

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL / DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 25 November 2015 at 12 noon in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor J Tinnelly

In attendance: (Committee Members)

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

(Officials)

Mr A McKay	Head of Planning
Mr C O'Rourke	Director of RTS
Mr P Green	Legal Officer
Mr P Rooney	Principal Planning Officer
Ms J McParland	Senior Planning Officer
Mr A Davidson	Senior Planning Officer
Ms A McAlarney	Senior Planning Officer
Ms E McParland	Democratic Services Manager
Ms C McAteer	Democratic Services Officer

Also in Attendance: Mr S Grant, Transport NI

10.00AM

Noted: It was noted that the Planning Committee had visited sites 2 and 4 Donard Street, Newcastle re: planning application R/2012/0081/F – Oaklee Homes Group Limited, 15 No. apartments and 1 No. house.

Councillor Devlin and Councillor W Clarke had declared an interest in this planning application and did not attend the site visit.

12 NOON

P/63/2015: APOLOGIES / CHAIRMAN'S REMARKS

No apologies were received.

P/64/2015: DECLARATIONS OF INTEREST

Councillor L Devlin declared an interest in planning application R/2012/0081/F – Oaklee Homes Group Limited, 15 No. apartments and 1 No. house at 2 and 4 Donard Street, Newcastle and also planning application R/2013/0107/F – G & M Lodge Caring Ltd – change of use and bedroom extension to existing guest house to provide hotel (amended plans) at 76 Tollymore Road, Newcastle. She advised she had submitted representations on these applications which had been circulated with the agenda for the Planning Meeting.

Councillor W Clarke declared an interest in planning application R/2012/0081/F – Oaklee Homes Group Limited, 15 No. apartments and 1 No. house at 2 and 4 Donard Street, Newcastle.

P/65/2015: ACCESSIBILITY OF INFORMATION ON PLANNING PORTAL

NOTED: Councillor McAteer expressed concern that he had difficulty trying to view planning application documents, including drawings and letters of objection/support on the planning portal. He said this impacted on Councillors preparing for the Planning Meeting.

AGREED: On the proposal of Councillor Craig, seconded by Councillor McKee, it was agreed, following advice from the Council's Legal Advisor, that the Committee proceed to consider the planning applications on an application by application basis and, if necessary, arrangements could be made to bring drawings or previously submitted representations before the Committee. If a Member was not content that they had sufficient information to make an informed decision, with the information provided, they would have the option to defer the application.

**P/66/2015: MINUTES OF PLANNING COMMITTEE MEETING
- WEDNESDAY 28 OCTOBER 2015**

Read: Minutes of Planning Committee Meeting held on Wednesday 28 October 2015. (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 Wednesday 28 October 2015 as a true and accurate record.

**P/67/2015: ACTION SHEET- MEMBERS' BRIEFING PANEL MEETING
TUESDAY 3 NOVEMBER 2015**

Read: Action Sheet of Members' Briefing Panel Meeting held on Tuesday 3 November 2015. (Copy circulated).

AGREED: It was agreed to mark the above Action Sheet noted.

P/68/2015: PLANNING PERFORMANCE FIGURES

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

Noted: It was agreed to note the above report.

In response to a query from Councillor Ruane, Mr McKay advised that interviews had been held for the appointment of Planning Officers and letters of notification had been sent out to the candidates. The Council now had to await the response from candidates as to whether or not they would take the positions offered to them and pending this, additional staff would hopefully be in place in January 2016.

In response to query from Councillor McAteer, Mr McKay said that to date there were 1513 "live" applications in the system.

Councillor McAteer said the feedback from agents was that it was taking too long to process planning applications and this was having a negative impact on their businesses.

P/69/2015: APPLICATIONS FOR DETERMINATION

The following Applications were considered by the Committee:

(1) LA07/2015/0513/F

Location:

Killeavy GFC, 49 Forkhill Road, Cloughogue, Newry, BT35 8QX.

Proposal:

Proposed new 3G pitch, outdoor gym area and new walking/jogging path with associated site works.

**Conclusion and recommendation from Planning Official:
APPROVAL**

AGREED: On the proposal of Councillor Murnin, seconded by Councillor Larkin, it was agreed to issue an approval in respect of planning application LA07/2015/0513/F, subject to condition 1 and informatives 1-8, as per the Development Management Officer Report.

Noted: No abstentions.

(2) P/2014/0515/F

Location:

BCM NI, Mullartown House, 159 Glasdrumman Road, Annalong.

Proposal:

Additional accommodation to provide sports hall facilities.

Conclusion and recommendation from Planning Official:

APPROVAL

AGREED: On the proposal of Councillor McKee, seconded by Councillor W Clarke, it was agreed to issue an approval in respect of planning application P/2014/0515/F, subject to conditions 1 and 2 and informatives 1-10, as per the Development Management Officer Report.

Noted: No abstentions.

(3) R/2014/0145/F

Location:

Windsor Developments Ltd, Boulevard Park, Dundrum Road, Newcastle.

