

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL/DM

**Minutes of the Inaugural Meeting of Newry, Mourne and Down District Council
Planning Committee held on Wednesday 15 April 2015 at 11.00am in the
Boardroom, District Council Offices, Monaghan Row, Newry**

In the Chair: Councillor J Tinnelly

In attendance:

(Councillors)

Cllr W Clarke	Cllr.G Craig
Cllr. L Devlin	Cllr. V Harte
Cllr. M Larkin	Cllr. K Loughran
Cllr. D McAteer	Cllr. H McKee
Cllr. V Harte	Cllr. M Ruane

(Officials)

Mr L Hannaway	Chief Executive
Mr C O Rourke	Director Regulatory & Technical Services
Mr E Curtis	Director Strategic Planning & Performance
Mr P Green	Legal Officer
Mr A McKay	Head of Planning
Mr P Rooney	Principal Planning Officer
Ms J McParland	Senior Planning Officer
Mr A Davidson	Senior Planning Officer
Ms E McParland	Democratic Services Manager
Ms C Miskelly	Head of Human Resources
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

Also in attendance: Mr R Laughlin Transport NI
Mr S Grant Transport NI

Noted:

Committee Members assembled at 9.30am and proceeded to visit on site the following locations prior to the commencement of the Planning Committee Meeting:

(Application No: P/2014/0335/O) Lands at Abbey Way/Courtney Hill Newry
(Application No: P/2014/0368/O) Lands at St Clare's Primary School and Convent
(Application No: P/2014/0355/O) Lands at rear of Jennings Park Newry

P/01/2015: APOLOGIES / CHAIRMANS REMARKS

Apologies were received from:
Councillor P Brown
Councillor M Murnin

The Chairman welcomed everyone to the inaugural meeting of the Newry Mourne and Down District Council Planning Committee Meeting.

P/02/2015: DECLARATIONS OF INTEREST

Declarations of interest were put forward as follows:

Councillor McAteer declared an interest in Planning Application P/2014/0355/O in respect of lands at Jennings Park as he had participated in discussions and a voting process with the legacy Newry and Mourne District Council regarding the proposed sale of Jennings Park Newry.

Councillor M Ruane declared in interest in Planning Application P/2014/0355/O in respect of lands at Jennings Park Newry as he had participated in discussion at a number of meetings opposing the proposal to develop lands at Jennings Park Newry and therefore indicated he would withdraw from discussions on this Planning Application.

Councillor V Harte declared an interest in Planning Application P/2014/0355/O in respect of lands at Jennings Park Newry for the same reasons as outlined by Councillor M Ruane and McAteer.

Councillor V Harte declared an interest in Planning Application P/20140368/O in respect of the development of the site at St Clares Primary School and Convent High Street Newry and also Planning Application P/20140366/DCA in respect of demolition of former school and convent buildings at St Clare's Primary School, by association.

Councillor Larkin declared in interest in Planning Application P/2014/0355/O in respect of lands at Jennings Park Newry for the same reasons as outlined by Councillors Harte, Ruane and McAteer.

P/03/2015: APPOINTMENT OF COUNCILLORS TO MEMBERS' BRIEFING PANEL

AGREED: It was unanimously agreed to appoint the following Councillors to the remaining places on the Members' Briefing Panel:

**Councillor H McKee
Councillor D McAteer**

NOTED: The Members' Briefing Panel now consisted of the following Councillors:
Councillor J Tinnelly (Chair of Planning Committee)
Councillor W Clarke (Vice Chair of Planning Committee)
Councillor H McKee
Councillor D McAteer

P/04/2015: APPLICATIONS FOR DETERMINATION

The following Applications were considered by the Committee:

(1) P/2014/0335/OUTLINE

Location:

Lands at Abbey Way/Courtney Hill (including part of former grammar school lands, part of primary school lands and lands to rear of Abbey Yard) Ballynacraig Newry BT34 2ED.

Proposal:

Development of Community Treatment and Care Centre, associated parking including an area of decked parking, accesses from Abbey Way and Courtney Hill, the demolition of existing buildings (used as school meals kitchen and kindergarten) to the rear of 10 Abbey Yard and other associated operational development.

