

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

**Minutes of Planning Committee Meeting of Newry, Mourne and Down District Council
held on Wednesday 23 August 2023 at 10.00am in the Boardroom, Monaghan Row,
Newry and via Microsoft Teams.**

Chairperson: Councillor D Murphy

In attendance:

(Committee Members)

Councillor P Campbell

Councillor G Hanna

Councillor D McAteer

Councillor J Tinnelly

Councillor A Finnegan

Councillor M Larkin

Councillor S Murphy

(Officials)

Mr J McGilly

Mr Pat Rooney

Mr Peter Rooney

Mr M Keane

Ms S Taggart

Ms S Kieran

Assistant Director of Regeneration

Principal Planning Officer

Legal Advisor

Senior Planning Officer

Democratic Services Manager

Democratic Services Officer

P/055/2023: APOLOGIES AND CHAIRPERSON'S REMARKS

The following apologies were received:

Councillor P Byrne

Councillor C King

Councillor M Rice

Mr C Mallon, Director of Enterprise, Regeneration & Tourism

P/056/2023: DECLARATIONS OF INTEREST

No declarations of interest.

**P/057/2023: DECLARATIONS OF INTEREST IN ACCORDANCE WITH PLANNING
COMMITTEE PROTOCOL- PARAGRAPH 25**

**Declarations of Interest in relation to Para.25 of Planning Committee Operating
Protocol – Members to be present for entire item.**

No declarations.

MINUTES FOR CONFIRMATION

P/058/2023: MINUTES OF PLANNING COMMITTEE MEETING WEDNESDAY 26 JULY 2023

Read: Minutes of Planning Committee Meeting held on Wednesday 26 July 2023.
(Copy circulated)

AGREED: On the proposal of Councillor McAteer, seconded by Councillor Hanna, it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 26 July 2023 as a true and accurate record.

FOR DISCUSSION/DECISION

P/059/2023: ADDENDUM LIST

Read: Addendum List of Planning Applications with no representations received or requests for speaking rights – Wednesday 23 August 2023.
(Copy circulated)

AGREED: On the proposal of Councillor Hanna, seconded by Councillor McAteer, it was agreed to approve the Officer recommendation in respect of the following application listed on the addendum list for Wednesday 23 August 2023:

- **LA07/2023/2280/F** – Erection of ball stop netting over existing 3G sports pitch – 32 Circular Road, Castlewellan, Co Down.
APPROVAL
- **LA07/2022/1633/F** – Proposed floodlighting consisting of 4 no. lighting columns/luminaires to MUGA pitch (approved under LA07/2021/2066/F) – Kilkeel Leisure Centre, Mourne Esplanade, Kilkeel, BT34 4DB.
APPROVAL

LOCAL DEVELOPMENT PLAN (EXEMPT INFORMATION)

The Chairperson advised the following was for noting:

P/060/2023: LDP PROGRESS REPORT – QUARTERLY UPDATE

Read: Report dated 23 August 2023 from Mr J McGilly, Assistant Director Regeneration, regarding the Local Development Plan: Progress: Quarterly Update
(Copy circulated)

AGREED: On the proposal of Councillor Campbell, seconded by Councillor Finnegan, it was agreed to note the content of the officer's report.

**DEVELOPMENT MANAGEMENT -
PLANNING APPLICATIONS FOR DETERMINATION**

P/061/2023: PLANNING APPLICATIONS FOR DETERMINATION

(1) LA07/2022/0819/F

Location:

7 Courtney Hill, Newry

Proposal:

Proposed Rear Extension

Conclusion and Recommendation from Planning Official:

Refusal

Power-point Presentation:

Mr Keane, Senior Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:

In support

Mr John Cole, Agent, presented in support of the application, detailing and expanding upon a written statement circulated to Committee Members.

AGREED: On the proposal of Councillor McAteer, seconded by Councillor Larkin, it was agreed to defer Planning Application LA07/2022/0819/F for a site visit by Members.

(2) LA07/2022/1557/F

Location:

Opposite no.1 Commons School Road and to the rear of no. 1 Bingian Terrace, Newry, BT34 2QH.

Proposal:

Proposed pair of semi detached dwellings

Conclusion and Recommendation from Planning Official:

Refusal

Power-point Presentation:

Mr Keane, Senior Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:

In support

Mr Colin O'Callaghan, Agent, presented in support of the application, detailing and expanding upon a written statement circulated to Committee Members.

Councillor Hanna proposed and Councillor McAteer seconded to issue an approval in respect of Planning Application LA07/2022/1557/F, on the basis that the proposed dwellings will round off the wider development, the ridge height will not be any higher than the level of the adjacent house, and it will integrate into the area.

