

**NEWRY, MOURNE & DOWN DISTRICT COUNCIL**

**NMD/PC/6**

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**Minutes of the Meeting of Newry, Mourne and Down District Council (Shadow)  
Planning Committee held on Tuesday 2 December 2014 at 3.00pm in Mourne  
Room, Downshire Civic Centre, Downpatrick**

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**In attendance:**

**(Councillors)**

Councillor N Bailie (Chair)	Councillor R Burgess
Councillor C Casey	Councillor P Clarke
Councillor W Clarke	Councillor G Craig
Councillor L Devlin	Councillor S Doran
Councillor G Hanna	Councillor T Hearty
Councillor K Loughran	Councillor D McAteer
Councillor H McKee	Councillor M Murnin
Councillor P Ó Gribín	Councillor M Ruane
Councillor JJ Tinnelly	

**(Officials)**

Mr L Hannaway, Chief Executive Designate  
Ms C Miskelly, Head of Human Resources  
Mr J McBride, Change Manager  
Mr J McCorry, Director of Technical & Leisure Services  
Mr A McKay, Planning Manager  
Mrs E McParland, Democratic Services Manager  
Mr C O'Rourke, Director of Environmental Services  
Mrs D Starkey, Committee Administrator

Mrs J Brown, DoE, Planning Service  
Mr C Gallagher, DoE, Planning Service

In the absence of Councillor Sharvin, Councillor Bailie assumed the Chair.

Councillor Bailie took the opportunity to commend and place on record the Planning Committee's appreciation to the Officers and Councillors from Fife Council for all their assistance during the recent valuable and worthwhile Study Visit to Fife Council.

**PC/48/2014: APOLOGIES**

Apologies were received from Councillor Sharvin and Mr E Curtis (Chief Executive, Newry and Mourne District Council).

**PC/49/2014: DECLARATIONS OF INTEREST**

There were no declarations of interest.

Councillor Murnin joined the meeting during the following discussion – 3.25pm

**PC/50/2014: PREPARATORY STUDIES FOR LOCAL GOVERNMENT PLAN (PAPER 2: HOUSING PAPER)**

**Read:** Newry, Mourne and Down Local Development Plan Preparatory Studies – Paper 2: Housing Paper (November 2014). **(Copy circulated)**

**NOTED:** The presentation delivered by Mrs J Brown, DoE Planning on the Local Development Plan Preparatory Studies – Paper 2: Housing. **(Attached at appendix 1)**

**NOTED:** Mrs J Brown provided an overview of the Housing Paper including:

- Regional Policy Direction for Housing
- Uptake of housing land within Area Plans up until 2013
- Profile of housing stock in the Newry, Mourne and Down area
- Housing Growth Indicators
- The need for additional housing stock
- Options for allocating housing growth
- Rural housing
- Summary of key findings (as listed within appendix 1)

**NOTED:** The Chief Executive urged Members to examine the key issues contained within the report and highlighted the importance of working with Planners in relation to the preparation of the Local Development Plan. Members were advised the Plan would require approval of Council within 40 months of the new Council going live.

**AGREED:** **It was agreed to circulate a copy of the presentation to Planning Committee Members.**

**It was agreed to circulate copies of existing Plans for Down and Newry & Mourne areas to Planning Committee Members for their information.**

**PC/51/2014**                    **ACTION SHEET ARISING FROM (SHADOW) PLANNING COMMITTEE MEETING HELD ON 4 NOVEMBER 2014**

**Read:**                            Action Sheet arising from (Shadow) Planning Committee Meeting held on 4 November 2014. **(Copy circulated)**

**AGREED:**                    It was **AGREED** to mark the Action Sheet 'noted'.

**PC/52/2014:**                    **STRUCTURE AND OPERATING PROCEDURES FOR THE NEWRY, MOURNE AND DOWN PLANNING COMMITTEE**

**Read:**                            Report dated 2 December 2014 from Mr A McKay on the Structure and Operating Procedures for the Newry, Mourne and Down Planning Committee. **(Copy circulated)**

**NOTED:**                    Mr McKay provided an overview of the report which set out recommendations in relation to the following:

- Decisions on Planning Applications - Scheme of Delegation
- Enforcement – Scheme of Delegation
- Development Plan
- Speaking Rights
- Site Visits
- Frequency of Meetings

