

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL / DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 24 May 2017 at 10.00am in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor W Clarke

Deputy Chairperson: Councillor J Macauley

In attendance: **(Committee Members)**

Cllr G Craig	Cllr G Hanna
Cllr C Casey	Cllr M Larkin
Cllr K Loughran	Cllr D McAteer
Cllr M Ruane	Cllr V Harte

(Officials)

Mr C O Rourke	Director of Regulatory Technical Services
Mr A McKay	Area Planning Manager
Mr A Donaldson	Senior Planning Officer
Ms U McMullan	Legal Advisor
Ms E McParland	Democratic Services Manager
Ms C McAteer	Democratic Services Officer
Ms S Taggart	Democratic Services Officer

P/070/2017: APOLOGIES / CHAIRMAN'S REMARKS

The following apologies were received:

Councillor L Devlin
Councillor M Murnin

The Chairperson advised this was his last meeting as Chair of the Planning Committee and he thanked Councillor Macauley for her assistance throughout the year. He thanked the Planning staff, the Democratic Services team, Legal team and the Committee for their assistance and cooperation throughout the year. The Chairperson thanked the press, agents, architects and members of the public stating the output from the Committee had improved and he was sure it would continue to evolve and improve under the new Chairmanship of Councillor Craig.

P/071/2017: DECLARATIONS OF INTEREST

None.

**P/072/2017: MINUTES OF PLANNING COMMITTEE MEETING
WEDNESDAY 26 APRIL 2017**

Read: Minutes of Planning Committee Meeting held on Wednesday 26 April 2017.
(Copy circulated)

AGREED: On the proposal of Councillor Hanna seconded by Councillor McAteer it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 26 April 2017 as a true and accurate record.

P/073/2017: ADDENDUM LIST

Read: Addendum List of Planning Applications with no Representations received or requests for speaking rights – Wednesday 24 May 2017. **(Copy circulated)**

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

- **Item 19 – LA07/2017/0240/F** - Father F Brown – conversion of stone building to dwelling with extensions – 110m SE of No 29 Ballymaginthy Road Castlewellan.
REFUSAL
(Removed from the Addendum List at the request of Councillor Murnin for presentation in due course)
- **Item 21 – LA07/2017/0175/F** – Owen Miskelly – change of design and new garage block to dwelling previously approved under ref: R/2005/1517/RM with development having commenced (amended site address) – 250m SE of No 19 Nutgrove Road Annadorn Downpatrick.
REFUSAL
(Removed from the Addendum List for presentation at next Planning Committee Meeting)
- **Item 31 – LA07/2015/1123/LBC** – Quayside Properties Ltd – demolition of remaining parts of building for health and safety reasons - 2-3 Sugarhouse Quay Lisdrumgullion Newry.
REFUSAL
(Removed from the Addendum List at the request of Councillor D McAteer for presentation at Planning Committee Meeting)

- **Item 34 – LA07/2016/0325/F** – L Jay Properties – erection of 18 No. dwellings consisting of 4 No. single storey detached and 12 No. 2 storey semi-detached dwellings and associated site works – site adjacent to and north of number 42 Carquillan Hilltown Newry BT34 5UG.
APPROVAL
(Removed from the Addendum List for presentation at next Planning Committee Meeting)

AGREED: On the proposal of Councillor Craig seconded by Councillor Macauley 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 for Wednesday 24 May 2017:

- **Item 5 – LA07/2015/0152/F** – Accord Building Services – residential development consisting of 2 No. detached dwellings plus 4 No. semi-detached dwellings (6No. in total) and associated detached garages (Amended Form and site location) – 31 Main Street Clough Co Down.
APPROVAL
- **Item 20 – LA07/2017/0252/F** – Paul Hart – proposed new 2 storey replacement dwelling and associated site works – 3 Vale Road, Listooder, Crossgar.
REFUSAL
- **Item 22 – LA07/2017/0457/F** – Newry, Mourne and Down District Council – demolition of existing changing pavilion and associated work replaced with a new changing room pavilion of similar nature – 750m east of household recycling centre, Bann Road, Castlewellan.
APPROVAL
- **Item 23 – LA07/2016/1660/LBC** – Newry, Mourne and Down District Council – Internal refurbishment works to Newry Town Hall: including refurbishment of existing auditorium, stage and back of stage areas, removal of existing control room, installation of new control room to accommodate sound and lighting desks and installation of new light fittings and support rigs – Newry Town Hall, Bank Parade, Newry, BT34 1DQ.
CONSENT
- **Item 24 – LA07/2017/0103/F** – Newry, Mourne and Down District Council – Amenity building to provide: an office for Council forest/play park attendants; tourism office, public toilets and showers; store for 4WD utility vehicle, store. (Amended Plans) – approximately 120m North of the courtyard buildings Slieve Gullion Forest Park, 89 Drumintee Road, Killeavy, Newry, BT35 8SW
APPROVAL
- **Item 25 – R/2014/0591/F** – Kiernan Farms – completion of building nos 4B and 11 along with construction of tank 16. Completion of feed mixing room,

farm offices and new access from Shanes Road – 75 Downpatrick Road, Mullagh, Killyleagh.