Following discussions, the proposal was put to a vote by way of a show of hands and voting was as follows:

FOR:	8
AGAINST:	0
ABSTENTIONS:	0

The proposal was carried.

AGREED: **On the proposal of Councillor Hanna, seconded by Councillor McAteer, it was agreed to issue an approval in respect of Planning Application LA07/2022/1557/F, contrary to Officer recommendation, on the basis that the proposed dwellings will round off the wider development, the ridge height will not be any higher than the level of the adjacent house, and it will integrate into the area.**

Revised plans to be submitted to Officers to address concerns including the siting of units and reducing the scale/height of the units.

Planning Officers be delegated authority to impose any relevant conditions.

(3) LA07/2022/0612/F

Location:

28 Warrenpoint Road, Rostrevor

Proposal:

Proposed demolition of existing dwelling and replacement with new dwelling

Conclusion and Recommendation from Planning Official:

Approval

Power-point Presentation:

Mr Keane, Senior Planning Officer, gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:

In objection

Ms A Gilcore and Mr M Conn, DAERA, presented in objection of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Speaking rights:In support

Mr J Cole, Agent, presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Councillor Murphy proposed to issue an approval as per recommendation contained within the Case Officer Report. This was seconded by Councillor McAteer.

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

FOR:	8
AGAINST:	0
ABSTENTIONS:	0

The proposal was carried.

AGREED: **On the proposal of Councillor Murphy, seconded by Councillor McAteer, it was agreed to issue an approval in respect of Planning Application LA07/2022/0612/F, as per recommendation contained in the Case Officer Report.**

(4) LA07/2022/1496/F**Location:**

Lands adjacent to No 17 Derrycraw Road, Newry, Co Down, BT34 1RG

Proposal:

Proposed erection of an off-site replacement rural dwelling with detached domestic garage, associated landscaping and associated site works.

Conclusion and Recommendation from Planning Official:

Refusal

Power-point Presentation:

Mr Mark Keane, Senior Planning Officer, gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:In support

Mr Barney McKeivitt, Agent, presented in objection to the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Councillor Larkin proposed to issue an approval in respect of Planning Application LA07/2022/1496/F, contrary to Officer recommendation, on the basis that the positioning of the proposed replacement off site will be a gain, and it will integrate into the countryside as it has a backdrop to the hill side. Councillor Hanna seconded the proposal.

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

FOR:	7
AGAINST:	0
ABSTENTIONS:	1

The proposal was carried.

AGREED: **On the proposal of Councillor Larkin, seconded by Councillor Hanna, it was agreed to issue an approval in respect of Planning Application LA07/2022/1496/F, contrary to Officer recommendation, on the basis that the positioning of the proposed replacement off site will be a gain, and it will integrate into the countryside as it has a backdrop to the hill side.**

Planning Officers be delegated authority to impose any relevant conditions.

(5) LA07/2022/1554/F

Location:

Approximately 15m south of no. 18 Newtown Road, Killeavy, Newry, BT35 8NN

Proposal:

Erection of 2no. rural semi-detached infill dwelling houses with domestic garages, ancillary site works and associated landscaping.

Conclusion and Recommendation from Planning Official:

Refusal

Power-point Presentation:

Mr Rooney Principal Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:

In support

Mr Timmy Hamill, Agent, presented in support of the application, detailing and expanding upon a written statement circulated to Committee Members.

Councillor Hanna proposed to issue an approval in respect of Planning Application LA07/2022/1554/F, contrary to Officer recommendation, as it complied with CTY8. Councillor Campbell seconded the proposal.

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

FOR:	8
AGAINST:	0
ABSTENTIONS:	0

The proposal was declared carried.

AGREED: **On the proposal of Councillor Hanna, seconded by Councillor Campbell, it was agreed to issue an approval in respect of Planning Application LA07/2022/1554/F, contrary to Officer recommendation, on the basis that it complies with CTY8.**

Planning Officers be delegated authority to impose any relevant conditions.

(6) LA07/2022/1995/F

Location:

Lands to North-West of 26-34 Boulevard Park and South-West of 59 Boulevard Park, Newcastle

Proposal:

Proposed 2 no Detached Dwellings with associated Car Parking and Landscaping.

Conclusion and Recommendation from Planning Official:

Approval

Power-point Presentation:

Mr Pat Rooney, Principal Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:

In objection

Ms Mary Rooney presented in objection of the application, detailing and expanding upon a written statement circulated to Committee Members.

Councillor McAteer proposed to issue an approval as per recommendation contained within the Case Officer Report. Councillor Campbell seconded the proposal.

