



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 21 NOVEMBER 2018

The closing date/time for requests for speaking rights and accompanying written submissions for Planning Applications listed on the agenda for the above Planning Committee Meeting is as follows:-

Wednesday 14 NOVEMBER 2018 by 5.00 pm

Requests for speaking rights/written submissions should be emailed to:-

democratic.services@nmandd.org

Newry, Mourne and Down Council

Applications for Planning Permission

and

**Applications deferred from previous
meetings**

21/11/2018

ITEM NO	1			
APPLIC NO	LA07/2017/0603/O	Outline	DATE VALID	21/04/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Christopher Smith 2 Woodvale Bessbrook BT35 7FD		AGENT	Neil Mullen 17a Barrons Hill Camlough Newry BT35 7HJ 074 8248 1881
LOCATION	Site adjacent to No. 1 John Mitchel Street Newry BT34 2AP			
PROPOSAL	Proposed 2 storey dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1. The proposal is contrary to paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) Policy QD1 of the Departments' Planning Policy Statement 7: Quality Residential Environments and Paragraph 3.24 of Development Control Advice Note 8 in that it has not been demonstrated that the development would create a quality and sustainable residential development and it has not been shown:
 - a) that the development respects the surrounding context and is appropriate the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;

c) that adequate provision is made for private amenity space an integral part of the development

2. The proposed development is contrary to paragraph 6.137 of the SPPS and Planning Policy Statement 7 Addendum 'Safeguarding the Character of Established Residential Areas' in that the proposed development is not in keeping with the overall character and environmental quality of the established residential area and the dwelling would fail to meet the internal space requirements set out in Annex A.
3. The proposal is contrary to Paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 12 'Housing in Settlements' Planning Control Principle 1 in that:
 - the proposed development would erode the local character, environmental quality and residential amenity; and
 - the proposed density, together with form, scale and massing and layout of the new development is not in keeping with the adjacent housing.

ITEM NO	2			
APPLIC NO	LA07/2017/1299/F	Full	DATE VALID	23/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Patrick Small 43 Upper Burren Road Warrenpoint BT34 3PT		AGENT	Cole Partnership 12a Duke Street Warrenpoint BT34 3JY 028 4175 3679
LOCATION	58 metres South East of 43 Upper Burren Road Warrenpoint BT34 3PT			

PROPOSAL

Erection of dwelling on a farm

REPRESENTATIONS

OBJ Letters

SUP Letters

OBJ Petitions

SUP Petitions

0

0

0

0

Addresses

Signatures

Addresses

Signatures

0

0

0

0

1. The proposal is contrary the Strategic Planning Policy Statement for Northern Ireland (SPPS) and policy CTY 1 and CTY10 of Planning Policy Statement 21 'Sustainable Development in the Countryside,' in that the applicant has not provided sufficient information to confirm that the farm business is currently active and has been established for at least six years and that no development opportunities have been sold off or transferred from the farm holding within 10 years of the date of the application.
2. The proposal is contrary to policy CTY 13 of Planning Policy Statement 21 'Sustainable Development in the Countryside,' in that the proposed dwelling would be a prominent feature in the landscape.
3. The proposal is contrary to policy CTY 14 of Planning Policy Statement 21 'Sustainable Development in the Countryside,' in that the proposed dwelling would result in a suburban style build- up of development.

ITEM NO	3			
APPLIC NO	LA07/2017/1455/F	Full	DATE VALID	22/09/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry Mourne and Down DC Council Offices Haughey House Greenbank Industrial Estate Newry BT34 2QU		AGENT	Estates NMDDC Council Offices Haughey House Greenbank Industrial Estate Newry BT34 2QU 02830313222

LOCATION Adjacent existing pavilion Castle Park
Newcastle

PROPOSAL Proposed new bowling club pavilion to include main hall, toilet's and changing facilities

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO 4

APPLIC NO LA07/2017/1485/F Full

COUNCIL OPINION REFUSAL

DATE VALID 29/09/2017

APPLICANT Mr J McCabe 62 Killyleagh Road

AGENT Dreem House
Design 46 Scaddy Road
Crossgar
Downpatrick
BT30 8BP
07484336245

LOCATION Site approx. 250m south east of No 60 Killyleagh Road
Downpatrick
Co Down
BT30 9BN

PROPOSAL Conversion & extension of barn previously approved under R/2014/0654/F with additional extension to form new domestic dwelling

REPRESENTATION							
S	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions		
	0	0	0		0		
			Adresse	Signature	Adresse	Signature	
			s	s	s	s	
			0	0	0	0	

The proposal is contrary to Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the reuse or conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing building and would have an adverse effect on the character or appearance of the locality and the new extensions proposed are not sympathetic to the scale, massing, architectural style and finishes of the existing building.