Proposal:

Erection of 50 dwellings (12 detached and 38 semi-detached) (change of house types from that previously approved under 2004/A563 and R/2003/0888/F), including car parking and landscaping.

Conclusion and recommendation from Planning Official:

APPROVAL

AGREED: On the proposal of Councillor W Clarke, seconded by Councillor Craig, it was agreed to issue an approval in respect of planning application R/2014/0145/F, subject to conditions 1 to 18, as per the Development Management Officer Report.

Noted: No abstentions.

Noted: Councillor Devlin left the meeting at this point – 12.30 pm.

(4) R/2013/0107/F

Location:

G & M Lodge Caring Ltd, 76 Tollymore Road, Newcastle

Proposal:

Change of use and bedroom extension to existing guest house to provide hotel (amended plans) at 76 Tollymore Road, Newcastle.

**Conclusion and recommendation from Planning Official:
REFUSAL**

Noted: Shane Grant advised the Committee of a series of concerns Transport NI had on this application including information that the applicant did not control land which would be necessary to carry out road improvements to the minimum standard required; proposed road improvements would have a detrimental impact on existing accesses along the Tollymore Road and there was no indication from the applicant they could forward a scheme that would meet the necessary requirements.

Councillor McAteer said the application should be deferred to allow an opportunity for a meeting between Transport NI representatives and the applicant and agent to clarify any issues of concern in relation to road safety.

Councillor Larkin proposed and Councillor Ruane seconded that planning application R/2013/0107/F be refused as per the recommendation in the Development Management Officer's report.

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

FOR: 8
AGAINST: 3
ABSTENTIONS: Nil

AGREED: It was agreed on the proposal of Councillor Larkin, seconded by Councillor Ruane, that planning application R/2013/0107/F be refused as per the recommendation in the Development Management Officer's report.

Noted: Councillor W Clarke left the meeting at this point – 1.10 pm.

(5) R/2012/0081/F

Location:

Oaklee Homes Group Ltd, 2 and 4 Donard Street, Newcastle

Proposal:

15 No. apartments and 1 No. house at sites 2 and 4 Donard Street, Newcastle.

**Conclusion and recommendation from Planning Official:
APPROVAL**

AGREED: It was agreed on the proposal of Councillor McAteer, seconded by Councillor McKee, to defer planning application R/2012/0081/F for further discussion between Planning Officers and the applicant regarding concerns raised by Members of the Planning

Committee in terms of overshadowing and loss of light to adjacent property. Possible amendments to be considered include the possibility of moving the single dwelling adjacent to No 4 Park Lane in an easterly direction; some change to the pitch of the roof of the proposed single dwelling; change proposed single dwelling to a single storey unit; improved boundary planting between Site 4 apartment block and No. 6 Donard Street and conditions to minimise noise during construction.

It was agreed Planners would bring back a report on the outcome of their discussions with the agent/applicant to the next appropriate Planning Committee Meeting.

Noted: Councillor Devlin and Councillor W Clarke re-joined the meeting – 1.40 pm.

P/70/2015: DRAFT CONDITIONS FOR PLANNING APPLICATION R/2014/0487/F – ALTERNATIVE HEAT AND KANE HEATING – PROPOSED NEW PRODUCTION BUILDINGS AT BURRENREAGH ROAD, CASTLEWELLAN

Read: Draft Conditions 1-14 in relation to R//2014/0487/F – Alternative Heat and Kane Heating – proposed new production buildings at Burrenreagh Road, Castlewellan. (Copy circulated).

Agreed: **On the proposal of Councillor McKee, seconded by Councillor Ruane it was agreed to exclude the public and press from the meeting during discussion on this matter which related to exempt information by virtue of Paragraph 6 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 – information which reveals that the Council proposes to:-**

- a) Give under any statutory provision a notice by virtue of which requirements are imposed on a person; or**
- b) To make an order or direction under any statutory provision and the public may, by resolution, be excluded during this item of business.**

Agreed: **On the proposal of Councillor McKee, seconded by Councillor Devlin, it was agreed the Committee come out of closed session.**

Mr McKay Head of Planning reported that Councillors had been updated by officials on unauthorised development and possible enforcement action in relation to this site.

Agreed: **It was agreed on the proposal of Councillor McKee, seconded by Councillor Murnin, to agree in principle with the draft conditions for planning application R/2014/0487/F but that the final issuing of the planning approval be delayed until Planning Officers have the necessary drawings in place to accompany the decision notice, with accompanying conditions and approved plans. Planning Officers to also ensure the resolution of enforcement matters at the site prior to issuing a decision notice.**

Noted: No abstentions.

P/71/2015: IMPLEMENTATION OF PLANNING POLICY FOR THE RETENTION OF ZONED LAND AND ECONOMIC DEVELOPMENT USES – PLANNING ADVICE NOTE

Read: Letter dated 16 November 2015 from Angus Kerr, Director, Department of the Environment re: implementation of Planning Policy for the retention of zoned land and economic development uses.

Agreed: The above correspondence was noted.

There being no further business the meeting concluded at 2.20 pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 16 December 2015.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**