

## NEWRY, MOURNE & DOWN DISTRICT COUNCIL

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**Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 24 July 2019 at 10.00am in the Boardroom, District Council Offices, Monaghan Row, Newry**

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**Chairperson:** Councillor M Larkin

**Deputy Chairperson:** Councillor H Reilly

**In attendance:** **(Committee Members)**

Councillor G Bain  
Councillor W Clarke  
Councillor G Hanna  
Councillor V Harte  
Councillor C Mason  
Councillor D McAteer  
Councillor H McKee  
Councillor M Ruane  
Councillor J Trainor

**(Officials)**

Ms M Ward	Director, Enterprise, Regeneration & Tourism
Mr A McKay	Chief Planning Officer
Mr P Rooney	Principal Planning Officer
Ms A McAlarney	Senior Planning Officer
Ms L Coll	Legal Advisor
Ms C McAteer	Democratic Services Officer
Ms L O'Hare	Democratic Services Officer
Ms P McKeever	Democratic Services Officer

**(Others)**

Mr R Laughlin	DFI Roads
Mr J Killen	DFI Roads

**P/069/2019: APOLOGIES AND CHAIRPERSON'S REMARKS**

Apologies were received from Councillor Devlin.

**P/070/2019: DECLARATIONS OF INTEREST**

Councillor McAteer declared an interest in Planning Application LA07/2018/0073/F as he was speaking in support of the application.

**P/071/2019:       DECLARATIONS IN ACCORDANCE WITH PLANNING  
COMMITTEE PROTOCOL PARA. 25  
– MEMBER TO BE PRESENT FOR ENTIRE ITEM**

Declarations in relation to Para.25 of Planning Committee Operating Protocol – Members to be present for entire item:-

**LA07/2018/0073/F** – proposed housing development of 16 no. detached dwellings, landscaping, car parking and all associated site works (amended plans) – lands adjacent to Burren Hill north of No. 2 Carrickview and Nos. 6 & 8 Marie Villas, Burren.

**REFUSAL** – all Councillors can take part in the discussion/decision on this application with the exception of **Cllrs Bain, Devlin, Mason and McAteer**

**LA07/2018/0930/F** – new build residential development of 1 No. apartment block consisting of 13 No. 3P2B apartments, 12 No. 2P1B apartments and 1 No. 2P1B wheelchair apartment (26 apartments in total) with 19 No. basement parking spaces 2.0.- 41 Belfast Road, Newry.

**REFUSAL** - all Councillors can take part in the discussion/decision on this application with the exception of **Bain, Devlin and Mason.**

**MINUTES FOR CONFIRMATION**

**P/072/2019:       MINUTES OF PLANNING COMMITTEE MEETING HELD ON  
WEDNESDAY 26 JUNE 2019**

Read:               Minutes of Planning Committee Meeting held on Wednesday 26 June 2019. **(Copy circulated)**

**AGREED:**       **On the proposal of Councillor Harte seconded by Councillor Hanna, it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 26 June 2019 as a true and accurate record.**

**FOR DISCUSSION/DECISION**

**P/073/2019:       ADDENDUM LIST**

Read:               Addendum List of Planning Applications with no representations received or requests for speaking rights – Wednesday 24 July 2019. **(Copy circulated)**

**AGREED:**       **On the proposal of Councillor Harte seconded by Councillor Clarke it was agreed to remove the following Planning Application from the Addendum List:-**

**LA07/2018/1601/RM** - proposed demolition of existing building and construction of 2 No. apartments - 55 Stream Street, Newry

**REFUSAL**

**It was unanimously agreed to remove Planning Application LA07/2018/1601/RM to be presented at the next available Planning Committee Meeting.**

**AGREED:** On the proposal of Councillor McAteer seconded by Councillor Clarke it was agreed to approve the Officer recommendation in respect of the following applications listed on the Addendum List for Wednesday 24 July 2019: -

Addendum list – planning applications with no representations received or requests for speaking rights.