REFUSAL

- **Item 29 – LA07/2015/0527/O** – Mr & Mrs P Smyth – erection of dwelling and garage – 61B Sabbath Hill, Ballymartin.

APPROVAL

- **Item 30 – LA07/2015/0700/O** –Derryogue Developments Ltd – site for housing development – Lands at the junction of Greencastle Road and Kittys Road, Kilkeel (south of No. 39 Greencastle Road (Joinery Works) opposite and south-east of Nos. 18-21 Derryogue Park extending to opposite Nos. 5-11 Kittys Road.

APPROVAL

- **Item 35 – LA07/2016/0925/F** – Jaramas Investments (NI) Ltd – erection of glass house and cafeteria/shop with ancillary accommodation within the walled garden at Killeavy Castle, Clonlum, Meigh, Co. Armagh.

APPROVAL

- **Item 36 – LA07/2017/0301/LBC** – Jaramas Investments (NI) Ltd – erection of glass house and cafeteria/shop with ancillary accommodation within the walled garden at Killeavy Castle, Clonlum, Meigh, Co. Armagh – Killeavy Castle.

CONSENT

- **Item 37 – LA07/2016/0999/F** – NIHE – internal alterations with a two storey rear and side extension with additional single storey rear extension – 12 St. Colman's Gardens, Rostrevor.

REFUSAL

- **Item 40 – P/2015/0095/F** – Geraldine Fearon – erection of farm dwelling and garage (amended plans) – 140m NE of 61 Foughilletra Road, Jonesborough, Armagh.

REFUSAL

- **Item 42 – P/2007/1508/O** – Grandesign Rentals Ltd – Site for residential development incorporating new access to Dundalk Street, relocation of on street parking and new service bay – Lands between Nos. 44-50 Dundalk Street, Newtownhamilton extending to the rear (east/north-east) of Nos. 4-56 Dundalk Street and southwards to the boundary shared with No. 60 Dundalk Street.

REFUSAL

- **Item 43 – P/2012/0668/F** – Damian Mallon – erection of dwelling with detached garage on infill site – 45m NE of 4 Ballymacdermot Road, Killeavy, Newry

REFUSAL

P/074/2017: APPLICATIONS FOR DETERMINATION

AGREED: On the advice of the Chief Planning Officer it was unanimously agreed to withdraw the following Planning Application from the Schedule to allow for discussion between Planning Officials and the Agent regarding issues which have since arisen:

- **Item 41 – P/2015/0193/O** – Brian Convery – proposed dwelling on a farm under policy CTY 10 of PPS 21 – approx. 70m north of 202 Belfast Road Newry.

REFUSAL

The following applications were then determined by the Committee:

(1) LA07/2016/0300/F – Patrick Hutley

Location:

32 Downs Road, Newcastle, BT33 0AG

Proposal:

Change of use from dwelling to restaurant on ground floor, including a single storey rear extension and the amalgamation of the 1st and 2nd floors into the existing Backpackers Hostel to provide additional accommodation (additional information)

Conclusion and Recommendation from Planning Official:

Approval

Speaking rights:

Bernardine McManus presented in objection to the application.

AGREED: On the proposal of Councillor Craig seconded by Councillor McAteer it was agreed to issue an approval in respect of Planning Application LA07/2016/0300/F, subject to Conditions 1 – 9, as per the Development Management Officer Report.

Planning Officers be delegated authority to impose any other necessary conditions.

(2) LA07/2016/0342/F – Mrs V Ward

Location:

To rear of 3A Fishermans Row, Killough, Downpatrick

Proposal:

Proposed conversion of outbuildings adjoining existing dwelling to form new dwelling unit

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

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

AGREED: On the proposal of Councillor Hanna seconded by Councillor Craig it was agreed to issue a refusal in respect of Planning Application LA07/2016/0342/F, for the reasons recommended, as per the Development Management Officer Report.