**AGREED:**                    **The Chief Executive agreed to establish how a planning application that was in contradiction of the Local Development Plan would be dealt with.**

**It was agreed to review the operating procedures for the Planning Committee after a period of 12 months (prior to the Annual General Meeting in 2016).**

**AGREED:**                    **It was agreed on the PROPOSAL of Councillor W.Clarke, SECONDED by Councillor D McAteer to approve the recommendations as follows:**

**1. DECISIONS ON PLANNING APPLICATIONS - SCHEMES OF DELEGATION**

**To delegate to the Chief Planning Officer authority:  
To determine all local development applications whether for approval or refusal except where there are:**

- **Relevant material objections from a residents/amenity group;**
- **Objection from a Ward Councillor or;**
- **Objections from six or more respondents from different addresses.**

In such circumstances as are described above a decision cannot be made under delegated powers without first bringing the matter to the attention of the Member's briefing panel.

The members' briefing panel shall be made up of the Chair of Planning Committee, Deputy Chair and two other members of the Planning Committee (to be established by local arrangement).

The panel shall not decide upon applications referred to it. It shall consider the nature and extent of objections to the application by viewing the Planning Officer's report, the drawings and letters of objection.

Thereafter the panel shall either advise that they are satisfied with the proposed decision being made under delegated powers or they will recommend that the decision is made by Planning Committee instead.

Planning Committee shall also determine:

- Applications which are significantly contrary to the development plan and which are recommended for approval.
- Applications which are submitted by members of staff directly involved in the consideration of planning applications, councillors and officers of the Council at the level of senior manager or above.
- Applications attracting objections from statutory consultees where the officer's recommendation is for approval.
- Applications which are submitted by Council or which relate to land in the ownership of the Council or in which the Council has a financial interest.

## **2. ENFORCEMENT – SCHEME OF DELEGATION**

To delegate to the Chief Planning Officer authority:

- To determine whether to take enforcement action and the service of any enforcement notice, planning contravention notice, breach of condition notice, and submission notice to enable the Council to discharge any of their functions as planning authority including direct action.
- To serve any notice in connection with or to secure the removal of advertisements displayed in contravention of any regulations controlling the display of advertisements.

- In the interests of expediency, to take such action as necessary or appropriate in the interests of, or to preserve the position of the planning authority including the service of any stop notice (including a temporary stop notice) or the making of any statutory order including a tree preservation order.

It was agreed all enforcement activities are delegated to planning officers.

Planning Committee shall retain oversight of the enforcement process and shall receive reports from planning officers.

Planning Committee shall prepare an enforcement strategy detailing how enforcement action will be dealt with.

### **3. DEVELOPMENT PLAN**

It is the role of the Planning Committee to approve the local development plan before it is passed by resolution of the Council.

Planning Committee shall ensure that the local development plan is monitored annually, particularly in terms of the availability of housing and economic development land.

Planning Committee shall review the local development plan every five years giving consideration to whether there is a need to change the plan strategy or the zonings, designations and policies contained in the local policies plan

### **4. SPEAKING RIGHTS**

It was agreed there would be no speaking rights at the Planning Committee, other than for members of the Committee and officers.

### **5. SITE VISITS**

The following arrangements for the conduct of site visits were agreed, with criteria to be drawn up:

Site visits shall be undertaken only on an exceptional basis and with the agreement of the Members' Briefing Panel. Head of Planning to formulate criteria for definition of 'exceptional' in relation to site visits.

**Attendance shall be restricted to Planning Committee Members, officers and DEA councillors.**

**A written report on the site visit shall be presented to the next planning committee meeting at which the application is to be discussed.**

**The Chief Officer may, with a major application, invite members of committee to an informal site visit before an application is submitted to committee for consideration**

## **6. FREQUENCY OF MEETINGS**

**It was agreed that the Planning Committee meet every 4 weeks.**

**PC/53/2014: NEWRY, MOURNE AND DOWN PATHFINDER PROJECT: LESSONS LEARNT**

**Read:** Report entitled Newry, Mourne and Down Pathfinder Project – Lessons Learned, November 2014. **(Copy circulated)**

**AGREED:** It was agreed to mark the correspondence ‘noted’.

**AGREED:** It was agreed a presentation outlining the planning process (from receipt of a planning application right through to a decision being taken on an application) be delivered at the Planning Committee Meeting to be held on 6 January 2015.