- **LA07/2017/1176/F** - Medieval settlement for re-enactment, education and tourism purposes comprising 6 small medieval structures placed in a timber palisade enclosure (amended plan and car parking layout received) - lands 200m west of 7 Drumcullen Road, Downpatrick. **APPROVAL**
- **LA07/2017/0208/F** - refurbishment to existing Chambre House with associated site works and landscaping works to create new Interpretive Centre for Slieve Gullion Forest Park - Drumintee Road, Meigh. **APPROVAL**
- **LA07/2019/0528/A** - Interpretative signage to include: 3 No. threshold, 3 No. welcome and orientation, 4 No. outdoor framed, 7 No. outdoor mounted, 5 No. dibond car park, 4 No. outdoor fingerpost, 2 No. waymarker, 6 No. trail head, 9 No. interpretation, 4 No. special intervention, 13 No. special trail makers, 10 No. interpretative seating - Derrymore Demesne, Bessbrook. **APPROVAL**
- **LA07/2019/0762/LBC** - Interpretative signage to include: 3 No. threshold, 3 No. welcome and orientation, 4 No. outdoor framed, 7 No. outdoor mounted, 5 No. dibond car park, 4 No. outdoor fingerpost, 2 No. waymarker, 6 No. trail head, 9 No. interpretation, 4 No. special intervention, 13 No. special trail markers, 10 No. interpretative seating - Derrymore Demesne, Bessbrook. **APPROVAL**
- **LA07/2019/0764/LBC** - Improvement works to include: New toilet block, access road with parking either side, new exit road with new gates, resurfacing of roads, installation of bollards, estate railing, relocation of stock proof fence, installation of new fencing, 2no field gates, 3no kissing gates, new drainage and path reinforcements, small bridge across the water course, water bound path to connect into existing compacted soil path and all associated site works - Derrymore Demesne, Bessbrook. **APPROVAL**
- **LA07/2019/0770/LBC** - Improvement works to include new steel access control gate, resetting of existing steps and handrail either side, Forest play area, preservation works to rath archway, installation of stock proof fencing and 2no kissing gates, resurfacing of existing water bound paths and associated site works - Derrymore Demesne, Bessbrook. **APPROVAL**
- **LA07/2019/0531/F** - Improvement works to include: New toilet block, access road with parking either side, new exit road with new gates, resurfacing of roads, installation of bollards, estate railing, relocation of stock proof fence, installation of new fencing, 2no. field gates, 3no. kissing gates, new drainage and path reinforcements, small bridge across the water course, water bound path to connect into existing compacted soil path and all associated site works - Derrymore Demesne, Bessbrook. **APPROVAL**
- **LA07/2019/0551/F** - Improvement works to include new steel access control gates, resetting of existing steps and handrails either side. Forest play area, preservation works to rath archway, installation of stock proof fencing and 2no. kissing gates, resurfacing of existing water bound paths and associated site works - Derrymore Demesne, Bessbrook. **APPROVAL**
- **P/2012/0457/F** - replacement dwelling (in substitution of previously approved application P/2005/2531/0) (amended proposal/plans and location) - 60m SE of No. 28 Kidds Road, Newry. **APPROVAL**

- **LA07/2019/0575/F** - Environmental Improvement Scheme - public footpath from east of Annalong Presbyterian Church including the junction with Majors Hill and Glassdrumman Road to the junction with Mill Road and Shannagh Drive. **APPROVAL**

**P/074/2019: PLANNING APPLICATION LA07/2018/0001/0**

**AGREED:** On the proposal of Councillor Hanna, seconded by Councillor Trainor it was agreed to exclude the public and press in order to obtain legal advice as per paragraph 5 of Part 1 of Schedule 6 of the Local Government Act (NI) 2014 – information in relation to which a claim to legal professional privilege could be maintained in legal proceedings and the public may, by resolution, be excluded during this item of business.

**AGREED:** On the proposal of Councillor McAteer, seconded by Councillor Ruane it was agreed to come out of closed session.

The Chairman advised that whilst in closed session, the Committee were given a legal update regarding the Lidl Planning Application in Newcastle.

