Annalong

Proposal:

Replacement dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Johnnie Agnew, agent, presented in support of the application detailing and expanding upon his written submission that had been circulated to Committee Members.

Mr McKay, Chief Planning Officer, gave a power-point presentation on the application, with supporting information including a site location plan; an aerial view of the site and photographs from various critical views of the site.

AGREED: On the proposal of Councillor Macauley seconded by Councillor Hanna it was unanimously agreed to defer Planning Application LA07/2017/1624/O to allow time for the agent to provide more documentary evidence regarding issues raised by Committee Members including the need for a health and safety report on access through the farmyard and also the case of need for the applicant to be living close to the farm.

(9) LA07/2017/1854/O – Mr J McIlmail

Location:

Land contained between 71 & 73 Lisoid Road, Bright, Downpatrick

Proposal:

Proposed dwelling and garage

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Sam Hawthorne, agent, presented in support of the application detailing and expanding upon his written submission that had been circulated to Committee Members.

Ms McAlarney, Senior Planning Officer, gave a power-point presentation on the application, with supporting information including location of the site; site location plan; an aerial view of the site and photographs from various critical views around the site.

Discussion took place regarding the plot size of the proposed site and whether the gap respected the existing development pattern along the built up frontage in terms of size, scale siting and plot size.

The Chairperson suggested a site visit take place to establish the character of the neighbouring houses.

Councillor Clarke proposed and Councillor Murnin seconded to defer Planning Application LA07/2017/1854/O to allow for a site visit to take place to determine the character of the neighbouring houses.

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 Clarke seconded by Councillor Murnin it was agreed to defer Planning Application LA07/2017/1854/O to allow for a site visit to take place.

(10) LA07/2017/1186/F – Wolfhill Developments Ltd

(Not audio recorded)

Location:

4 Lurgancanty Road, Clontifleece, Warrenpoint

Proposal:

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

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Colin O'Callaghan, agent, presented in support of the application detailing and expanding upon his written submission that had been circulated to Committee Members.

Mr Rooney, Principal Planning Officer gave a powerpoint presentation on the application, with supporting information including location of the site, site location plan, photographs with various critical views around the site and proposed elevations and floor plans.

AGREED: On the proposal of Councillor Clarke seconded by Councillor McAteer it was unanimously agreed to defer Planning Application LA07/2017/1186/F to allow for a meeting to take place between the Applicant and Planning Officers to discuss revised design issues.

It was also agreed to delegate the issue of the final decision on the application to Planning Officers.

(11) LA07/2017/1721/F – Millvale Services Ltd

Location:

147m SE of 21 Millvale Road, Bessbrook, Newry

Proposal:

Proposed parking for neighbouring Millvale Service Station

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Jimmy McAdam, agent, presented in support of the application detailing and expanded upon his written submission that had been circulated to Committee members.

Speaking rights:

DEA Councillor Taylor, in support of the application, on the basis of the submission from the agent

Mr Rooney, Principal Planning Officer gave a power-point presentation on the application, with supporting information including location of the site, site location plan, an area plan site and photographs with various critical views around the site.

Discussion took place regarding road safety concerns and visibility issues where large vehicles / lorries parked on a dropped pavement along the road, outside the premises.

Councillor Murnin proposed and Councillor Macauley seconded to issue an approval in respect of Planning Application LA07/2017/1721/F contrary to officer recommendation on the basis that this was an established business in the countryside but that all health and safety concerns would need to be addressed.

Ms Coll advised the Committee they should be aware of the risk should they decide to set aside the Development Plan in making their decision. She suggested that Health and Safety experts conduct an assessment of the proposed site and that traffic monitoring be undertaken. Additionally she said that all four reasons for refusal would need to be addressed should the Committee decide to overturn the planning officers' recommendation.

Councillor Murnin withdrew his original proposal in light of legal advice and amended it as follows:

AGREED: On the proposal of Councillor Murnin seconded by Councillor Macauley it was agreed defer Planning Application LA07/2017/1721/F to allow for a Health and Safety Report / Road Traffic Report to be conducted as soon as possible and report back to Committee for further consideration of the application.