ITEM NO 5

APPLIC NO LA07/2017/1704/O

COUNCIL OPINION REFUSAL

APPLICANT Ms Clair Ferris Killoughy Road South
Millisle
Newtownards
BT22 2DY

Outline

DATE VALID 03/11/2017

AGENT Tumelty Planning Services 11
Ballyalton Park
Ardmeen
Downpatrick
BT30 7BT
07768057822

LOCATION Between 16 & 20 Lough Road
Crossgar
BT30 9DT

PROPOSAL REPRESENTATION S Proposed 2 no dwellings on in-fill site under Policy CTY8

OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
		Adresse	Signature	Adresse	Signature
2	0	0	0	0	0
		S	S	S	S
		0	0	0	0

1. The proposal is contrary to the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to Policy CTY8 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not respect the existing development pattern along the frontage, and would, if permitted, result in the addition of ribbon development along Lough Road.

ITEM NO	6			
APPLIC NO	LA07/2018/0085/O	Outline	DATE VALID	11/01/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	William Lindsay 18 Ringdufferin Road Toye Downpatrick BT30 9PH		AGENT	The Bridge Studio 47A Castle Street Strangford BT30 7NF 07802458820

LOCATION Land opposite and to the south of 18 Ringdufferin Road
Rathcuuuingham
Toye
Downpatrick
BT30 9PH

PROPOSAL Single dwelling under CTY 6

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1. The proposal is contrary to the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to Policy CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.
3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in

that

the proposed site lacks long established natural boundaries to provide a suitable degree of enclosure for the building to integrate into the landscape, and

the the ancillary works do not integrate with their surroundings and therefore would not visually integrate into the surrounding landscape.

4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the impact of ancillary works would damage rural character.

ITEM NO	7			
APPLIC NO	LA07/2018/0250/F	Full	DATE VALID	05/02/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr G Morgan 51 Leitrim Road Hilltown Newry BT34 5XS		AGENT	Hawthorne Associates 2- 3 The Beeches Grove Road Spa Ballynahinch BT35 8RA 02897561488
LOCATION	Lands 50 metres south of 30 Fofanny School Road Cabra Newry BT34 5HA			
PROPOSAL	Dwelling and garage on a farm			

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

1. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy CTY1 and CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.
2. The proposal is contrary to The Strategic Planning Policy Statement Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape and the site lacks long established natural boundaries, relies primarily on the use of new landscaping for integration and would not visually linked or sited to cluster with an established group of buildings on a farm.
3. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted, would be unduly prominent in the landscape.

ITEM NO	8			
APPLIC NO	LA07/2018/0378/O	Outline	DATE VALID	05/03/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	Judith Boyle C/O 112 Monlough Road Saintfield BT24 7EU		AGENT	Dempsey Architects 677 Lisburn Road Belfast BT9 7GT
				NA
LOCATION	Site 200m south of 112 Monlough Road Saintfield			

PROPOSAL	Erection of a dwelling and garage on a farm			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Addresses
			Signatures	Signatures
				0

1. The proposal is contrary to SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that:
 - The farm business is currently active and has been established for at least six years;

 - The proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane;

 - Health and safety reasons exist to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm.

3. The proposal is contrary to SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.

4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: the development would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.

ITEM NO	9			
APPLIC NO	LA07/2018/0537/O	Outline	DATE VALID	05/04/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	James Donaldson and Roberta Heaney Corick Close 16 Manse Road Kilkeel BT34 4AD		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
				NA

LOCATION
35m East of No. 63 Ballinran Road (between No. 63 Ballinran Road and 4 Ballinran new Road)
Kilkeel
BT34 4JA

PROPOSAL
Proposed site for infill dwelling and domestic garage

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1. The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent a small gap site sufficient only to accommodate a maximum of two houses within an otherwise substantial and built up frontage and would, if permitted, result in the addition of ribbon development along Ballinran New Road.

3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted add to a ribbon of development and would therefore further erode the rural character of the countryside.

ITEM NO	10						
APPLIC NO	LA07/2018/0593/O		Outline	DATE VALID	19/04/2018		
COUNCIL OPINION	REFUSAL						
APPLICANT	Dr Winston and Betty Shaw 11 Conor Park Ballynahinch BT24 8HN			AGENT	James Anderson 202 Belfast Road Ballynahinch BT24 8UR		
					NA		
LOCATION	24 metres behind 22 Mountview Road Ballynahinch BT24 8JR						
PROPOSAL	Erection of dwelling						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions			
	1	0	0	0	0		
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	

1. Having notified the agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information including 1/2500 map with sight visibility splays outlined in red is required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.
2. The proposal is contrary to SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the

Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.