

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL / DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 16 March 2016 at 10am in the Boardroom, District Council Offices, Monaghan Row, Newry

In the Chair: Councillor W Clarke

In attendance:

(Committee Members)

Cllr M Larkin	Cllr G Craig
Cllr V Harte	Cllr K Loughran
Cllr H McKee	Cllr M Murnin
Cllr D McAteer	Cllr L Devlin
Cllr P Brown	

(Officials)

Mr C O'Rourke	Director of RTS
Mr A McKay	Area Planning Manager
Mr P Rooney	Principal Planning Officer
Mr P Green	Legal Officer
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

P/19/2016: APOLOGIES / CHAIRMAN'S REMARKS

Noted: Apologies were received from:
Councillor J Tinnelly
Councillor M Ruane

P/20/2016: DECLARATIONS OF INTEREST

Councillor V Harte declared an interest in Planning Application No P/2013/0632/F and Planning Application No P/2014/0286/F, from Carncastle Properties, as she said she had previously been involved in meetings with residents, elected representatives, and officials from DSD.

Councillor L Devlin declared an interest in Planning Application No P/2013/0632/F and Planning Application No P/2014/0286/F both from Carncastle Properties as she said she had been previously involved in conducting meetings with Sean Rogers MLA on behalf of objectors and would therefore withdraw from discussions.

Councillor L Devlin declared an interest in Planning Application No R/2014/0188/F from Apex Housing as she said she had been involved in meetings with local residents and therefore would withdraw from discussions.

Councillor W Clarke referred to Planning Application No R/2014/0188/F from Apex Housing and said he has sought information from the Planning Department but he said he did not see this as a conflict of interest.

**P/21/2016: MINUTES OF PLANNING COMMITTEE MEETING
- THURSDAY 17 FEBRUARY 2016**

Read: Minutes of Planning Committee Meeting held on Thursday 17 February 2016.
(Copy circulated).

AGREED: On the proposal of Councillor Craig seconded by Councillor McAteer it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 17 February 2016 as a true and accurate record, subject to noting that the nature of Councillor Devlin's declaration of interest on Planning Application p/2014/0120/F from Glasgiven Contracts Ltd was because she had been involved in a meeting with the applicant.

P/22/2016: APPLICATIONS FOR DETERMINATION

The following Applications were considered by the Committee:

(1) LA07/2015/0988-F – Margaret Matthews

Location:

3 Lisdrum Avenue, Newry, BT35 6AQ

Proposal:

Proposed single storey extension and renovation of dwelling to provide a bedroom and WC (disabled facilities)

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor Craig seconded by Councillor McAteer it was agreed to issue an approval in respect of Planning Application LA07/2015/0988/F, subject to Conditions 1 – 2 as outlined in the Development Management Report.

Noted: No abstentions

(2) LA07/2015/1208/F – Mr Gareth Sharvin

Location:

42 Manse Road, Downpatrick

Proposal:

Single storey rear extension

Conclusion and recommendation from Planning Official:

Approval

AGREED: On the proposal of Councillor McKee seconded by Councillor Devlin it was agreed to issue an approval in respect of Planning Application LA07/2015/1208/F, subject to Condition 1, as outlined in the Development Management Report.

Noted: No abstentions

(3) LA07/2016/0003/F – Naiscoil Na mBeann

Location:

Lands at St Columbans College, 127, Newcastle Road, Killeel, BT34 4NL

Proposal:

Proposed temporary mobile building with associated site works

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor Devlin seconded by Councillor Craig it was agreed to issue an approval in respect of Planning Application LA07/2016/0003/F, subject to Condition 1, as outlined in the Development Management Report.

Noted: No abstentions

(4) P/2014/0632/F – Carncastle Properties

(5) P/2014/0286/F – Carncastle Properties

(10.18am – Councillor V Harte and Councillor L Devlin left the meeting)

P/2014/0632/F

Location:

Adjacent to 20 and 25 Mullach Allann, Carnagat Road, Newry, BT35 8UU

Proposal:

Retrospective application for the relocation of dwelling numbers 31, 33, 35 and 37 of the original approved application P/2009/0278/F and external rear return and area of open space (amended plans and description) on lands adjacent to 20 and 25 Mullach Allainn Carnagat Road Newry.

Conclusion and recommendation from Planning Official

Approval

P/2014/0286/F

Location:

Adjacent to 20 and 25 Mullach Allann, Carnagat Road, Newry.

Proposal:

Retrospective permission for the relocation of dwelling numbers 22,24, 26, 27, 28, 29, 30, 32, 34, and 36 of the original application P/2009/0278/F and external changes to gardens and driveways and area of open space.

