

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL / DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Thursday 26 May 2016 at 10am in the Boardroom, District Council Offices, Monaghan Row, Newry

In the Chair: Councillor J Tinnelly

Vice Chair Councillor W Clarke

In attendance: **(Committee Members)**

Cllr M Larkin	Cllr M Ruane
Cllr D McAteer	Cllr P Brown
Cllr K Loughran	Cllr L Devlin
Cllr M Murnin	Cllr G Craig

(Non Committee Members)

Cllr P Clarke

(Officials)

Mr C O'Rourke	Director of RTS
Mr P Rooney	Principal Planning Officer
Mr A Davidson	Planning Officer
Ms N Largey	Legal Advisor
Ms L Dillon	Democratic Services Officer
Ms C McAteer	Democratic Services Officer

P/50/2016: APOLOGIES / CHAIRMAN'S REMARKS

Noted: Apologies were received from
Councillor V Harte
Mr A Hay Development Plan Manager

The Chairperson, Councillor Tinnelly said this was his last meeting as both Chairperson and a member of the Planning Committee. He said the past year had been historic in that a new Council came into operation and with it a Planning Committee with new powers. He said the Planning Committee generated the most scrutiny and comment and he believed that the continued negative coverage by the press was unfair and unwarranted. He said to deliver an efficient planning service with limited resources had been difficult and stressful over the past year but he hoped the new Planning Committee would continue to defend the work of the Council's Planning Department going forward.

Councillor Tinnelly extended thanks to Eileen McParland Democratic Services Manager and to Colette McAteer and Louise Dillon Democratic Services Officers for their help and efficient processing of agenda and minutes. He also extended thanks to Mr Patrick Green and Nora Largy Legal Services and to all the Planning Officers as led by Anthony McKay Chief

Planning Officer and Pat Rooney Principal Planning Officer, for their guidance, friendship and tolerance.

Councillor Tinnelly thanked the Vice Chairperson of the Planning Committee and fellow Committee Member, Councillor W Clarke for his effort and hard work throughout the year on what was a challenging Committee.

Finally Councillor Tinnelly said it was an honour and privilege to server the constituents of the District as Chairperson of the Planning Committee during the inaugural year of the Committee and he extended his best wishes to the incoming Planning Committee and to the Planning Department going forward.

P/51/2016: DECLARATIONS OF INTEREST

Noted: Councillor Devlin declared an interest in Planning Application No. LA07/2013/0217/F (Applicant: Mr Tony Steel) and stated she would not be taking part in discussion regarding this application.

Noted: Councillor Devlin said the Agent for Planning Application No. LA07/2013/0217/F had submitted information to the Planning Department in respect of this application but it appeared this information had not been circulated to the Planning Committee members and she said this needed to be examined.

P/52/2016: MINUTES OF PLANNING COMMITTEE MEETING - WEDNESDAY 11 MAY 2016

Read: Minutes of Planning Committee Meeting held on Wednesday 11 May 2016. (Copy circulated).

AGREED: **On the proposal of Councillor Craig seconded by Councillor Devlin it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 11 May 2016 as a true and accurate record.**

Noted: Councillor W Clarke referred to a previous request he made for the Planning Committee to be presented with a paper showing the outcomes of Planning Appeal decisions, in particular infill appeals and appeals relating to single dwellings in the countryside, and he asked why this information was not included on today's Agenda.

AGREED: **It was agreed the Planning Department arrange to have a paper prepared detailing Planning Appeal decisions together with a brief on the type of planning application to give Members an understanding of how Planning Policy is being interpreted with particular reference to appeal decisions for infill dwellings and single dwellings in the countryside.**

Noted: Members briefly discussed the possibility of devising a new way to efficiently deal with those applications where there are no issues and that this was something the new incoming Planning Committee could table for future discussion.

P/53/2016: APPLICATIONS FOR DETERMINATION

(1) LA07/2015/0012/F – Jacqueline Savage

Noted:

A representation of support for the application was received from Councillor Hearty.

Location:

37m south-east of 39 Billy's Road, Ballyholland Upper, Newry

Proposal:

Erection of farm dwelling and garage.

Conclusion and recommendation from Planning Official

Refusal

AGREED: On the proposal of Councillor Craig seconded by Councillor Murnin it was agreed to issue a Refusal in respect of Planning Application No. LA07/2015/0021/F, as per the Development Management Officer Report.

NOTED: Abstentions: 0

(2) LA07/2015/0061/F – Stephen and Aaron Connolly

Location:

Land approximately 180m south east of 7 Liberty Road, Saintfield

Proposal:

2 No. boiler poultry sheds with 4 No. feed bins, 2 No. gas tanks, a biomass boiler shed with fuel bin and an office, changing and standby generator building (to contain a total of 74,000 boilers)

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor Craig seconded by Councillor Murnin it was agreed to issue an Approval in respect of Planning Application No. LA07/2015/0061/F, subject to a time condition of commencement within 5 years shall be placed on any approval along with specific conditions from Transport NI, as per the Development Management Officer Report.

