

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL/DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 31 August 2016 at 10.00am in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor W Clarke (10.00am – 12.25pm)
Councillor J Macauley (12.25pm – 12.45pm)
Councillor W Clarke (12.45pm – 12.55pm)

In Attendance:

(Committee Members)

Cllr C Casey Cllr G Craig
Cllr G Hanna Cllr V Harte
Cllr K Loughran Cllr M Ruane
Cllr M Murnin

(Officials)

Mr C O'Rourke Director of RTS
Mr A McKay Chief Planning Officer
Mr P Rooney Principal Planning Officer
Mr A Hay Principal Planning Officer
Ms A McAlarney Senior Planning Officer
Ms N Largy Legal Advisor
Ms E McParland Democratic Services Manager
Ms L Dillon Democratic Services Officer
Ms C McAteer Democratic Services Officer

P/87/2016: APOLOGIES / CHAIRPERSON'S REMARKS

Apologies were received from:

Councillor L Devlin
Councillor M Larkin
Councillor D McAteer

P/88/2016: DECLARATIONS OF INTEREST

Councillor W Clarke declared an interest in Planning Application R/2014/0449/F (Ronan McVeigh) – construction of 2 detached dwellings and 4 apartments in one 2 storey block. New private driveways gardens parking spaces and fences (renewal of previous planning permission R/2007/0503/F- 13 Tullybrannigan Road Newcastle, and said he would not be taking part in discussion on this application.

**P/89/2016: MINUTES OF PLANNING COMMITTEE MEETING
- WEDNESDAY 3 AUGUST 2016**

Read: Minutes of Planning Committee Meeting held on Wednesday 3 August 2016 (Copy circulated).

AGREED: On the proposal of Councillor G Craig seconded by Councillor V Harte it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 3 August 2016 as a true and accurate record.

**P/90/2016: MINUTES OF PLANNING COMMITTEE MEETING
- WEDNESDAY 10 AUGUST 2016**

Read: Minutes of Planning Committee Meeting held on Wednesday 10 August 2016, which was a continuation of the Planning Committee Meeting held on Wednesday 3 August 2016. (Copy circulated).

AGREED: On the proposal of Councillor G Craig seconded by Councillor G Hanna it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 10 August 2016, which was a continuation of the Planning Committee Meeting held on Wednesday 3 August 2016, as a true and accurate record.

P/91/2016: ADDENDUM LIST

Read: Addendum list of planning applications with no representations received or requests for speaking rights. (Copy circulated).

AGREED: It was unanimously agreed to remove Planning Application LA07/2015/0776/F – Mr John McBride – to the rear of 83 and 85 Kilkeel Road, Annalong, from the Addendum List.

It was noted Councillor Hanna had made a representation on this application asking that it be withdrawn from the addendum list to be given full consideration by the Planning Committee.

AGREED: On the proposal of Councillor Craig seconded by Councillor M Murnin it was agreed to approve the Officer recommendation, as per the Development Management Officer Report, in respect of the following Planning Applications:

LA07/2015/0253/F

Applicant: Jonathan and Fergus Woods

Proposal: Erection of 2no. broiler poultry house with 4 no. feed bins
2no gas tanks, biomass plant room with 1no wood pellet bin,
washing collection tank and an office, changing and standby
generator building and associated site works (to contain
74,000 broilers)

Location: 120m south of 36 Ballytrim Road Killyleagh BT30 9TJ.

Recommendation: **APPROVAL**

LA07/2015/0761/F

Applicant: Damien McMahon

Proposal: Extension and alteration to existing terraced dwelling with
improvements to access.

Location: 79 Drumalane Road Newry Co Down BT35 8AR

Recommendation: **REFUSAL**

LA07/2015/1318/O

Applicant: Ellen Ward

Proposal: New dwelling house

Location: 50m east of Lower Carrogs Road Newry BT34 2NG

Recommendation: **REFUSAL**

LA07/2016/0460/O

Applicant: Robert White

Proposal: Proposed infill site for dwelling and garage at.

Location: Lands 20m South East of No.14 Temple Hill Road Newry
Co. Down

Recommendation: **REFUSAL**

R/2012/0545/F

Applicant: CES Quarry Products Ltd

Proposal: Extension to quarry

Location: Castlenavan Quarry 131 Newcastle Road Seaforde
Downpatrick Co Down BT30 8PR

Recommendation: **APPROVAL**

R/2013/0355/F

Applicant: Down District Council

Proposal: Provision of additional burial plots and associated paths at
existing cemetery

Location: Loch Inch Cemetery 1 Riverside Road Ballynahinch BT24
8JB.