(3) LA07/2016/0695/F – Mervyn Wishart

Location:

47 Ballyloughlin Road, Newcastle

Proposal:

Erection of additional holiday cottage for the Mourne Cottage self-catering complex

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Johnnie Agnew, Agent, presented in support of the application.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Casey it was agreed to defer Planning Application LA07/2016/0695/F and that Planning Officials seek clarification from the agent/applicant regarding exact details of what is being proposed in terms of previous approvals on site, etc.

(4) LA07/2016/0770/O – Four Seasons Health Care

Location:

Lands south of 26 Strangford Road, Downpatrick

Proposal:

Proposed residential development (12 units)

Conclusion and Recommendation from Planning Official:

Approval

Speaking rights:

Adam Larkin, Strategic Planning presented in support of the application.

AGREED: On the proposal of Councillor Craig seconded by Councillor Hanna it was agreed to issue an approval in respect of Planning Application LA07/2016/0770/O, subject to Conditions, as per the Development Management Officer Report.

Planning Officers be delegated authority to impose any other necessary conditions.

(5) LA07/2016/0902/F – Natural Wood Kitchens

Location:

Lands 10m east of unit 2 84b Dundrum Road Industrial Estate, Newcastle

Proposal:

Proposed new kitchen showroom, offices, store, ancillary accommodation and associated site works under Class B2 light industrial to provide additional facilities to the existing kitchen manufacturer's premises at Natural Wood Kitchens.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

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

AGREED: **On the proposal of Councillor Craig seconded by Councillor McAteer it was agreed to issue an approval in respect of Planning Application LA07/2016/0902/F, contrary to Officer recommendation, on the basis that the Committee consider adequate car parking spaces have been provided.**

Planning Officers be delegated authority to impose any other necessary conditions.

(6) LA07/2016/0904/F – Doran Precision Engineering

Location:

Land 10m east of unit 4, 84B Dundrum Road, Industrial Estate, Newcastle

Proposal:

Proposed new assembly packaging, quality inspection room and offices under Class B2 light industrial to provide additional facilities to existing manufacturing premises at Doran Precision Engineering.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

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

AGREED: **On the proposal of Councillor McAteer seconded by Councillor Hanna it was agreed to issue an approval in respect of Planning Application LA07/2016/0904/F, contrary to Officer recommendation, on the basis that**

the Committee consider adequate car parking spaces have been provided.

Planning Officers be delegated authority to impose any other necessary conditions.

(7) LA07/2016/0991/O – Choice Housing

Location:

On lands at no. 19 Downpatrick Road, Crossgar

Proposal:

Residential development comprising 4 two bedroom apartments, new access and parking.

Conclusion and Recommendation from Planning Official:

Approval

Speaking rights:

Mr Dermot Nesbitt presented objecting to the application.

Mr Conor Hughes, Agent, presented in support of the application.

Councillor Larkin proposed and Councillor Ruane seconded to issue an approval in respect of Planning Application LA07/2016/0991/O, as per the Development Management Officer Report.

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

For: 7

Against: 3

Abstentions 0

AGREED: On the proposal of Councillor Larkin seconded by Councillor Ruane it was agreed to issue an approval in respect of Planning Application LA07/2016/0991/O, as per the Development Management Officer Report.

Planning Officers be delegated authority to impose any other necessary conditions.

(8) LA07/2016/1378/O – Michael Starkey

Location:

Adjacent to 8 Donard View Crescent, Saul Road, Downpatrick

Proposal:

Proposed new dwelling.

Conclusion and Recommendation from Planning Official:

Approval

Noted:

A statement of objection has been received from Councillor D Curran.

Speaking rights:

Gerry Tumelty, Agent, presented in support of the application.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Larkin it was agreed to issue an approval in respect of Planning Application LA07/2016/1378/O, subject to Conditions, as per the Development Management Officer Report.
Planning Officers be delegated authority to impose any other necessary conditions.

(9) LA07/2017/0016/F – Mr & Mrs E Martin & Sons

Location:

Land adjacent to and east of 29 Ballyloughlin Road, Dundrum.

Proposal:

Proposed livestock and machinery shed with underground tanks and shed for storage of silage.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Conor Hughes, Turley Associates, presented in support of the application.

AGREED: On the proposal of Councillor Casey seconded by Councillor McAteer it was agreed to defer Planning Application LA07/2017/0016/F to allow Planning Officials and the Agent/Applicant to examine new information submitted. This to be carried out as a matter of urgency in view of deadline for grant aid.

Following consideration of the new information submitted, if Planning opinion is an approval, Planning Officials be delegated authority to proceed to issue the decision. In the case Planning opinion is a refusal, then this Application will be taken back to the next meeting of the Planning Committee.