**PC/54/2014: UPDATE ON THE RECONFIGURATION OF THE COUNCIL BOARDROOM, MONAGHAN ROW, NEWRY**

**Read:** Report dated 2 December 2014 entitled update on the reconfiguration of the Council Boardroom, Monaghan Row **(Copy circulated)**

**AGREED:** It was **AGREED** on the **PROPOSAL** of Councillor P.Clarke, **SECONDED** by Councillor Hanna to relocate the scheduled meetings of Council during March 2015 to facilitate the necessary works for the reconfiguration of the Boardroom.

**The Finance & Resources Committee and Development Committee Meetings scheduled for the 18 and 24 March 2015 respectively are relocated to the Training Room, Monaghan Row.**

**PC/55/2014: DELOITTE DUE DILIGENCE REPORT ON THE TRANSFER OF PLANNING FUNCTIONS**

**Read:** Report from Mr Liam Hannaway, Chief Executive dated 2 December 2014 on Deloitte Due Diligence Report – Transfer of DoE Planning. **(Copy circulated)**

**NOTED:** The Chief Executive highlighted it had been agreed at the Development Committee on 25 November 2014 to write to the OFMDFM and to the Minister of the Environment expressing critical concerns regarding significant resource implications of the transferring functions. This included no budget being allocated for the transfer of the Planning Portal to Local Government for operation and change control costs.

The Chief Executive also highlighted that Fife Council confirmed it had cost £400,000 to prepare their Development Plan and therefore this raised significant concerns about the proposed budget allocation.

**AGREED:** It was agreed to mark the correspondence ‘noted’.

**PC/56/2014: CONSULTATION ON PLANNING REFORM AND TRANSFER TO LOCAL GOVERNMENT**

**Read:** Correspondence from Department of the Environment, Planning Policy Division dated 31 October 2014 regarding the second phase of a two-phased consultation on Planning Reform and Transfer to Local Government. **(Copy circulated)**

**AGREED:** It was agreed to mark the correspondence ‘noted’.

There being no further business the Meeting concluded at **4.45pm**.

**For consideration at the Shadow Council Meeting to be held on Tuesday 6 January 2015.**

**Signed: Councillor Bailie  
Chairperson**

**Mr L Hannaway  
Chief Executive Designate**

## The Newry, Mourne and Down Preparatory Studies

### Housing: Paper Two



Helen Stoops, Principal Planner  
Development Plan, Southern Area Office  
DOE Planning



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## Aim of Presentation

The aim of this presentation is to provide an overview of the Housing Paper to include:

- Regional Policy direction for housing
- Uptake of housing land to 2013
- Profile of housing stock in the Council area
- Housing Growth Indicators (HGI's) and the need for additional housing stock
- Examination of Options for Allocating Housing Growth
- Rural Housing
- Summary of key findings

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## Regional Policy Context

**Regional Policy Context** is provided by:

- Regional Development Strategy 2035 (RDS)
- Planning Policy Statements (Will be replaced with the Strategic Planning Policy Statement)

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## Regional Guidance relevant to Housing (RDS) 2035

Regional Development Strategy 2035 (RDS) Regional Guidance:

- **strengthen community cohesion** through fostering a stronger community spirit and sense of place and encouraging mixed housing development (RG 6);
- **support urban and rural renaissance** by encouraging and bringing forward under-utilised land and buildings, particularly for mixed use development and promoting regeneration in areas of social need (RG 7); and
- manage housing growth **to achieve sustainable patterns of residential development** by promoting more sustainable development within existing urban areas and ensuring an adequate and available supply of quality housing to meet the needs of everyone (RG 8).