(Break 3.35 pm – 3.45pm)

(12) LA07/2017/1764/F – Joe Harvey**Location:**

120m west of 15 Drummuckavall Road, Crossmaglen

Proposal:

Dwelling and detached garage on a farm

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Karl Sherry, agent, presented in support of the application detailing and expanding upon his written submission that had been circulated to Committee Members.

Andrew Davidson, Senior Planning Officer, gave a power-point presentation on the application, with supporting information including a site location plan; an aerial view of the site; photographs from various critical views of the site and proposed site layout.

Councillor Macauley proposed and Councillor Devlin seconded to accept the officer recommendation to refuse this planning application.

The proposal was put to a vote and voting was as follows:-

FOR: 9

AGAINST: 1

ABSTENTIONS: 0

The proposal was declared carried.

AGREED: On the proposal of Councillor Macauley seconded by Councillor Devlin it was agreed to issue a refusal in respect of Planning Application LA07/2017/1764/F as per the information and recommendation in the Case Officer report presented to Committee.

(13) LA07/2017/1826/F – Damien Reilly

Location:

46 Parkview, Newtowncloughogue, Newry

Proposal:

Single storey rear extension

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

John Feehan, agent, presented in support of the application detailing and expanding upon his written submission that had been circulated to Committee Members and also via a power-point made at the meeting.

Andrew Davidson, Senior Planning Officer, gave a power-point presentation on the application, with supporting information including a site location plan; an aerial view of the site; photographs from various critical views of the site and proposed scheme with dimensions and projections.

The agent emphasised that their proposal was lower than permitted development at eaves height and ridge height and that it only extended 1.9m beyond permitted development.

Mr McKay said there was no shortage of detailed policy guidance about what constituted permitted development and a 5m projection rearwards was not acceptable in planning terms.

Councillor Murnin proposed and Councillor Macauley seconded to accept the officer recommendation to refuse this planning application.

The proposal was put to a vote and voting was as follows:-

FOR: 5
AGAINST: 2
ABSTENTIONS: 3

The proposal was declared carried.

AGREED: On the proposal of Councillor Murnin, seconded by Councillor Macauley, it was agreed to issue a refusal in respect of Planning Application LA07/2017/1826/F as per the information and recommendation in the Case Officer report presented to Committee.

(14) LA07/2018/0034/F – Seamus Gregory

Location:

184 Concession Road, Crossmaglen

Proposal:

2 storey rear extension to existing dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Seamus Murphy, agent, presented in support of the application detailing and expanding upon his written submission that had been circulated to Committee Members and also via a power-point made at the meeting.

Andrew Davidson, Senior Planning Officer, gave a power-point presentation on the application, with supporting information including a site location plan; an aerial view of the site; photographs from various critical views of the site and proposed scheme with dimensions and projections.

The agent advised that there were no objections to the proposed extension from the neighbour living at No. 186.

Ms Coll said whilst this could be noted, there may be future residents at this property who would have to be considered.

Councillor Hanna proposed and Councillor Murnin seconded to accept the officer recommendation to refuse this planning application.

The proposal was put to a vote and voting was as follows:-

FOR: 9
AGAINST: Nil
ABSTENTIONS: 1

AGREED: On the proposal of Councillor Hanna, seconded by Councillor Murnin, it was agreed to issue a refusal in respect of Planning Application LA07/2018/0034/F as per the information and recommendation in the Case Officer report presented to Committee.

FOR NOTING

P/043/2018: PLANNING COMMITTEE MEETING PERFORMANCE REPORT APRIL 2018

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

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

P/044/2018: 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/2017/2018: APPEALS & DECISIONS

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

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

Councillors McAteer, Clarke and Macauley thanked the Chair and Deputy Chair of Committee for their excellent work throughout the year and said they had handled the business of the Committee extremely well, with great fairness and aplomb.

The Meeting concluded at 4.35 pm.

For confirmation at the Planning Committee Meeting to be held on Wednesday 6 June 2018.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**