Conclusion and Recommendation from Planning Official

On balance, Planning are of the opinion that the proposal is an acceptable use within the city centre and are of the opinion that with careful use of conditions the historic character of the listed buildings and conservation area can be protected as can the archaeological remains in the area. Planning are also of the view that the objectors are not fatal to the scheme and can appropriately be considered through careful and considerate design. Therefore content to recommend approval.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Ruane it was agreed to approve Application P/20140335/O in line with the recommendation from Planning Department and subject to the inclusion of an additional condition that prior to the commencement of development, the Japanese knotweed present on site be fully treated in a scheme and methodology to be submitted to and agreed by Newry Mourne and Down District Council.

NOTED: No abstentions.

(2) P/2014/0337/DCA

Location:

School meals kitchen and kindergarten at lands to rear of 10 Abbey Yard Abbey Way Newry.

Proposal:

Demolition of buildings currently used as a school meals kitchen and kindergarten for the development of Community Treatment and Care Centre.

Conclusion and Recommendation from Planning Official

Planning Department are of the opinion that the two buildings to which this application relates do not make a contribution to the Conservation area, either positively or negatively, given the location of the structures set below Abbey Way/Castle Street and their construction materials. Planning are content the demolition of the buildings would not be detrimental to the character of the area, even if the site was to remain undeveloped and the demolition is not contrary to Policy BH14 of PPS6. Given the construction and materials of the structures Planning are also content that there is no need for conditions requiring the recording of the buildings prior to demolition. Therefore recommend that consent to demolish be granted.

Conditions/Informative or Refusal Reasons

No demolition of any structures, buildings or walls shall take place until a full or Reserve Matters Planning application for the redevelopment of this site has been submitted to and agreed by the Planning Authority in writing.
(Reason: To prevent detrimental impact to Conservation Area)

AGREED: On the proposal of Councillor Craig seconded by Councillor McAteer it was agreed to grant consent to demolish in line with the recommendation from Planning Department, subject to conditions as outlined.

NOTED: No abstentions.

(3) P/2014/0368/OUTLINE

Location:

St Clares Primary School and Convent High Street Newry BT34 1HD.

Proposal:

Redevelopment of site to provide new Community Treatment and Care Centre, to include GP surgeries, treatment rooms, physiotherapy, dentistry, ophthalmics, etc, office accommodation, gymnasium, pharmacy, café, bank, cultural resource centre and associated ancillary facilities. Site landscaping and provision of amenity areas. Multi level car park for circa 350 cars. Improved vehicular access to High Street with 'exit only' to Abbey Way, and associated highway improvements.

NOTED: Councillor Harte left the Chamber at this point in the meeting, and therefore was not present during discussion on this application.

Conclusion and Recommendation from Planning Official

On balance, Planning is of the opinion that the proposal is an acceptable use within the city centre, and that with careful use of conditions the historic character of the listed buildings and conservation area can be protected as can the archaeological remains in the area. Planning is of the view the objectors are not fatal to the scheme and can appropriately be considered through careful and considerate design. Therefore recommend approval.

AGREED: On the proposal of Councillor Devlin seconded by Councillor McAteer it was agreed to approve Application P/2014/0368/O in line with the recommendation from Planning Department.

NOTED: No abstentions.

(4) P/2014/0366/DCA

Location:

St Clares Primary School and Convent High Street Newry BT34 1HD.

Proposal:

Demolition of former school and convent buildings to facilitate new Community Treatment and Care Centre.

Conclusion and Recommendation from Planning Official

Planning are of the opinion that the two buildings to which this application relates do not make a contribution to the Conservation area, either positively or negatively. Planning are content the demolition of the buildings would not be detrimental to the character of the area, even if the site was to remain undeveloped and the demolition is not contrary to Policy BH14 of PPS6. Given the construction and materials of the structures Planning also content that there is need for conditions requiring the recording of the buildings prior to demolition. Therefore recommend that consent to demolish be granted.

Conditions/Information or Refusal Reasons

No demolition of any structures, buildings or walls shall take place until a full or Reserve Matters planning application for the redevelopment of this site has been submitted to and agreed by the Planning Authority in writing.

(Reason: To prevent detrimental impact to the Conservation Area)

No demolition of any structure, buildings or walls shall take place until a Listed Building Consent Application has been submitted to and agreed by the Planning Authority in writing.