Recommendation: APROVAL

P/92/2016: APPLICATIONS FOR DETERMINATION

AGREED: On the advice of the Principal Planning Officer it was agreed on the proposal of Councillor Craig seconded by Councillor Loughran to withdraw the following Planning Applications from the schedule:-

- LA07/2015/0881/O – Peter Balchius c/o agent – site for dwelling and garage (amended address) – NW of junction of Dublin Road with Ellisholding Rod Newry (130m south of No 163 Dublin Road) - **Planning Department advised this application had been withdrawn from schedule by the Agent.**

The following applications were then determined by the Committee:

(1) LA07/2015/1202/O – Dermot and Antionette Murphy

Location:

Site to the rear of 17B Bonds Road, Dorsey, Silverbridge, BT35 9PE

Proposal:

Outline application for a new dwelling on an infill/gap site.

Conclusion and recommendation from Planning Official:
REFUSAL

AGREED: On the proposal of Councillor Hanna seconded by Councillor Harte 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 1 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 – information relating to any individual.

Speaking Rights:

Councillor B O Muiri presented in support of application.

AGREED: It was unanimously agreed the Committee come out of closed session.

When the Committee came out of closed session the Chairperson reported the following Decision which had been agreed by the Committee in respect of Planning Application LA07/2015/1202/O.

AGREED: On the proposal of Councillor Murnin seconded by Councillor Casey it was agreed to issue a Refusal, for the reasons recommended, in respect of Application LA07/2015/1202/O, as per the Development Management Officer Report, on the understanding Planning

Department will meet with the Applicant as soon as possible to discuss making another planning application more appropriate to the applicant's personal circumstances.

(2) P/2009/1336/F – Mr JC Campbell c/o Agent

Location:

52, 68 to 72 and 74 Shore Road, Rostrevor.

Proposal:

Sheltered housing and communal facilities in one block of 10 apartments, a 70 bed nursing home each with site works and parking and 41 apartments with site parking and basement parking.

Conclusion and recommendation from Planning Official:
REFUSAL

Speaking rights:

Mr C Sands presented in objection to the application. Mr K Hanna was also present. Mr E Larkin and Mr C Campbell presented in support of the application.

AGREED: On the proposal of Councillor Craig seconded by Councillor Casey it was agreed to defer Planning Application P/2009/1336/F to allow Planning Officers to meet with the applicant and for discussions to take place between the applicant and the objectors, and to facilitate a site visit by the Committee Members.

Abstentions: 0

(3) R/2011/0632/F – Mr M Trainor c/o Newline Architects

Location:

Amended proposal/plans received) 900m west of 77 Ardglass Road (former Airfield Bishopscourt) Ballyhornan, Co Down

Proposal:

Erection of 2 no. wind turbines with a hub height of 62m, 3 no rotary blades of 26.5m (amended proposals/plans received)

Conclusion and recommendation from Planning Official:
APPROVAL

Speaking rights:

Mr S Bradshaw presented in objection to the application.
Mr P Henry Agent presented in support of the application.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Craig it was agreed to issue an Approval in respect of Planning Application R/2011/0632/F, as per the Development Management Officer Report.

Abstentions: 0

(Councillor W Clarke withdrew to the Public Gallery - 12.25pm)
(Councillor J Macauley chaired the meeting from this point – 12.25pm)

(4) R/2014/0449/F – Ronan McVeigh

Location:

13 Tullybrannigan Road, Newcastle

Proposal:

Demolition of existing dwelling. Construction of 2 detached dwellings and 4 apartments in one storey block. New private driveways, gardens, parking spaces and fences.
(renewal of previous planning permission R/2007/0503/F)

Conclusion and recommendation from Planning Official:
REFUSAL

Speaking rights:

Mr R McVeigh presented in support of the application.

AGREED: On the proposal of Councillor Murnin seconded by Councillor Ruane it was agreed to issue an Approval in respect of Planning Application R/2014/0449/F, contrary to Officers recommendation, on the basis that the application fulfils PPS7 LC 1, and subject to the inclusion of the conditions nos 1-6 as contained in the Development Management Officer Report.

Abstentions: 0

(12.45pm – Councillor J Macauley left the chair)
(12.45pm – Councillor W Clarke re-joined the meeting and chaired the meeting from this point)

P/93/2016: NILGA EVENTS – PLANNING IN COUNCILS

Read: Details of NILGA events regarding Planning in Councils – Refresher series for Councillors which are scheduled as follows: **(Copy circulated)**

Elected Members and the Planning Committee – 25 October 2016
(Craigavon Civic Centre)

The Councillor Role in the Development Plan Process – 2 November 2016
(Glenavon Hotel Cookstown)

Councillor and the Planning Appeals Commission – 13 December 2016
(Antrim Civic Centre)

Working with Developers and Agents – date/venue to be confirmed

AGREED: It was unanimously agreed to defer appointments to NILGA Events regarding Planning in Councils, to the next meeting of the Planning Committee Meeting to be held on Wednesday 28 September 2016.

P/94/2016: SPEAKING RIGHTS

In response to concerns raised by Councillor Ruane regarding the operation of the newly introduced speaking rights, it was noted a report would be brought to Council in due course regarding a review of the changes that have been made to the Planning Protocol.

There being no further business the meeting concluded at 12.55pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 28 September 2016.

Signed: ----- **Chairperson**

Signed: ----- **Chief Executive**