If required, a letter of comfort be issued from the Planning Department regarding grant aid in respect of the shed.

(1.00pm – the Meeting Adjourned)

(1.00pm – Councillor Macauley left the meeting)

(1.45pm – the Meeting resumed)

(10) LA07/2017/0050/F – Telefonica UK Limited

Location:

Lands associated with Kilcoo GAA Club, 525m NW of no. 4 Moyadd Cottages, Dublin Road, Kilcoo.

Proposal

Proposed 15m telecommunications mast to carry 3 no antennae, 2 no radio dishes, 2 no equipment cabinets and associated works including site compound.

Conclusion and Recommendation from Planning Official:

Approval

Speaking rights:

Hayley Dallas, Ross Planning, presented in support of the application.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Larkin it was agreed to issue an approval in respect of Planning Application LA07/2017/0050/F, subject to conditions as per the Development Management Officer Report.

Planning Officers be delegated authority to impose any other necessary conditions.

(11) LA07/2017/0189/F – Telefonica UK Limited

Location:

Lands at Railway Road c.130m South East of Murphy's Bar 2 Drumintee Road Meigh BT35 8JT.

Proposal

Proposed 12.5m telecommunications mast to carry 3 no antennae, 2 no radio dishes and associated works including 3 No. equipment cabinets.

Conclusion and Recommendation from Planning Official:

Approval

Speaking rights:

Hayley Dallas, Ross Planning, presented in support of the application.

AGREED: On the proposal of Councillor Craig seconded by Councillor Hanna it was agreed to issue an approval in respect of Planning Application LA07/2017/0050/F, subject to conditions as per the Development Management Officer Report.

Planning Officers be delegated authority to impose any other necessary conditions.

(12) LA07/2017/0201/F – Haydn Wadsworth

Location:

No. 5 Grange Avenue, Saintfield

Proposal:

Alterations and extension to existing dwelling.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Martin Kearney, Agent, in support of the application.

AGREED: **On the proposal of Councillor Casey seconded by Councillor McAteer it was agreed to defer Planning Application LA07/2017/0201/F to allow Planning Officials to examine amended drawings submitted.**

Planning Officers be delegated authority to issue decision thereafter.

(13) P/2015/0167/F – James Morgan

Location:

250m NE of 52 Benagh Road, Mayobridge, Newry

Proposal:

Erection of dwelling and detached garage (on a farm)

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Martin Kearney, Agent, presented in support of the application.

AGREED: **On the proposal of Councillor Craig seconded by Councillor McAteer it was agreed to defer Planning Application P/2015/0167/F for further consideration by Planning Officials.**

Planning Officers be delegated authority to issue decision thereafter.

(14) LA07/2015/0150/0 – Clark McCourt

Location:

Lands 30m NE of 32 Cullentragh Road, Jerrettspass, Newry.

Proposal:

Dwelling and garage.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Ronan Woods, Planning Director, presented in support of the application.

Councillor Casey proposed and Councillor Harte seconded to defer Planning Application LA07/2015/0150/O to allow a meeting between the Applicant and their new Agent and Planning Officials and Planning Officers be delegated authority to issue decision thereafter.

Councillor Craig proposed and Councillor Hanna seconded to issue a refusal in respect of Planning Application LA07/2015/0150/O, for the reasons recommended as per the Development Management Officer Report.

The Chairperson advised that in accordance with Standing Orders, only one motion could be received and he then put the Motion, as proposed by Councillor Casey, seconded by Councillor Harte, to a vote by way of a show of hands and voting was as follows:

For:	6
Against:	3
Abstentions:	0

The proposal was declared carried.

AGREED: On the proposal of Councillor Casey seconded by Councillor Harte it was agreed to defer Planning Application LA07/2015/0150/O to allow a meeting between the Applicant and their new Agent and Planning Officials.

Planning Officers be delegated authority to issue decision thereafter

(15) LA07/2015/0196/F – Mr A McParland

Location:

Adjacent to 22 Erskine Street, Newry.

Proposal:

Demolition of existing garage and provision of new town houses.

Conclusion and Recommendation from Planning Official:
Refusal

Speaking rights:

Tony O'Hare, Agent and Mr A McParland, Applicant, presented in support of the application.

Councillor Larkin proposed and Councillor Harte seconded issue an approval in respect of Planning Application LA07/2015/0196/F, contrary to Officer Recommendations, on the basis that the Committee consider this development is within a town centre location where it is the norm to have restricted areas to the rear of houses, and the proposal will be an improvement on what currently is in place at this location, and that a condition be included that the communal area at the rear should be improved. Planning Officials be delegated authority to impose any other necessary conditions.