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## Regional Guidance relevant to Housing (Planning Policy Statements)

**Planning Policy Statements (PPS's)** - to be replaced with the **Strategic Planning Policy Statement (SPPS)**

- PPS12: Housing in Settlements
  - PPS12: Policy 3 (Amended) "Travellers Accommodation"
  - PPS21: Sustainable Development in the Countryside
  - Draft PPS22: Affordable Housing
  - PPS7: Quality Residential Environments
  - PPS8: Open Space and Outdoor recreation
- (PPS7 & PPS8 are primarily concerned with the design and layout of housing schemes

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## Uptake of Housing Land within Area Plans

Existing Settlement Strategies are contained within:

- **Ards & Down Area Plan 2015**
- **Banbridge/Newry & Mourne Area Plan 2015**

**Annual Housing Monitor:** provides information on the amount of units built on zoned and unzoned land within settlements as contained in existing Area Plans

Allows for a "Plan, Monitor and Manage Approach"

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## Uptake of Housing Land within Area Plans

### Newry & Mourne District Council Area

Settlement	Total Housing Land Developed (ha)	Total Housing Land Remaining (ha)
Newry	183.65	133.26
Crossmaglen	15.48	14.38
Kilkeel	34.78	39.04
Newtownhamilton	4.93	4.93
Warrenpoint/Burren	78.67	61.9
Total	317.51	253.51

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## Uptake of Housing Land within Area Plans

### Down District Council Area

Settlement	Total Housing Land Developed (ha)	Total Housing Land Remaining (ha)
Downpatrick	105.43	116.37
Ballynahinch	47.19	58.3
Newcastle	75.12	29.14
Total	227.74	203.81

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## Profile of Housing Stock

### Change in Newry, Mourne & Down Housing Tenure 2001-2011



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## Profile of Housing Stock

### Changes in Housing Types between 2001 & 2011:

- Small increase in the proportion of detached dwellings in the NMD area to 49%, (NI 37%)
- Slight decrease in the proportion of semi-detached dwellings in the NMD area to 27%, (NI 28%)
- Increase in the proportion of flats in the NMD area to 5%, (NI 9%)
- Fall in the proportion of terraced & other in the NMD area in line with regional trend

### Affordability:

- An improvement between 2010 – 2012, where the % of affordable homes for first time buyers in Newry, Down & Banbridge has increased from 21% in 2010 to 37% in 2012

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## Social Housing Need

NIHE Housing Needs Assessment in **Newry & Mourne** 2013-2018

Settlement:	5 Year Projected Social Need
Newry city	545
Local Towns	180
Villages	169
Small Settlements	25
Total	919

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## Social Housing Need

NIHE Housing Needs Assessment in **Down** 2013-2018

Settlement:	5 Year Projected Social Need
Downpatrick Town	85
Local Towns	260
Villages	292
Small Settlements	3
Total	640

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## The Need for Additional Housing Stock

### RDS 2035, Housing Growth Indicators (HGI's) 2008-2025:

- Down District – set at 9,600 new dwellings
- Newry & Mourne District – set at 11,200 new dwellings

### When projected to 2030 (end of Plan Period):

- Down District – allocation of 12,424 new dwellings
- Newry & Mourne District – allocation of 14,494 new dwellings

### Total HGI allocation for NMD = 26,918 units

The HGI's will not act as a constraint on growth as they are above the projected household growth

**\*Note DRD are currently revising the existing HGIs to take account of the new Council boundaries – to be released Spring 2015\*.**

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## Accommodating Housing Growth

The RDS 2035 sets the HGI's but leaves allocations to Councils, subject to the following guidance:

- Take into account the roles and [functions of each settlement](#) (SPG10)
- Put the [hubs as the primary focus of growth](#) (SPG12)
- Recognise the need to sustain rural communities living in smaller settlements and the open countryside, by [consolidating and revitalising small towns and villages](#) in their role as local service centres (SPG 13)

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## Accommodating Housing Growth in Newry & Mourne District

	Option 1		Option 2		Option 3	
	(Reinforce existing settlement household proportions)		(Reinforce existing settlement population proportions)		(Apportion majority of growth to existing larger settlements as per RDS direction)	
Settlement Category	(H/hold %)	Units	(Pop %)	Units	(%)	Units
Newry City	35.18	5098.99	31.51	4567.06	40	5797.60
Local Towns	20	2898.80	17.74	2571.24	25	3623.50
Villages	11.93	1729.13	10.6	1536.36	12	1739.28
Rural Remainder (Small Settlements & Countryside)	32.89	4767.08	40.14	5817.89	23	3333.62
<b>Total</b>	<b>100</b>	<b>14,494</b>	<b>100</b>	<b>14,494</b>	<b>100</b>	<b>14,494</b>

