

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 10 January 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 W Clarke	Councillor M Murnin
Councillor L Devlin	Councillor D McAteer
Councillor M Larkin	Councillor J Macauley
Councillor C Casey	Councillor G Hanna
Councillor V Harte	

(Officials)

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

P/001/2018: APOLOGIES AND CHAIRPERSON'S REMARKS

Apologies were received for Councillor Ruane. It was noted Councillor Casey was not present for the start of the meeting but would be in attendance later in the morning.

P/002/2018: DECLARATIONS OF INTEREST

No declarations were received.

P/003/2018: DECLARATIONS IN ACCORDANCE WITH PLANNING COMMITTEE PROTOCOL PARA. 19 – MEMBER TO BE PRESENT FOR ENTIRE ITEM

No declarations were received.

**P/004/2018: MINUTES OF PLANNING COMMITTEE MEETING
- WEDNESDAY 6 DECEMBER 2017**

Read: Minutes of Planning Committee Meeting held on Wednesday 6 December 2017.
(Copy circulated)

AGREED: On the proposal of Councillor Clarke seconded by Councillor Macauley it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 6 December 2017 as a true and accurate record.

P/005/2018: ADDENDUM LIST

Read: Addendum List of Planning Applications with no representations received or requests for speaking rights – Wednesday 10 January 2018. **(Copy circulated)**

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

- **Item 8 - LA07/2017/0545/O** - Elaine Binks – Site for dwelling – No. 2 Belmont Lane, Ballyardle, Kilkeel - **Removed from the addendum list at the request of Councillor McAteer for presentation at next Planning Committee Meeting.**
REFUSAL

- **Item 12 - LA07/2017/1186/F** - Wolfhill Development Ltd. - Change of use and conversion of part of a former school building to provide a single detached dwelling - **Removed from the addendum list at the request of Councillor McAteer for full presentation at next Planning Committee Meeting.**
REFUSAL

- **Item 16 - LA07/2017/1369/O** – Mr J McMaster – Dwelling and detached garage for private use – opposite 15 Ballymaglave Road, Ballynahinch - **Removed from the addendum list at the request of Councillor Macauley for full presentation**
REFUSAL

- **Item 22 – LA07/2017/1788/O** – Louise McKeever – Infill site for dwelling and detached garage – adjacent to and between Nos 3 and 5 Drumboy Road, Culloville be removed for full presentation - **Removed from the addendum list at the request of Councillor Larkin for full presentation**
REFUSAL

With regard to Item 16 – LA07/2017/1369/O, the Chairperson acknowledged that this application had been removed from the December 2017 addendum list but agreed to the request made by Councillor Macauley to extend this by an extra month due to the Applicant's personal circumstances.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Macauley it was agreed to approve the Officer recommendation, as per the Development Management Officer Report, in respect of the following Planning Applications on the Addendum List: -

- **Item 6** - LA07/2017/0082/O - Samuel & Rodney Murphy - Dwelling and domestic garage - approx 90m SW of 12 McClenaghans Hill, Newry.
REFUSAL
- **Item 9** - LA07/2017/0795/F - Mr Laurence Patterson - Replacement dwelling - Drumnaconnell House, 56 Ballynahinch Road, Drumnaconnell West, Saintfield
REFUSAL
- **Item 17** - LA07/2017/1388/O - Michael & Marion Young - Proposed domestic dwelling and garage - Adjacent to No. 24 Grange Road, Killeel
REFUSAL
- **Item 19** - LA07/2017/1444/O - Mr P McAleenan - Infill site for 1 detached dwelling and garage - 32m SW of 96 Newry Road, Benagh, Newry
REFUSAL
- **Item 20** - LA07/2017/1627/O - Mr Gerard Donnelly - Proposed 2 No. dwellings on an in-fill site - 20m East of 15 Newry Road and 45m North of 96 Maphoner Road, Mullaghbawn
REFUSAL

P/006/2018: APPLICATIONS FOR DETERMINATION

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

- **Item 10 – LA07/2017/0976/F** – Stephen Campbell – erection of two semi-detached dwellings with integrated garages, landscaping and associated site works – to the rear of No. 26a-28 Water St., Rostrevor – **withdrawn from the schedule at the request of Planners and to be brought back to a future Planning Committee Meeting**
- **Item 11 – LA07/2017/1033/F – Raymond Reid** – Erection of dwelling – to rear of 7a Windmill Road, Newry – **withdrawn at the request of Councillor Ruane to consider new information.**

- **Item 14 – LA07/2017/1353/O – Rob & Paige Jennings – demolition of former dwelling and agriculture shed and erection of new replacement dwelling – 97a Crossgar Road, Saintfield - **Removed from the schedule at the request of Councillor Murnin for full presentation at February 2018 Planning Committee Meeting.****

The following applications were then determined by the Committee:

(1) LA07/2015/0206/F – James McConnell

Location:

173 Head Road, Annalong

Proposal:

Erection of replacement dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Bertie Allen, Agent, in support of the application.

Councillor Hanna proposed and Councillor Larkin seconded to issue an approval in respect of Planning Application LA07/2015/0206/F contrary to officer recommendation on the basis that as indicated in the quotations provided, it would be too costly to refurbish the existing building. It was also proposed that the proposed replacement dwelling be as close to the original building in terms of design, scale and materials used. If Planning Officers were not satisfied with the proposed design and conditions, the application to come back to the Planning Committee Meeting for further discussion.

