

## **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 15 February 2017 at 10.00am in the Boardroom, District Council Offices, Monaghan Row, Newry**

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**Chairperson:** Councillor W Clarke

**Deputy Chairperson:** Councillor J Macauley

**In attendance: (Committee Members)**

Cllr G Craig	Councillor L Devlin
Cllr G Hanna	Cllr V Harte
Cllr M Larkin	Cllr K Loughran
Cllr D McAteer	Cllr M Ruane

**(Officials)**

Mr C O'Rourke	Director of RTS
Mr A McKay	Area Planning Manager
Mr P Rooney	Principal Planning Officer
Mr A Donaldson	Senior Planning Officer
Ms N Largy	Legal Advisor
Ms E McParland	Democratic Services Manager
Ms L Dillon	Democratic Services Officer
Ms C McAteer	Democratic Services Officer

#### **P/025/2017: APOLOGIES / CHAIRMAN'S REMARKS**

Apologies were received from:

Councillor M Murnin  
Councillor C Casey

#### **P/026/2017: DECLARATIONS OF INTEREST**

None

#### **P/027/2017: MINUTES OF PLANNING COMMITTEE MEETING - THURSDAY 2 FEBRUARY 2017**

**Read:** Minutes of Planning Committee Meeting held on Thursday 2 February 2017.  
**(Copy circulated)**

**AGREED:** On the proposal of Councillor Hanna seconded by Councillor Craig it was agreed to adopt the Minutes of the Planning Committee Meeting held on Thursday 2 February 2017 as a true and accurate record, subject to

**amending the Proposer and Seconded in relation to Application LA07/2015/0230/F – Martin Bailie, to read as being “Proposed by Councillor M Larkin and Seconded by Councillor D McAteer”.**

**P/028/2017: ADDENDUM LIST**

**Read:** Addendum list of planning applications with no representations received or requests for speaking rights – Wednesday 15 February 2017.  
**(Copy circulated)**

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

- **Item 7 – LA07/2015/1000/F** – Mr N Small – change of house type from previous approval R/2010/0515/F – 190 Dundrum Road, Newcastle.  
**(Removed from the Addendum List at the request of Councillor L Devlin and Councillor W Clarke for full presentation at a Planning Committee Meeting)**
- **Item 18 – LA07/2016/0501/F** – Newry, Mourne and Down District Council – pedestrian crossing the Fathom Line public road to connect Newry Canal “Greenway” and Victoria Docks to Fathom Forest – road crossing approximately 185m north west of entrance to Victoria Locks Fathom Line, Newry. **APPROVAL**
- **Item 26 – P/2013/0758/F** – P J Burns James Alexander Engineering Ltd – variation of condition 02 of planning approval P/2012/0101/F (seeking to extend opening hours until 20.00 hours on weekdays and 17.00 Saturdays) – 48 Kitty’s Road, Kilkeel  
**(Remove from the Addendum List at the request of Councillor L Devlin for full presentation at a Planning Committee Meeting)**
- **Item 30 – P/2015/0197/0** – Keith Newell – demolition of existing building and site for infill dwelling and garage – 80m NE of No. 19 Ballynahatten Road, Kilkeel (between site approved under P/2014/0652/RM and No. 19 Ballynahatten Road, Kilkeel.  
**(Remove from the Addendum List at the request of Councillor J Macauley for full presentation at a Planning Committee Meeting)**

**AGREED:** **On the proposal of Councillor Craig 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:**

- **Item 6 – LA07/2015/0951/F** – Adrienne Stewart – two new detached dwellings each with a garage – 1 Orchard Lane, Strangford Road, Downpatrick. **REFUSAL**
- **Item 12 – LA07/2016/1354/F** – Valerie Hunt – proposed conversion and extension of existing barn – 200m SE of 11 Cuttyshane Road, Killyleagh, Downpatrick. **REFUSAL**