**DEVELOPMENT MANAGEMENT -  
PLANNING APPLICATIONS FOR DETERMINATION**

**P/075/2019: PLANNING APPLICATIONS FOR DETERMINATION**

**AGREED:** It was unanimously agreed to remove the following planning application from the schedule:

**Item 26 – LA07/2018/1913/O** – Infill site for 1 No. dwelling – site between 33 and 37 Ballard Road, Lislea.

**REFUSAL**

**Removed from the Planning Schedule at the request of Planning Officers.**

The following applications were then determined by the Committee:-

**(1) LA07/2018/0073/F  
(Audio recorded - YES)**

(Councillors Bain, Mason and McAteer withdrew from the Meeting)

**Location:**

Lands adjacent to Burren Hill north of No. 2 Carrickview and Nos. 6 & 8 Marie Villas, Burren.

**Proposal:**

Proposed housing development of 16 no. detached dwellings, landscaping, car parking and all associated site works (amended plans)

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking Rights:**

Tom Stokes, agent, Ciaran Murdock, applicant and Justin Murphy, St Mary's GAA, Burren.

DEA Councillor D McAteer spoke in support of the application.

**Power-point presentation:**

Mr P Rooney, Principal Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues raised:**

- The main area of concern was that the proposed location was outside the designated settlement area and therefore contravened planning policy.
- Mr Rooney advised the updated figure for housing units in the Burren area was 54.
- The housing allocation of the area was considered at the outset of the planning process and was based on need as opposed to demand.
- The Committee could take into account other relative material considerations when determining if there were sufficient grounds to set aside the Local Development Plan.

**Agreed:**                    **On the proposal of Councillor McKee, seconded by Councillor Trainor it was agreed to exclude the public and press in order to obtain legal advice as per paragraph 5 of Part 1 of Schedule 6 of the Local Government Act (NI) 2014 – information in relation to which a claim to legal professional privilege could be maintained in legal proceedings and the public may, by resolution, be excluded during this item of business.**

Ms Ward declared an interest at this point, advising Members she was a Member of Burren GAA Club and withdrew from the chamber.

**Agreed:**                    **On the proposal of Councillor Trainor, seconded by Councillor Hanna it was agreed to come out of closed session.**

The Chairman advised that whilst in closed session, the Committee were given legal advice regarding this planning application.

Councillor Ruane proposed to issue an approval in respect of Planning Application LA07/2018/0073/F on the basis that there were unique exceptional circumstances in that Planning Applications LA07/2018/0073/F and LA07/2018/0094/F were inextricably linked and there were undisputed community benefits to be gained with the proposed developments at St. Mary's GAC, Burren.

Councillor Ruane addressed the Officer's reasons for refusal as follows:

1. The proposed application site was located on the boundary of the settlement area and there was a housing development on the opposite side that extended beyond where the proposal would be sited.
2. There was no other opportunity within Burren or surrounding area to acquire alternative lands.
3. There was an existing housing development on the opposite side of the boundary line that extended beyond where the proposal would be sited.
4. Planning conditions could be imposed.
5. Planning conditions could be imposed.

6. No longer applicable.
7. The Development Plan was on-going and was for the communities of the district and could be set aside in exceptional circumstances.

Councillor Clarke seconded the proposal saying it was a unique application that had to be judged on its own merit. He continued, saying there was a clear community benefit to be gained by issuing an approval and that the housing units requirement in 2017 had been 103 and in the intervening 2 years this had reduced to 46 (as per the applicant's report) or 54 units (as per the Officer's report) and that based on that trajectory there would only be a few years left of development. Councillor Clarke continued, saying there was an onus on the Committee to make provision for the housing requirement within the Burren area, this had been a prerequisite of Planning Application LA07/2018/0094/F that had been approved at the June 2019 Planning Committee Meeting.

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

FOR:	7
AGAINST:	1
ABSTENTIONS:	0

The proposal was declared 'carried'.