NOTED: Abstentions: 0

(3) LA07/2015/0161/F – Mr E Lennon

Location:

35 Central Promenade, Newcastle

Proposal:

Apartment building with 14 units, 3.5 storey with retail spaces and car parking.

Conclusion and recommendation from Planning Official

Approval

Noted: Concerns were raised by Members regarding the negative impact of this development on local amenity and loss of light for residents living in Post Office Lane Newcastle, and regarding the close proximity of the development to the Methodist Church which is a listed building.

AGREED: On the proposal of Councillor W Clarke seconded by Councillor Craig it was agreed to defer Planning Application No. LA07/2015/0161/F and that the Planning Department give further consideration to this Application with reference to concerns regarding loss of light and amenity and the close proximity of the proposed scheme to a listed building.

It was also agreed Planning Department Officials arrange a site visit to allow the Members of the Planning Committee an opportunity to view the proposed site in respect of Planning Application LA07/2015/0161/F.

NOTED: Abstentions: 0

(4) LA07/2015/0251/F – Mr & Mrs P Mulhall

Location:

21 Tullykin Road, Killyleagh

Proposal:

Replacement dwelling and garage.

Conclusion and recommendation from Planning Official

Refusal

AGREED: On the proposal of Councillor Ruane seconded by Councillor Larkin it was agreed to issue a Refusal in respect of Planning Application No. LA07/2015/0251/F, as per the Development Management Officer Report.

NOTED: Abstentions: 0

(5) LA07/2015/0278/O – T & F Magoran

Location:

Land 30m east and opposite 14 Market Road, Moneyscalp, Kilcoo

Proposal:

Proposed dwelling and garage on a farm.

Conclusion and recommendation from Planning Official

Refusal

AGREED: On the proposal of Councillor Craig seconded by Councillor Murnin it was agreed to issue a refusal in respect of Planning Application No. LA07/2015/0278/O, as per the Development Management Officer Report.

NOTED: Abstentions: 0

(6) LA07/2015/0431/O – Mr and Mrs R McConnell

Location:

75m south west of 177 Head Road, Annalong

Proposal:

Farm dwelling and garage

Conclusion and recommendation from Planning Official

Refusal

AGREED: On the proposal of Councillor Loughran seconded by Councillor Ruane it was agreed to issue a Refusal in respect of Planning Application No. LA07/2015/0431/O, as per the Development Management Officer Report.

NOTED: Abstentions: 0

(7) LA07/2015/0455/F – Fergal O’Hanlon

Location:

15 Kearney Crescent, Whitecross, Armagh

Proposal:

Retention of part boundary walls, piers and railings.

Conclusion and recommendation from Planning Official:

Refusal

AGREED: On the proposal of Councillor Murnin seconded by Councillor Craig it was agreed to issue a Refusal in respect of Planning Application No. LA07/2015/0455/F, as per the Development Management Officer Report.

NOTED: Abstentions: 0

(8) LA07/2015/0548/O – Martin Fitzpatrick

Location:

Immediately south and west of 18 & 20 Pats Road, Ballymartin, Kilkeel

Proposal:

New dwelling and garage on a farm

Conclusion and recommendation from Planning Official:

Refusal

AGREED: On the proposal of Councillor Craig seconded by Councillor Murnin it was agreed to issue a Refusal in respect of Planning Application No. LA07/2015/0548/O, as per the Development Management Officer Report.

NOTED: Abstentions: 0

(9) LA07/2015/0714/F – Mr & Mrs Byrne

Location:

180m north west of existing farm buildings adjoining 28 Ballyclander Road, Downpatrick

Proposal:

Proposed farm dwelling and garage

Conclusion and recommendation from Planning Official:

Refusal

Noted: It was noted additional information had been received from the Applicant/Agent in respect of this application.

Noted: Members discussed issues regarding integration and health and safety in relation to the proposed site and reference was made to a recent Planning Appeals decision to overturn a decision on a Planning Application on health and safety grounds.

AGREED: On the proposal of Councillor W Clarke seconded by Councillor Devlin it was agreed to defer Planning Application No. LA07/2015/0714/F for a period of one month to allow the applicant to submit a Health and Safety Report for consideration by the Planning Department and to allow Officers to look at a recent Planning Appeals decision whereby a Planning Department determination was overturned on health and safety grounds.

NOTED: Abstentions: 0

(10) LA07/2015/0832/F – Desmond Patterson

Noted:

Representations in support of the application had been received from Councillor P Clarke and Councillor G Hanna.

Location:

70 Trassey Road, Bryansford, Newcastle

Proposal:

Extension to dwelling.