Conclusion and recommendation from Planning Official

Approval

Noted: Mr P Rooney Principal Planning Officer gave a detailed presentation on the history and current situation concerning Planning Application Nos P/2014/0632/F and P/2014/0286/F. He confirmed that all the issues raised in the petition from objectors were fully considered by the Planning Department. He also gave details in relation to issues raised regarding subsidence, cracks in walls, canopies over front doors, open space maintenance and car parking.

Councillor W Clarke, Vice Chairperson explained the reasons for bringing these Planning Applications to the Planning Committee and asked this be noted for purposes of transparency.

Considerable discussion took place during which several Members expressed concerns at the fact the developer had deviated from the original plans and felt a site meeting was required before any decision was taken in respect of these applications.

AGREED: On the proposal of Councillor McKee seconded by Councillor McAteer it was agreed to defer issuing a decision in respect of Planning Applications P/2014/0632/F and P/2014/0286/F and that members of the Planning Committee accompany Planning Department Officials on a visit of the site, to be held in advance of the next Meeting of the Planning Committee on Wednesday 13 April 2016.

It was also agreed that in advance of the site visit, Councillors forward details to the Planning Department regarding the issues they will seek clarity on in relation to these applications.

Noted: No abstentions

(11.05am – Councillor V Harte and Councillor L Devlin re-joined the meeting)

(6) P/2014/1045/F – Warrenpoint Town Football Club

Location:

55m North East of No 88 Upper Dromore Road, Warrenpoint, BT34 3PN

Proposal:

Conversion of main pitch from Grass to 3G synthetic, installation of new floodlights and extension to main clubhouse to provide changing rooms, social area, office/boardroom and associated site works.

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor McAteer seconded by Councillor Craig it was agreed to issue an approval in respect of Planning Application No P/2014/1045/F, as per the Development Management Report.

Noted: No abstentions.

(11.20am – Councillor L Devlin left the meeting)

(7) R/2014/0188/F – Apex Housing

Location:

Lands to the rear of 48 Burren Meadows and lands to the rear of 125 Burren Meadows, Newcastle.

Proposal:

Retrospective application for the erection of perimeter fencing to two existing flood swales/amenity spaces, fencing around two pumping stations and alternative plot sizes to 112, 113 and 130. Proposed new boundary treatments to the northern and eastern boundaries.

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor Craig seconded by Councillor McAteer is was agreed to issue an approval in respect of Planning Application No P/2014/0188/F, as per the Development Management Report.

Noted: No abstentions.

(8) P/2013/0551/F – Mr John Quinn

Location:

Adjacent and approximately 85m west of No 14 Bog Road, Cullyhanna

Proposal:

Site for farm dwelling and garage

Conclusion and recommendation from Planning Official

Revocation

AGREED: On the proposal of Councillor McAteer seconded by Councillor Murnin it was agreed to revoke previous planning permission in respect of Planning Application No P/2012/0151/O and to issue an approval in respect of Planning Application No P/2013/0551/F, subject to Conditions 1-5 and Informatives 1-12, as per the Development Management Report.

**P/23/2016: ACTION SHEET
MEMBERS BRIEFING PANEL
TUESDAY 23 FEBRUARY 2016**

Read: Action Sheet arising from Members Briefing Panel held on Tuesday 23 February 2016. (Copy circulated)

AGREED: It was unanimously agreed to note the Action Sheet arising from Members Briefing Panel held on Tuesday 23 February 2016.

P/24/2016: PLANNING DEPARTMENT PERFORMANCE INDICATORS

Read: Planning Department Performance Indicators Report.
(Copy circulated).

AGREED: It was agreed to note the Planning Department Performance Indicators Report.

**P/25/2016: RECORD OF MEETINGS
PLANNING OFFICERS / PUBLIC REPRESENTATIVES**

Read: Record of meetings between Planning Officers and Public Representatives.
(Copy circulated)

AGREED: It was agreed to note the Planning Department Performance Indicators Report.

P/26/2016: PAC APPEALS

Read: Report of PAC Appeals from 04/01/2015 to 03/11/2016.
(Copy circulated)

Noted: Figures regarding PAC Appeals will form part of a monthly report to the Planning Committee where the Committee will be updated on any appeal decisions.

Officials were continuing to progress implementing recommendations arising from the Planning Review, ie, training, new Scheme of Delegation, protocol for speaking rights, format for reporting.

There being no further business the meeting concluded at 11.50am.

For adoption at the Planning Committee Meeting to be held on Wednesday 15 April 2016.

Signed: _____ Chairperson

Signed: _____ Chief Executive