**AGREED:**                    **On the proposal of Councillor Ruane, seconded by Councillor Clarke, it was agreed to issue an approval in respect of Planning Application LA07/2018/0073/F contrary to Officer recommendation on the basis that there were exceptional circumstances and the community would undoubtedly benefit from the proposed application.**

**It was also agreed that officers be delegated authority to impose relevant conditions.**

**(2)                    LA07/2018/0930/F**  
**(Audio recorded - YES)**

(Councillor McAteer re-joined the Meeting)  
(Councillor Bain and Mason withdrew from the Meeting)

**Location:**  
20 - 41 Belfast Road, Newry.

**Proposal:**  
New build residential development of 1 No. apartment block consisting of 13 No. 3P2B apartments, 12 No. 2P1B apartments and 1 No. 2P1B wheelchair apartment (26 apartments in total) with 19 No. basement parking spaces

**Conclusion and Recommendation from Planning Official:**  
Refusal

**Speaking Rights:**  
James Wright, Paul Brannigan, Jim Cousins and Harry Rolsten presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Representatives from DFI Roads were in attendance and outlined their concerns in relation to the proposals.

**Power-point presentation:**

Mr McKay, Chief Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues raised:**

- DFI did not accept there would only be 39 car movements per day saying guidelines for housing indicated 10 movements per unit per day and for apartments 8 movements per unit per day.
- The agent considered 39 movements per day was an accurate figure based on social housing needs.
- DFI did not consider the 19 car parking spaces included in the proposed application sufficient, stating DOE parking standards required 36 communal parking spaces to serve a development of this size.
- Planning Officials advised the parking standard was 1.5 spaces per unit and requirements for this application could not be compared to a similar one located within the city centre.
- There was provision for 4 wheelchair access parking spaces.
- DFI considered that whilst a drop kerb would normally be accepted for 1 or 2 dwellings, it would not be acceptable for the proposed application.
- A bollard had been installed on the site which was contrary to roads policy and would have to be removed.
- DFI did not consider the required visibility splays of 2.4 x 90m would be achievable with the current proposal.
- The agent advised that no public parking was permitted along the front of the application site, however DFI stated there were no yellow lines or plate in place at this location.
- An amended scheme with a reduction in the number of units had been received, however Officers considered more amendments were required.
- There was a housing shortage in the area and it was important to get a scheme that was satisfactory to both parties.

Councillor Clarke proposed to defer Planning Application LA07/2018/0930/F to allow time for the agent / applicant to meet with Planning Department to reach a compromise that would be satisfactory to both parties. Councillor Trainor seconded the proposal.

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

FOR:	6
AGAINST:	2
ABSTENTIONS:	1

The proposal was declared 'carried'.

**Agreed: On the proposal of Councillor Clarke, seconded by Councillor Trainor it was agreed to defer Planning Application LA07/2018/0930/F to allow time for the agent / applicant to meet with Planning Officials to reach a compromise that would be satisfactory to both parties.**

**It was agreed that Officers be delegated authority to issue a decision in relation to this application.**

(Councillors Bain and Mason re-joined the meeting)

**(3) LA07/2019/0149/F  
(Audio recorded –YES)**

**Location:**

Adjacent to 11 Saul Road, Downpatrick.

**Proposal:**

Proposed dwelling.

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Michael Smith, agent, presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

**Power-point presentation:**

Ms Annette McAlarney, Senior Planning Officer gave a power-point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues Raised:**

- Planning Officials considered the erection of a 2 metre high fence at the proposed location would have an overbearing, dominant impact on the neighbouring dwelling at No. 15 Rathcuan Heights.
- The proposed dwelling would have a higher finished floor level at 49.5 than the neighbouring properties which were 48.7.
- The distance from the proposed fence to No. 15 Rathcuan was 12m which would result in having an overbearing impact.
- Agent advised the proposal was for a split level dwelling which was characteristic to the area and the floor level and roof pitch had already been reduced.
- A 1.8 metre fence could be erected under permitted development.
- Planning Officials considered the proposed application did not respect the topography of the site.
- 4 objections had been received from neighbouring properties along the boundary, all siting cramming and over dominance.

Councillor Trainor proposed to defer Planning Application LA07/2019/0149/F to allow time for a site visit to take place. Councillor Reilly seconded the proposal.

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

FOR:	10
AGAINST:	1
ABSTENTIONS:	0

**AGREED: On the proposal of Councillor Trainor, seconded by Councillor Reilly it was agreed to defer Planning Application LA07/2019/0149/F to**



**allow time for a site visit to take place so that Members could assess the site in more detail.**

**(4) LA07/2018/1787/F  
(Audio recorded – YES)**

**Location:**

23 Downpatrick Road, Killough.

**Proposal:**

Proposed extension to existing Materials Recovery Facility Building.

