

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL / DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 17 February 2016 at 12 noon in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor J Tinnelly

Deputy Chairperson: Councillor W Clarke

In attendance: (Committee Members)

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

(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 N Largey	Divisional Solicitor Belfast City Council
Ms E McParland	Democratic Services Manager
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

P/12/2016: SITE VISIT – P/2014/0120/F – GLASGIVEN CONTRACTS LTD

Noted: It was noted that the Members of the Planning Committee had held a site visit at 10.00 am re: planning application P/2014/0120/F – Glasgiven Contracts Ltd – vacant site fronting onto Glassdrumman Road, Annalong adjacent/between No. 2 Kelly's Brae and No. 3 Mullartown Heights, Annalong –plans).

P/13/2016: APOLOGIES / CHAIRMAN'S REMARKS

Noted: No apologies.

Councillor Tinnelly welcomed everyone to the meeting, in particular Ms Nora Largey Divisional Solicitor Legal Services Department from Belfast City Council who would be providing guidance and advice to the Council 's Planning Committee for a period of time.

Councillor Tinnelly referred to three separate items of additional information which Councillors had been provided with prior to the commencement of today's meeting and he expressed concern at the late submission of this information and said it was not an acceptable practice as Councillors were not given adequate time to view the information.

Mr McKay explained the cut off period for representations from any party is one week prior to the Planning Committee Meeting and he added the information referred to by Councillor Tinnelly is not for consideration by Planning Committee Members but is for consideration by Planning Officials who advise the Committee accordingly.

Mr McKay said that given the late submission of the information in relation to applications contained on the Schedule for discussion at today's meeting, he did not think it appropriate that the Planning Department should consider this information.

Mr McKay highlighted that it has been the case with every Planning Committee to date that additional information is being received up to the day of the Committee Meeting. He said the Planning Department are aware some Councillors have been receiving information and that others have not. He said when the Planning Department receive late information this information is circulated to all Councillors with advice being provided that the information formed no part of the Planning Department's consideration.

Mr Green provided clarification on the Councillors Code of Conduct which indicates that when a Councillor receives information relating to a Planning Application, this should be passed to the relevant Planning Officer.

Noted: If Councillors receive additional information from any party regarding a Planning Application, they should pass this directly to the Planning Department and advise the Agent/Applicant that they had taken this course of action.

P/14/2016: DECLARATIONS OF INTEREST

Councillor L Devlin declared an interest in Planning Application P/2014/0120/F – Glasgiven Contracts Ltd – vacant site fronting onto Glassdrumman Road, Annalong adjacent/between No. 2 Kelly's Brae and No. 3 Mullartown Heights, Annalong regarding a commercial village retail store with first floor apartments and associated car park.

Councillor Devlin did not specify the nature of the declaration.

P/15/2016: MINUTES OF PLANNING COMMITTEE MEETING - THURSDAY 4 FEBRUARY 2016

Read: Minutes of Planning Committee Meeting held on Thursday 4 February 2016.
(Copy circulated).

AGREED: On the proposal of Councillor Craig seconded by Councillor McKee, it was agreed to adopt the Minutes of the Planning Committee Meeting held on Thursday 4 February 2016 as a true and accurate record.

P/16/2016: PLANNING DEPARTMENT PERFORMANCE INDICATORS

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

Noted: Mr McKay confirmed the Planning Department did not receive any appeal decisions in the period since the last Committee Meeting.

He said there had not been a noticeable increase in the number of enforcements since the new Planning Committee had been operating.

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

P/17/2016: CONTACT FROM PUBLIC REPRESENTATIVES

Read: Report detailing contact from Public Representatives – January 2016. (Copy circulated).

AGREED: **It was agreed to note the Report regarding contact from public representatives January 2016.**

P/18/2016: APPLICATIONS FOR DETERMINATION

The following Applications were considered by the Committee:

(1) P/2014/0120/F – Glasgiven Contracts Ltd

(Councillor Devlin remained in the Council Chamber during discussion on this application, having been advised by Council Officers that it was appropriate to do so.)

Location:

Vacant site fronting onto Glassdrumman Road, Annalong – adjacent/between No. 2 Kelly's Brae and No. 3 Mullartown Heights, Annalong

Proposal:

Commercial village retail store with first floor apartments and associated car park (amended plans)

Conclusion and recommendation from Planning Official

Refusal

Noted: Mr McKay explained a submission had been received by the Planning Department in relation to Planning Application No. P/2014/0120/F which suggested mis-management and mal-administration by the Council's Planning Department in relation to this Application. He said that in light of the submission received, and its content which questioned the Planning Department's procedures in relation to the Application, he proposed removing this Application from the Schedule in order that Officials can carry out a review of the procedures followed.