(Reason: To prevent detrimental impact to the listed building)

No demolition of any structure, buildings or walls shall take place until a full record of the buildings being demolished has been submitted to and agreed in writing by the Planning Authority.

(Reason: To maintain a record of historical sites within the immediate area)

AGREED: On the proposal of Councillor Craig seconded by Councillor McKee it was agreed to approve Application P/2014/0366/DCA in line with the recommendation from Planning Department, subject to the Reserved Matters scheme being approved prior to any demolition works being commenced.

NOTED: No abstentions.

(5) P/2014/0355/OUTLINE

Location:

Newry Swimming Pool and lands to rear at Jennings Park Clanyre Avenue Newry.

Proposal:

Community Treatment and Care Centre (CTCC) with associated site works and car parking.

NOTED: Councillor M Ruane, Councillor M Larkin and Councillor D McAteer left the meeting at this point and were not present during discussion on the above application.

Councillor Harte who had already left the meeting remained absent during discussion of the above application.

Conclusion and Recommendation from Planning Officer

In light of the assessment of planning policy and other material considerations, it is recommended to the Planning Committee that this application should be approved. By way of its very definition, this proposed Community Treatment and Care Centre, if approved and implemented, will equate to huge community benefit/gain in the area with a huge investment in the area. The community benefits would be substantial and would more than decisively outweigh the loss of open space. Negative conditions, additional planning applications or even developer agreements could be used to secure the substantial community benefits as well as enhancing them further throughout the project, if approved and implemented.

AGREED: On the proposal of Councillor Craig seconded by Councillor McKee it was agreed to approve Application P/2014/0355/O, in line with the recommendation from Planning Department.

NOTED: Councillor L Devlin declared she was opposed to Application P/2014/0355/O in its current form in terms of loss of green space.

A vote was taken by way of a show of hands on the above proposal and voting was as follows:

For: 4
Against 2
Abstentions 0

AGREED: It was therefore agreed to approve Application P/2014/0355/O.

P/05/2015: INFORMATION RE: PLANNING PROCESS

NOTED: It was noted an Information Sheet and Flow Chart would be prepared for distributing to Councillors outlining the planning process. This document is not yet available.

AGREED: It was agreed the Information Sheet and Flow Chart outlining the planning process which is currently being prepared by Planning Officers, be tabled at the next Planning Committee Meeting on Wednesday 13 May 2015.

**P/06/2015: DATES FOR MEETINGS:
- PLANNING COMMITTEE MEETINGS
- MEMBERS BRIEFING PANEL MEETINGS**

Read: List of future dates of Planning Committee Meetings and Members Briefing Panel Meetings. **(Copy circulated)**

AGREED: It was agreed to note the above dates.

P/07/2015: DOE RE: SUBORDINATE LEGISLATION FOR PLANNING REFORM AND TRANSFER TO LOCAL GOVERNMENT

Read: Correspondence dated 18 March 2015 from DOE Planning Policy Division regarding Subordinate Legislation for Planning Reform and Transfer to Local Government. **(Copy circulated)**

AGREED: It was agreed to mark the above correspondence noted.

**P/08/2015: CONFERENCE
FUTURE PLACES AND SPACES**

Read: Details from Queens University Belfast regarding Future Places and Spaces Conference to be held on 1 June 2015.

AGREED: On the proposal of Councillor Craig seconded by Councillor Devlin it was agreed to appoint the Chair and Vice Chair of the Planning Committee, or their nominees, to attend the Future Places and Spaces Conference to be held on 1 June 2015 at Queens University Belfast.

**P/09/2015: CONTACT TELEPHONE NUMBERS
- PLANNING OFFICIALS**

NOTED: It was noted new guidance will be issued within the next number of days which will provide a revised contact arrangements for elected members and members of the public to contact the Planning Department.

P/10/2015: DATE OF NEXT MEETING

NOTED: It was noted the next Planning Committee Meeting will be held on Wednesday 13 May 2015.

NOTED: It was noted the next Members' Briefing Panel Meeting will be held on Tuesday 21 April 2015.

There being no further business the meeting ended at 1.05pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 13 May 2015.

Signed: _____ **CHAIRPERSON**

Signed: _____ **CHIEF EXECUTIVE**