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

David McLorinan, agent and Vincent McNabb, applicant in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

**Power-point presentation:**

Ms Annette McAlarney, Senior Planning Officer, gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues Raised:**

- The proposed extension was to provide a safe and secure storage facility for non toxic waste wood.
- The entire application site was brownfield and located within the 1 in 200 coastal flood plain.
- Planning Officials considered the proposed application failed planning policy in terms of flood risk.
- The site had been in the ownership of the applicant for 15 years and the previous owner had invested heavily in flood defences.
- Applicant had never experienced flooding on the site and a flood defence system had been installed around the site.
- DFI Rivers report indicated the proposed application site to be in an undefended area, however Ms McAlarney advised the Committee if they deemed the application to be an exception, the flood risk assessment could be scrutinised.
- The current business had been in operation for many years and was an economic benefit to the area, additionally the applicant complied with the Council recycling/waste targets and the NI and UK wide regional policy on waste.

Councillor Reilly proposed to overturn the Officer's recommendation in respect of Planning Application LA07/2018/1787/F on the basis that it was an existing brownfield site, was an economic benefit to the area and the applicant had indicated there had been no incidences of flooding. Councillor Hanna seconded the proposal.

Ms Coll advised Members that if they were to overturn the Officer's recommendation, evidence would have to be provided that the proposal constituted an exception to policy.

**AGREED: On the proposal of Councillor Clarke, seconded by Councillor Hanna, it was unanimously agreed to defer planning application**

**LA07/2018/1787/F, which the Committee agreed was an exception under FLD 1, to allow for the risk assessment to be considered by Rivers Agency and for the application to come back before the Committee in due course.**

(Lunch break 1.20pm – 2.00pm)

**(5) LA07/2018/1457/F  
(Audio recorded – YES)**

**Location:**

12m SW of 111a Derryboye Road, Derryboye, Crossgar.

**Proposal:**

Proposed new 2 storey dwelling and garage

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

David Donaldson, agent, detailing and expanding upon a written statement that had been circulated to Committee Members.

**Power-point presentation:**

Ms Annette McAlarney, Senior Planning Officer gave a powerpoint presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues Raised:**

- Planning Officials considered the proposed application did not respect the surrounding area in terms of layout, scale and proportions.
- The agent was of the opinion Derryboye had a varied character with a range of house designs and the proposed design was typical of the area.

**AGREED:**

**On the proposal of Councillor Larkin, seconded by Councillor Clarke it was unanimously agreed to issue an approval in respect of Planning Application LA07/2018/1457/F contrary to Officer recommendation on the basis that it was respectful of the area in terms of character and design.**

**(6) LA07/2018/1975/O  
(Audio recorded – YES)**

**Location:**

To the rear of 15a Lisoid Road, Rossglass.

**Proposal:**

Dwelling with access from Ballylig Road, Rossglass.

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Joanna Groves, applicant, presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

**Power-point presentation:**

Ms Annette McAlarney, Senior Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues Raised:**

- The applicant considered the proposed site to be located both within a cluster and at a crossroads, the case officer report disputed this.

**AGREED: On the proposal of Councillor Clarke, seconded by Councillor Trainor, it was unanimously agreed to defer Planning Application LA07/2017/1975/F to allow time for a site visit to take place so that Members could assess the site in more detail.**

**(7) LA07/2018/1794/F  
(Audio recorded – YES)**

**Location:**

Adjacent to 80 St. Patrick's Road, Downpatrick.

**Proposal:**

New dwelling and garage with associated site and access works.

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Nicholas O'Neill, agent, presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

**Power-point presentation:**

Ms Annette McAlarney, Senior Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues Raised:**

- Ms McAlarney advised the main area of concern was the design, scale and massing of the rear return of the proposed development.