- **Item 13 – R/2015/0153/0** – Mr T Sloan – housing development with improvements to Drumnaconagher Road (amended description) – adjacent to Holy Family School Drumnaconagher Road, Annacloy, Downpatrick. **APPROVAL**
- **Item 15 – LA07/2015/0706/0** – Frank Clerkin – proposed dwelling on a farm – 40m south of 134 Kilbroney Road, Rostrevor. **REFUSAL**
- **Item 16 – LA07/2015/0912/F** – Mr & Mrs P McGivern – proposed extension to & conversion of existing barn to provide a granny flat accommodation – 131 Killowen Road, Rostrevor. **REFUSAL**
- **Item 19 – LA07/2016/0574/0** – Colin Rodgers – proposed farm dwelling and garage – to the rear of 4 Ballynagappoge Road, Rathfriland. **REFUSAL**
- **Item 23 – LA07/2016/1192/F** – Burren Community Development Project to include: 4 court sports hall, Fitness & Well-being areas, Crèche area youth club, changing facilities, meeting rooms, gym, stores and associated site works – St Mary's Youth Club, Burren. **APPROVAL**
- **Item 24 – P/2013/0016/F** – Patrick Gerald Savage – 225kw wind turbine on 30m mast with 29m rotor diameter – 340m south of 78 Maytown Road, Newry. **REFUSAL**
- **Item 25 – P/2013/0469/F** – T J Annett – retention of structure for use as a temporary dwelling and retention of store, boiler room and pellet store – 14 Ballyveaghmore Road, Ballymartin, Kilkeel. **REFUSAL**
- **Item 31 – P/2011/0841/F** – Seamus M Gee – proposed installation of wind turbine to provide power to existing farm and excess to grid – approximately 230m SW of 12 Tullywinney Road, Camlough. **REFUSAL**
- **Item 33 – P/2013/0317/0** – Stephen & Emma Orr – replacement dwelling – No. 18a Major's Hill, Annalong, Newry. **REFUSAL**

#### **P/029/2017: APPLICATIONS FOR DETERMINATION**

The following applications were then determined by the Committee:

##### **(1) LA07/2015/1283/F – Pat McSherry**

##### **Location:**

318 Mts South West of 16 Lurgana Road, Whitecross, Co. Armagh, BT60 2JW

##### **Proposal:**

Proposed installation of a wind turbine on a lattice type tower – with blade tip height up to 24.8 mts

##### **Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

A request for speaking rights had been received from Sarah McDowell, Agent, in support of the application

**AGREED:** On the advice of the Chief Planning Officer it was unanimously agreed to issue an approval in respect of Planning Application LA07/2015/1283/F, subject to any relevant conditions.

**(2) LA07/2015/0620/0 – Robert Burgess**

**Location:**

Between 62 and 64 Ballynahinch Road, Saintfield, BT24 7ND

**Proposal:**

One dwelling house and garage

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

A request had been received for speaking rights from Mr David Burgess, Agent, in support of the application

**AGREED:** On the proposal of Councillor Craig seconded by Councillor Hanna it was agreed to defer Planning Application LA07/2015/0620/O, for a period of one month to allow consideration of new information received relating to sight splays in regard to this application.

**(3) LA07/2015/0492/F – Mr B Ward**

**Location:**

Adjacent to and south of No. 40 Lower Newtown Road, Meigh, BT35 8UT

**Proposal:**

Proposed change of house type with alternative access to the public road brought about by the construction of a new fly over to dual carriageway to original replacement dwelling approval on now commenced site. (Amended Ownership Certificate)

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Arthur McKevitt presented in objection to the application.

Joe Lynam, Agent, presented in support of the application.

Councillor Larkin proposed and Councillor Craig seconded to issue a refusal in respect of Application LA07/2015/0492/F for the reasons recommended, as per the Development Management Officer Report.

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

For	6
Against	3
Abstentions	1

The proposal was declared carried.

**AGREED:** On the proposal of Councillor Larkin seconded by Councillor Craig it was agreed to issue a refusal in respect of Application LA07/2016/0523/F, for the reasons recommended, as per the Development Management Officer Report.