Conclusion and recommendation from Planning Official:

Refusal

AGREED: Following communication with the Planning Department by the Applicant, it was agreed to withdraw Planning Application No. LA07/2015/0832/F.

NOTED: Abstentions: 0

(11) LA07/2015/0882/O – Cathal McCormac

Location:

50m sw of 8 New Line, Drumintee, Newry

Proposal:

Proposed site for dwelling and garage at an existing cluster.

Conclusion and recommendation from Planning Official:

Refusal

AGREED: On the proposal of Councillor Craig seconded by Councillor Brown it was agreed to issue a refusal in respect of Planning Application No. LA07/2015/0882/O, as per the Development Management Officer Report.

NOTED: Abstentions:

(12) LA07/2015/0921/O – Noel McLoughlin

Location:

Adjacent and immediately south of 5 Greenan Road and fronting Mullavat Road, Newry

Proposal:

Dwelling and domestic garage on gap site.

Conclusion and recommendation from Planning Official:

Refusal

AGREED: On the proposal of Councillor Ruane seconded by Councillor Brown it was agreed to issue a refusal in respect of Planning Application No. LA07/2015/0921/F, as per the Development Management Officer Report.

NOTED: Abstentions: 0

(13) LA07/2015/0929/A – Edge Hairdressers

Location:

1 John Mitchell Place, Newry

Proposal:

Proposed LED digital bill board to side elevation and aluminium projecting sign to front elevation.

Conclusion and recommendation from Planning Official:

Refusal

AGREED: On the proposal of Councillor Murnin seconded by Councillor Craig it was agreed to issue a Refusal in respect of Planning Application No. LA07/2015/0929/A, as per the Development Management Officer Report.

NOTED: Abstentions: 0

(14) LA07/2015/1168/F – Mr Patrick Small

Location:

43 Upper Burren Road, Warrenpoint

Proposal:

Proposed replacement dwelling and garage 58m se

Conclusion and recommendation from Planning Official:

Refusal

AGREED: On the proposal of Councillor Devlin seconded by Councillor W Clarke it was agreed to issue a Refusal in respect of Planning Application No. LA07/2015/1168/F, as per the Development Management Officer Report.

NOTED: Abstentions: 0

(15) LA07/2016/0259/O – Mr M Fearon

Location:

25m south of No. 10 Lisgarvagh, Lislea, Newry

Proposal:

Proposed dwelling and detached garage (CTY 2A)

Conclusion and recommendation from Planning Official:

Refusal

Noted: Members discussed issues regarding clustering in the context of policy PPS21.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Murnin it was agreed to defer Planning Application No. LA07/2016/0259/O to give Planning Department an opportunity to consider comments made by Members in the context of Planning Policy PPS21, with regard to clustering.

NOTED: Abstentions: 0

(16) R/2013/0217/F – Mr Tony Steel

Location:

120m east of 18 Moneyslane Road, Castlewellan

Proposal:

Erection of agricultural shed.

Conclusion and recommendation from Plannign Official:

Refusal

AGREED: It was agreed to note that Planning Application No. R/2013/0217/F would be withdrawn as this application had been wrongly advertised and the Planning Department would arrange to have the application re-advertised.

(17) R/2014/0143/F – Mr Shane Brennan and Lindsay Agnew

Location:

50m sw of 37 Magheralone Road, Ballynahinch

Proposal:

Dwelling, garage and associated site works.

Conclusion and recommendation from Planning Official:

Refusal

AGREED: On the proposal of Councillor Larkin seconded by Councillor W Clarke it was agreed to issue a Refusal in respect of Planning Application No. R/2014/0143/F, as per the Development Management Officer Report.

NOTED: Abstentions: 0

Councillor Brown thanked Councillor Tinnelly for his words of support at the outset of the Meeting. He expressed his gratitude to Councillor Tinnelly for the excellent job he did as Chairperson of the Planning Committee. He said the Planning Committee was a very challenging committee and Councilor Tinnelly met those challenges very well.

Councillor McAteer concurred with the sentiments expressed by Councillor Brown regarding Councillor Tinnelly and he said Councillor Tinnelly carried out the job as Chairperson of the Planning Committee to exemplary standards and that he was sorry to see him leave the Planning Committee.

Councillor Murnin concurred with the sentiments expressed by the previous speakers regarding Councilor Tinnelly.

Councillor W Clarke also concurred with the sentiments expressed by the previous speakers and said Councillor Tinnelly did an excellent job as Chairperson of the Planning Committee which he said was a new beginning for everyone.

P/54/2016 – DATE OF NEXT MEETING

Noted: It was noted the date of the next Planning Committee Meeting was scheduled for Wednesday 8 June 2016.

There being no further business the meeting ended at 12.40pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 8 June 2016.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**