**AGREED: On the proposal of Councillor Larkin seconded by Councillor McAteer it was unanimously agreed to issue an approval in respect of Planning Application LA07/2018/1794/F contrary to Officer recommendation on the basis that it was in keeping with the character of the site and was not detrimental to the landscape.**

**It was agreed that Officers be delegated authority to impose any relevant conditions.**

**(8)                    LA07/2017/0191/F**  
**(Audio recorded – YES)**

**Location:**

Lands to the rear of No. 4 Meadowvale, Newtownhamilton, Newry.

**Proposal:**

Proposed erection of 5 houses.

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Glynn Mitchell, agent and Richard O'Toole, Planning Consultant presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

**Power-point presentation:**

Mr P Rooney, Principal Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues Raised:**

- Planning considered the current proposal represented an overdevelopment of the site and the configuration of houses was inappropriate additionally, the layout of the site on the outline planning permission was more acceptable.
- A reduced number of houses would be more acceptable to achieve a quality development.
- The carparking provision was located to the front of the houses, the preferred location would be to the side of the houses to allow for turning at the front.
- Agent demonstrated there were a variety of plots already in the area with hardstanding for parking to the front of the houses.

Councillor Hanna proposed to issue an approval in respect of Planning Application LA07/2017/0191/F on the basis that the proposed application was in keeping with the surrounding area. Councillor Harte seconded the proposal.

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

FOR:                    10  
AGAINST:             1

The proposal was declared 'carried'.

**AGREED:            On the proposal of Councillor Hanna, seconded by Councillor Harte it was agreed to issue an approval in respect of Planning Application LA07/2017/0191/F contrary to Officer recommendation on the basis that the proposed application was in keeping with the surrounding area.**

**It was agreed that Officers be delegated authority to impose any relevant conditions.**

**(9)                    LA07/2018/1651/O**  
**(Audio recorded – YES)**

**Location:**

Lands immediately SE of 71 Carrickbroad Road, Killeavy, Newry.

**Proposal:**

Site of 2 No. infill dwellings.

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Margaret Smith, agent, presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

**Power-point presentation:**

Mr Andrew Davidson, Senior Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues Raised:**

- Planning considered the proposed application contravened Policy CTY 8.
- Planning considered there to be a break in the frontage which constituted two gaps and the building to building measurement equated to 125m which would allow for three buildings.
- Agent advised there was an entrance into a field which was access to back-land agricultural fields.
- When considering previous planning applications, the Committee had used the building to building measurement as advised by Planning Officials.
- Agent said the distance between No. 67 and No. 79 measured 110m and this measurement had not been taken into account by Planning.

Councillor Larkin proposed to issue an approval in respect of Planning Application LA07/2018/1651/O on the basis that the distance between No. 67 and No. 79 was representative of a gap site and would only accommodate two buildings.

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

FOR:                    6  
AGAINST:             2  
ABSTENTIONS:     3

**AGREED:            On the proposal of Councillor Larkin seconded by Councillor Reilly it was agreed to issue an approval in respect of Planning Application LA07/2018/1651/O contrary to Officer recommendation on the basis that the distance of 110metres between No. 67 Carrickbroad Road and No. 79 Carrickbroad Road was representative of a gap site and would only accommodate two buildings.**

**It was agreed that Officers be delegated authority to impose any relevant conditions.**

**(10)                    LA07/2017/1618/F**  
**(Audio recorded – YES)**

**Location:**

20 Railway Road, Meigh.

**Proposal:**

Demolish existing piggery building and erect new general purposes agricultural shed.

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Michael Toale, agent and Peter Mackin, applicant presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

**Power-point presentation:**

Mr A Davidson, Senior Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues Raised:**

- The farm holding was approximately 31 hectares and split over three sites.
- There were no farm buildings on the Dublin Road site
- Planning had conducted a search and established there were no lawful buildings on the proposed site.
- Planning considered there were two issues for the Committee to consider:
  1. The proposed building should be visually linked with existing farm buildings
  2. A need for the building would have to be demonstrated
- The piggery had been erected 45 – 50 years ago and it was the subject building and not the adjacent buildings
- An enforcement case had been opened five years ago regarding unlawful buildings on the site but the case had been closed.
- The agent advised the proposal was to replace the existing piggery building with one more suitable for present farming needs and the applicant currently had no facilities for covering hay.