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

FOR:	6
AGAINST:	4
ABSTENTIONS:	Nil

The proposal was declared carried.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Larkin it was agreed to issue an approval in respect of Planning Application LA07/2015/0206/F contrary to officer recommendation on the basis that as indicated in the quotations provided, it would be too costly to refurbish the existing building, it was also agreed that the proposed replacement dwelling should be as close to the original building in terms of design, scale and materials used. If Planning Officers were not satisfied with the proposed design and conditions, the application to come back to the Planning Committee Meeting for further discussion.

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

Councillor Casey joined the meeting at 10.15am but as discussions had already commenced on Application LA07/2015/0206/F, he withdrew from the table for the duration of the discussion on this Application.

(2) LA07/2017/1261/O – Mr Thomas Mageean

Location:

Site abutting 20 Junction Road, Saintfield

Proposal:

Proposed dwelling and garage

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Sheila Curtin, Agent, in support of the application

AGREED: On the proposal of Councillor Craig seconded by Councillor Hanna it was agreed to defer Planning Application LA07/2017/1261/O to allow for evidence to be provided to Planning Officials that would clarify ownership issues regarding the proposed site.

(3) LA07/2017/1355/F – Sean Murphy

Location:

24 Head Road, Kilkeel

Proposal:

Erect replacement dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Brendan Quinn, Agent, in support of the application

Councillor Larkin proposed and Councillor Clarke seconded to issue an approval contrary to officer recommendation on the basis that the property was unfit for occupation. However, the proposed replacement dwelling plans submitted by the Agent were not acceptable and it was also proposed these should be revised to reflect the design and character of the original dwelling.

During discussion it was established that the applicant was not resident in the property but rather it was occupied by a tenant, thereby making the applicant a landlord. In view of this information, Ms Largey advised it was the responsibility of the Council to determine if the property was habitable and as such the Council's Environmental Health Department would be required to undertake an inspection of the property.

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

FOR: 8
AGAINST: 3
ABSTENTIONS: NIL

The proposal was declared carried.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Clarke it was agreed to issue an approval in respect of Planning Application LA07/2017/1355/F contrary to officer recommendation subject to the following:

- 1. An inspection of the property to be undertaken by the Council's Environmental Department to determine if the property was fit for occupation.**
- 2. The proposed replacement dwelling should be as close to the original building in terms of design and materials.**
- 3. Planning Officers be granted authority to impose any relevant conditions.**
- 4. If Planners were not satisfied with the proposed design and conditions and continued to recommend refusal, the application be referred back to Committee.**

(4) LA07/2017/1394/F 0 Mr B & Mrs A Gibney

Location:

80m East of 89 Demesne Road, Edendarriff, Ballynahinch

Proposal:

Dwelling and garage on a farm

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Ewart Davis Agent, and Mr Gibney, applicant, in support of the application

Councillor Clarke proposed and Councillor Hanna seconded that an inspection of the site be undertaken by an engineer to establish best location for proposed dwelling and garage. It was also proposed that a Planning Committee site visit take place.

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

FOR: 10
AGAINST: 0
ABSTENTIONS: 1

The proposal was declared carried.

AGREED: On the proposal of Councillor Clarke seconded by Councillor Hanna it was agreed that an inspection of the site be undertaken by an engineer to establish best location for proposed dwelling and garage. It was also agreed that a Planning Committee site visit take place.

(5) LA07/2017/1635/F – Mr and Mrs Brian Dickson

Location:

7 Bannfield Road, Rathfriland

Proposal:

Replacement of non-listed vernacular dwelling with retention of existing dwelling for storage

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Ewart Davis, Agent, in support of the application

Councillor Casey proposed and Councillor Hanna seconded to issue an approval contrary to officer recommendation on the basis that a precedent had been set and also due to the unfit nature of the current structure, and subject to conditions being attached to ensure that the original dwelling at 7 Bannfield Road would be preserved and not allowed to deteriorate further.

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

FOR: 7
AGAINST: 4
ABSTENTIONS: nil

The proposal was declared carried.

AGREED: On the proposal of Councillor Casey seconded by Councillor Hanna it was agreed to issue an approval contrary to officer recommendations with conditions attached to ensure the original dwelling at 7 Bannfield Road, Rathfriland was preserved.

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

FOR NOTING

**P/007/2018: PLANNING COMMITTEE MEETING PERFORMANCE REPORT
DECEMBER 2017**

Read: Planning Committee Performance Report December 2017. **(Copy circulated)**

**AGREED: It was agreed to note the Planning Committee Performance Report
December 2017.**

P/008/2018: APPEALS & DECISIONS

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

AGREED: It was agreed to note the Appeals and Decisions December 2017.

Councillor Clarke said it was good to see that Planning Officers were making the correct decisions in relation to those applications subject to appeal, as it was noted all of the appeals taken against the Council had been dismissed.

**P/009/2018: 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 Meetings between Planning
Officers and Public Representatives.**

The Meeting concluded at 1.15pm.

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

Signed: _____ Chairperson

Signed: _____ Chief Executive