**(4) LA07/2016/1099/F – Mr & Mrs Fletcher**

**Location:**

Lands 20m south of 176 Concession Road, Clonalig, Crossmaglen, Co. Armagh

**Proposal:**

Proposed replacement dwelling

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Barry Fletcher, Agent, presented in support of the application.

Councillor Devlin proposed and Councillor McAteer seconded to issue an approval, contrary to Officer recommendation, in respect of Application LA07/2016/1099/F, on the basis that historical maps have demonstrated an access existed at this location, subject to conditions for the provision of greater visibility site splays.

The proposal would also be subject to the submission of a report from a roads expert being provided within a 2 month period.

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 Devlin seconded by Councillor McAteer it was agreed to issue an approval, contrary to Officer recommendation, in respect of Application LA07/2016/1099/F, on the basis that historical maps have demonstrated an access existed at this location, subject to conditions for the provision of greater visibility site splays.

The proposal would also be subject to the submission of a report from a roads expert being provided within a 2 month period.

**(5) LA07/2016/1134/F – Geraldine Barry**

**Location:**

90m north west of 75 Carran Road, Crossmaglen

**Proposal:**

Proposed change of house type to that previously approved under Ref. No. P/2008/0457/RM

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Councillor Terry Hearty and Ms Rosaleen Barry presented in support of the application.

**AGREED:** On the proposal of Councillor McAteer seconded by Councillor Larkin it was agreed to issue an approval, contrary to Officer recommendation, in respect of application LA07/2016/1134/F, subject to authority being granted to Planning Department to impose any conditions which may be necessary.

**(6) LA07/2016/1137/F – Michael Woods**

**Location:**

39 Captains Road, Forkhill, Co. Armagh

**Proposal:**

Alter layout of house under construction

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Michael Toale, Agent, presented in support of the application.

**AGREED:** On the proposal of Councillor Larkin seconded by Councillor Loughran it was agreed to issue an approval, contrary to officer recommendation, in respect of Application LA07/2016/1137/F, on the basis there has been development on this site and sight lines have been cleared as per the original planning approval, and subject to authority being granted to Planning Department to impose any conditions which may be necessary.

**(7) P/2015/0191/0 – D O'Hare**

**Location:**

20 metres north east of 61 Tullyframe Road, Attical, Kilkeel

**Proposal:**

Site for dwelling and detached garage with new access onto public road

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Brendan Quinn, Agent, presented in support of the application

**AGREED:** On the proposal of Councillor Craig seconded by Councillor Hanna it was agreed to defer Application P/2015/0191/O for a Members' site visit.

**(8) P/2015/0224/O – Malachy O'Hare**

**Location**

40 metres south of No. 120 Tullyframe Road, Attical, Kilkeel

**Proposal:**

Site for dwelling and garage and engineering works required to facilitate access.

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Brendan Quinn, Agent, in support of the application.

**AGREED:** On the proposal of Councillor Craig seconded by Councillor Larkin it was Agreed to issue a refusal in respect of Application P/2015/0224/O, for the reasons recommended as per the Development Management Officer Report.

**FOR NOTING**

**P/030/2017: PLANNING COMMITTEE PERFORMANCE REPORT  
– JANUARY 2017**

Read: Planning Committee Performance Report for January 2017.  
(Copy circulated)

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

**P/031/2017: MEETINGS  
PLANNING OFFICERS AND PUBLIC REPRESENTATIVES**

Read: Report showing Record of Meetings held between Planning Officers and Public Representatives. (Copy circulated)

**AGREED:** It was agreed to note the Record of Meetings held between Planning Officers and Public Representatives.

**P/032/2017: APPEALS AND DECISIONS**

Read: Report regarding Appeals and Decisions for January 2017.  
**(Copy circulated)**

**AGREED: It was agreed to note the Report regarding Appeals and Decisions for the month of January 2017.**

There being no further business the meeting concluded at 12.45pm.

For adoption at the Planning Committee Meeting to be held on 1 March 2017

**Signed: \_\_\_\_\_ Chairperson**

**Signed: \_\_\_\_\_ Chief Executive**