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## Accommodating Housing Growth in Downpatrick District

	Option 1		Option 2		Option 3	
	(Reinforce existing settlement household proportions)		(Reinforce existing settlement population proportions)		(Apportion majority of growth to existing larger settlements as per RDS direction)	
Settlement Category	(H/hold %)	Units	(Pop%)	Units	(%)	Units
Downpatrick	16.53	2053.69	16.16	2007.72	40	4969.60
Local Towns	23.99	2980.52	20.07	2493.50	25	3106.00
Villages	25.08	3115.94	27.14	3371.87	20	2484.80
Rural Remainder (Small Settlements & Countryside)	34.4	4273.86	36.63	4550.91	15	1863.60
<b>Total</b>	<b>100</b>	<b>12,424</b>	<b>100</b>	<b>12,424</b>	<b>100</b>	<b>12,424</b>

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## Housing Land Availability In Settlements

In terms of delivering new housing, Planning is required to take into account the number of houses built within the RDS period.

Considering annual build rates, the existing housing capacity \* could potentially provide:

- Just over an 8 year provision of housing in Newry City
- Approx. 14 year provision of housing in Downpatrick town, (excl Phase 2)
- Just over a 7 year supply of housing in Newry & Mourne's local towns
- Under a 9 year supply in Down's local towns

\* Note this estimate is based on a desk top exercise and should be further explored through Urban Capacity Studies & revisited on release of NISRA data.

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## Rural Policy

In relation to Rural Policy:

- Challenge - to allocate an appropriate level of housing for the rural area and a planning policy to manage it, in line with Regional Policy
- The Paper examines rural policy pre & post PPS21 (June 2010): Sustainable Development in the Countryside
- dPPS14/PPS21 has had a constraining influence on rural house building in comparison to A Planning Strategy for Rural Northern Ireland (1993)
- A liberal rural policy would not allow the Local Development Plan to meet the objective within the RDS of growing the hubs

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## Key Findings

- Social housing need is currently much greater in NMDC, in particular Newry City, than in Down, although the DDC towns show sizeable need;
- To address future social housing needs, the local development plan should facilitate a reasonable mix and balance of housing tenures and types including smaller house types e.g. two-bedroom houses;
- Unfitness can be addressed through the provision of policies on the renovation and improvement of dwellings;
- The HGI (26,918) for Newry, Mourne & Down for the period 2008-2030 is greater than the projected no. of households (based on NISRA 2008 household data & 2012 population data) and is therefore considered sufficient for the plan period;
- Newry City, Downpatrick Town and the NMD local towns have a significant housing shortfall; and
- Rural housing continues to make a contribution to overall housing supply albeit at a reduced rate since the introduction of PPS 21.

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Key points raised during consideration of the presentation from DoE Planning in relation to Paper 2: Housing included:

- Members were given protection as the Local Development Plan would have to be approved by Council.
- The timescale for completion was 40 months with strategic work and zoning to be completed within this time.
- The study visit to Fife Council illustrated the importance of zoning within the Development Plan and the impact this would have on planning applications.
- The Department would have an oversight role with regards to the Development Plan.
- How to realise full housing potential and the need for link roads e.g. Reliance on the Eastern Link Road for development in Downpatrick – There is a need for innovative schemes to allow development and this is something to be examined during the Development Planning process.
- What is the process for developing new land, and how do you deal with areas that have had considerable development e.g. Newcastle? *All ideas and suggestions will be welcome in the Development Planning Process.*
- Land banking – Areas that had been zoned in the last Development Plan, will they ever be able to be developed? *This can be examined and possibly changed under the Development Planning Process.*
- There is a clear need for partnership working and investment from Central Government.
- Development Plan does need to be produced in conformity with Regional Development Strategy (RDS).
- Urban Capacity Study identifies vacant sites and this is an issue to examine during forthcoming workshops.
- Members welcomed the opportunity to have input on the types of housing.
- Land availability for park and ride facilities can be considered for inclusion in the Development Plan.
- There is a need to identify land and assist with the development of land for social housing.
- Two additional papers to be presented to future Planning Committees 1) Economic Development and Employment and 2) Town Centre Opportunity Sites.