AGREED: **On the proposal of Councillor Craig seconded by Councillor Ruane, it was agreed that in light of a submission received, that Planning Application No. P/2014/0120/F be removed from the Schedule to allow the Planning Department to carry out a review of the procedures which were followed in relation to processing this application.**

Noted: No abstentions.

(2) LA07/2015/0077/F- Sharon McKee

Location:

Adjacent to 14 Main Street, Dundrum BT33 0LX

Proposal:

Proposed amendment to previously approved dwellings (ref: R/2001/0549/F) from 2 semi detached dwellings to one detached dwelling (amended description).

Conclusion and recommendation from Planning Official:

Approval

AGREED: On the proposal of Councillor Ruane seconded by Councillor McKee it was agreed to issue an approval in respect of planning application LA07/2015/0077/F, subject to conditions 1-4 and informatives 1-4, as per the Development Management Report.

Noted: No abstentions.

(3) LA07/2015/0319/F – Newry, Mourne and Down District Council

Location:

Lands from Dublin Road Bridge to Victoria Lock through Albert Basin and the Middlebank, Newry.

Proposal:

Upgrading and improvements to existing pathway and improved access along greenway, new pedestrian crossings at the existing weir and Victoria Lock gates.

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor Ruane seconded by Councillor McKee it was agreed to issue an approval in respect of planning application LA07/2015/0319/F subject to conditions 1-10 and informatives 1-9 as outlined in the Development Management Report.

Noted: No abstentions.

(4) LA07/2015/0616/F – Newry, Mourne and Down District Council

Location:

35m north of 12 Old Road, Newry

Proposal:

Renewal of full planning permission for the erection of new play area.

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 LA07/2015/0616/F subject to the condition as outlined in the Development Management Report.

Noted: No abstentions.

(5) LA07/2015/0735/LBC – Newry, Mourne and Down District Council

Location:

Warrenpoint Municipal Park Warrenpoint

Proposal:

Regeneration of historic Edwardian Park, associated buildings and structures. To include Gardeners Bothy extension, refurbishment of Pavilion to provide interpretive space and restoration of Grade B+ Listed Bandstand.

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor McKee seconded by Councillor Ruane it was agreed to issue an approval in respect of planning application LA07/2015/0735/F subject to condition 1 and informatives 1-2 as outlined in the Development Management Report.

Noted: No abstentions.

(6) LA07/2015/0777/F – Newry, Mourne and Down District Council

Location:

Warrenpoint Municipal Park, Warrenpoint.

Proposal:

Regeneration of historic Edwardian Park, associated buildings and structures. To include Gardeners Bothy extension, refurbishment of Pavilion to provide interpretive space and restoration of Grade B+ Listed Bandstand.

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor McKee seconded by Councillor Ruane it was agreed to issue an approval in respect of planning application LA07/2015/0777/F subject to conditions 1-3 as outlined in the Development Management Report.

Noted: No abstentions.

(7) P/2015/0121/0 – Mr O Slane

Location:

Land 30m north west of 1 Tullyet Road, Newtownhamilton

Proposal:

Proposed site for infill dwelling and detached garage

Conclusion and recommendation from Planning Official

Refusal

Noted: Mr Rooney outlined the Policy PPS21 in terms of CTY1 and CTY8.

Councillor Ruane proposed and Councillor Craig seconded that a refusal be issued in respect of planning application P/2015/0121/F as per the Development Management Report.

Councillor McAteer indicated he wished to make an alternative proposal, which the Chairperson agreed to take at this point.

Councillor McAteer proposed the Council issue an Approval in respect of Planning Application P/2015/0121/F. No seconder was received for Councillor McAteer's proposal, which fell.

The proposal by Councillor Ruane, seconded by Councillor Craig was then put to a vote by way of a show of hands and voting was as follows:

For	11
Against	1
Abstentions	0

AGREED: On the proposal of Councillor Ruane, seconded by Councillor Craig to issue a refusal in respect of Planning Application P/2015/0121/F as per the Development Management Report.

(8) P/2015/0187/0 – Mr John Morgan

Location:

Site 150m east of the junction of Bryansford Road and Kinnahalla Road, Co. Down (with access from Kinnahalla Road)

Proposal:

Site for a farm dwelling

Conclusion and recommendation from Planning Official

Refusal

AGREED: On the proposal of Councillor Craig seconded by Councillor Loughran it was agreed to issue a refusal in respect of planning application P/2015/0187/0 as per the Development Management Report.

Noted: No abstentions.

There being no further business the meeting concluded at 1.25pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 16 March 2016.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**