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

FOR:	7
AGAINST:	1
ABSTENTIONS:	0

The proposal was declared carried.

AGREED: On the proposal of Councillor McAteer, seconded by Councillor Campbell, it was agreed to issue an approval in respect of Planning Application LA07/2021/1995/F, as per recommendation contained in the Case Officer Report.

(7) LA07/2021/1273/O

Location:

227m South of 52 Holly Park Road, Crossgar

Proposal:

Dwelling and garage on a farm

Conclusion and Recommendation from Planning Official:

Refusal

Power-point Presentation:

Mr Pat Rooney, Principal Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:

In support

Mr Andrew Gibson, Applicant, presented in support of the application, detailing and expanding upon a written statement circulated to Committee Members.

Councillor Larkin proposed to issue a refusal in respect of Planning Application LA07/2021/1273/O, as per recommendation contained in the Case Officer Report. Councillor McAteer seconded the proposal.

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

FOR:	8
AGAINST:	0
ABSTENTIONS:	0

The proposal was declared carried.

AGREED: On the proposal of Councillor Larkin, seconded by Councillor McAteer, it was agreed to issue a refusal in respect of Planning Application LA07/2021/1273/O, as per recommendation contained in the Case Officer Report.

(8) LA07/2022/1261/F

Location:

4 Majors Hill, Annalong, Killeel

Proposal:

Proposed side extension to dwelling and new vehicular access

Conclusion and Recommendation from Planning Official:

Refusal

Power-point Presentation:

Mr Mark Keane, Senior Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:

In support

Mr Martin Bailie, Agent, presented in support of the application, detailing and expanding upon a written statement circulated to Committee Members.

Councillor Larkin proposed deferring determination of Planning Application LA07/2022/1261/F to explore further options regarding the development of a lay-by for the proposed application. Councillor Hanna seconded the proposal.

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

FOR:	8
AGAINST:	0
ABSTENTIONS:	0

The proposal was declared carried.

AGREED: **On the proposal of Councillor Larkin, seconded by Councillor Hanna, it was agreed to defer determination of Planning Application LA07/2022/1261/F to explore further options regarding the development of a lay-by for the proposed application.**

(9) LA07/2022/1534/F

Location:

51 Drumlough Road, Rathfriland (site previously described as opposite 50 Drumlough Road, Rathfriland)

Proposal:

Change of house type and detached garage in substitution to the extant approvals granted under P/2003/2089/O and P/2007/0558/RM

Conclusion and Recommendation from Planning Official:

Refusal

Power-point Presentation:

Mr Mark Keane, Senior Planning Officer, gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:

In support

Mr Brendan Quinn, Agent, presented in objection to the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Councillor Larkin proposed to issue an approval in respect of Planning Application LA07/2022/1554/F, contrary to Officer recommendation, considering that works have been carried out and safe access to the site has been provided. Councillor Hanna seconded the proposal.

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

FOR:	8
AGAINST:	0
ABSTENTIONS:	0

The proposal was carried.

AGREED: On the proposal of Councillor Larkin, seconded by Councillor Hanna, it was agreed to issue an approval in respect of Planning Application LA07/2022/1554/F, contrary to Officer recommendation, on the basis that works have been carried out and safe access to the site has been provided.

(10) LA07/2022/1313

Location:
3 Bog Road, Killeen

Proposal:
2 storey dwelling and garage on an infill site.

Conclusion and Recommendation from Planning Official:
Refusal

Power-point Presentation:
Mr Pat Rooney, Principal Planning Officer, gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

Speaking rights:
In support
Mr Gerry Tumelty, Agent, presented in objection to the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Councillor Larkin proposed to issue an approval in respect of Planning Application LA07/2022/1313 contrary to Officer recommendation, as the application complies with CTY8 and the relevant frontages are present on to the driveway. Councillor Hanna seconded the proposal.

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

FOR:	6
AGAINST:	2
ABSTENTIONS:	0

The proposal was carried.

AGREED: On the proposal of Councillor Larkin, seconded by Councillor Hanna, it was agreed to issue an approval in respect of Planning Application LA07/2022/1313 contrary to Officer recommendation as the application complies with CTY8 and relevant frontages are present on to the driveway.

HISTORIC ACTION SHEET

P/062/2023: HISTORIC ACTION SHEET

Read: Historic Action Sheet. **(Copy circulated)**

AGREED: On the proposal of Councillor Larkin seconded by Councillor Finnegan it was agreed to note the Historic Action Sheet

The meeting concluded at 2.30 pm.

Signed: _____ Chairperson

Signed: _____ Chief Executive