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

For	7
Against	1
Abstentions	0

The proposal was declared carried.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Harte it was agreed to issue an approval in respect of Planning Application LA07/2015/0196/F, contrary to Officer Recommendations, on the basis that the Committee consider this development is within a town centre location where it is the norm to have restricted areas to the rear of houses, and the proposal will be an improvement on what currently is in place at this location.

A condition to be included that the communal area at the rear should be improved .

Planning Officials be delegated authority to impose any other necessary conditions.

(16) LA07/2015/1161/F – Marie & Eugene Millar

Location:

24a Kilbroney Road, Rostrevor

Proposal:

Proposed erection of a dwelling house.

Conclusion and Recommendation from Planning Official:
Refusal

Speaking rights:

Kevin Brady, presented in objection to the application.

Marie Millar, Applicant, presented in support of the application.

DEA Councillor J Tinnelly presented in support of the application.

AGREED: On the proposal of Councillor Craig seconded by Councillor McAteer it was agreed to issue a refusal in respect of Planning Application LA07/2015/1161/F, for the reasons recommended, as per the Development Management Officer Report.

(17) LA07/2015/0461/O – John Mackin

Location:

72 Ballyvalley Road, Mayobridge

Proposal:

Proposed replacement dwelling.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Aidan J Cole, Agent, presented in support of the application.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Hanna it was agreed to defer Planning Application LA07/2015/0461/O to allow the Agent to offer a reduced red line which will ensure a more acceptable siting for the proposed dwelling.

Planning Officials be delegated authority to impose any other necessary conditions and issue decision thereafter under delegated authority.

(18) LA07/2015/1270/F – Michael Teggart

Location:

Approximately 70m east of 51 Ayalogue Road, Newry.

Proposal:

Erection of dwelling with detached garage on a farm.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Colin O'Callaghan, Agent, presented in support of the application.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Hanna it was agreed to issue a refusal in respect of Planning Application LA07/2015/1270/F for the reasons recommended, as per the Development Management Officer Report.

(19) P/2015/0067/0 – Mrs M McKnight

Location:

40m south of 4 Molly Road Lower, Jonesborough

Proposal:

Dwelling and garage.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Colin O'Callaghan, Agent, presented in support of the application.

AGREED: On the proposal of Councillor Hanna seconded by Councillor McAteer it was agreed to issue a refusal in respect of Planning Application P/2015/0067/O, for the reasons recommended, as per the Development Management Officer Report.

(20) LA07/2016/1532/0 – Dermot and Antoinette Murphy

Location:

To the rear of 17B Bonds Road, Dorsey, Silverbridge.

Proposal:

Site for dwelling and detached garage with access to Bonds Road via existing lane with access improvements.

Conclusion and Recommendation from Planning Official:

Refusal

AGREED: On the proposal of Councillor Hanna seconded by Councillor Loughran it was agreed to exclude the public and press from the Meeting during discussion on the following matters which related to exempt information by virtue of Paragraph 1 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 – information relating any individual.

Speaking rights:

Brendan Quinn, Agent, presented in support of the application.

DEA Councillor B O'Muirí presented in support of the application.

AGREED: On the proposal of Councillor Ruane Seconded by Councillor McAteer it was agreed to come out of Closed Session.

When the Committee came out of Closed Session the Chairperson reported the following decision had been taken.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Casey it was agreed to issue an approval in respect of Planning Application LA07/2016/1532/O, contrary to Officer Recommendation on the basis that the Committee consider evidence has been provided that there are compelling site specific personal circumstances for this proposed dwelling.

Planning Officials be delegated authority to impose any other necessary conditions.

FOR DISCUSSION/DECISION

P/075/2017: PLANNING COMMITTEE MEETING PERFORMANCE REPORT

Read: Planning Committee Performance Report. (Copy circulated)

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

P/076/2017: MEETINGS BETWEEN PLANNING OFFICERS AND PUBLIC REPRESENTATIVES

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

AGREED: It was agreed to note the record of meetings between Planning Officers and Public Representatives.

P/077/2017: APPEALS & DECISIONS

Read: Report re: Appeals and Decisions – April 2017. (Copy circulated)

AGREED: It was agreed to note Appeals and Decisions April 2017.

P/078/2017: STATEMENT OF COMMUNITY INVOLVEMENT
FINALISED DRAFT

Read: Statement of Community Involvement.

AGREED: It was agreed to note the Statement of Community Involvement.

There being no further business the Meeting concluded at 5.05pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 21 June 2017.

Signed: _____ Chairperson

Signed: _____ Chief Executive