Councillor Larkin proposed to issue an approval in respect of Planning Application LA07/2017/1618/F on the basis that the proposed site was the only one suitable on the farm holding, it was a replacement building with a similar footprint and he didn't believe the proposed building would be detrimental to the character of the area. Councillor McAteer seconded the proposal.

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

FOR:	6
AGAINST:	3
ABSTENTIONS:	2

The proposal was declared 'carried'.

**AGREED:** On the proposal of Councillor Larkin seconded by Councillor McAteer it was agreed to issue an approval in respect of Planning Application LA07/2017/1618/F contrary to Officer recommendation on the basis that the proposed site was the only one suitable on the farm holding, it was a replacement building with a similar footprint and the proposed building would not be detrimental to the character of the area.

It was agreed that Officers be delegated authority to impose any relevant conditions.

**(11)** LA07/2017/1804/O  
**(Audio recorded – YES)**

**Location:**

Site approx. 300m west of 11 Cranny Road, Newry.

**Proposal:**

Change of house type (previously approved under P/2008/0396/F).

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Stephen Hughes, agent and Paddy Murphy, applicant presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

**Power-point presentation:**

Mr A Davidson, Senior Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues Raised:**

- Planning permission was being sought for an amended house type on a site in which planning permission had expired.
- Significant excavation and foundation works had taken place and the applicant believed he had commenced works in accordance with the guidance provided at the time by the Department of the Environment.
- Ms Coll advised the test was not whether the applicant believed works had commenced but rather that there was evidence to substantiate that.

Councillor Hanna proposed to issue an approval in respect of Planning Application LA07/2017/1804/F on the basis that the applicant had commenced works on the site in accordance with the guidance provided to him at the time by the Department of the Environment. Councillor Larkin seconded the proposal.

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

FOR:	10
AGAINST:	1

The proposal was declared 'carried'.

**AGREED:** On the proposal of Councillor Hanna seconded by Councillor Larkin it was agreed to issue an approval in respect of Planning Application LA07/2017/1804/F contrary to Officer recommendation on the basis that works had already commenced on site in accordance with guidelines provided to applicant by the Department of Environment.

It was agreed that Officers be delegated authority to impose any relevant conditions.

(12) **LA07/2017/1615/F**  
**(Audio recorded – YES)**

**Location:**

30m NE of 372 Glasdrumman Road, Annalong.

**Proposal:**

Proposed extension and alterations to existing dwelling house, provision of single storey garage, hard and soft landscaping, increase in domestic curtilage and all associated site works.

**Conclusion and Recommendation from Planning Official:**

Refusal

**Speaking rights:**

Andy Stephens, agent, Thomas Daly and Dermot Fitzpatrick presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

**Power-point presentation:**

Mr A McKay Chief Planning Officer gave a power point presentation on the application with supporting information including a site location plan, an aerial view of the site and photographs from various critical views of the site.

**Issues Raised:**

- Members agreed that the use of local stone was important in retaining the character of the area.

**AGREED:** On the proposal of Councillor Hanna seconded by Councillor Reilly it was unanimously agreed to issue an approval in respect of Planning Application LA07/2017/1615/F contrary to Officer recommendation on the basis that the local stone to be used in the building works and characteristic to the Mournes. Additionally, the extension was to the rear of the building and there would be minimal impact to the Mournes.

It was agreed that Officers be delegated authority to impose any relevant conditions.

**FOR NOTING**

**P/076/2019:** **HISTORIC ACTION SHEET**

Read: Planning historic action sheet. **(Copy circulated)**



**AGREED:** It was unanimously agreed to note the Planning historic action sheet.

**P/077/2019:** **PLANNING COMMITTEE MEETING PERFORMANCE REPORT – JUNE 2019**

Read: Planning Committee Performance Report June 2019. **(Copy circulated)**

**AGREED:** It was agreed to note the Planning Committee Performance Report June 2019.

**P/078/2019:** **MEETINGS BETWEEN PLANNING OFFICERS AND PUBLIC REPRESENTATIVES**

Read: Record of Meetings between Planning Officers and Public Representatives. **(Copy circulated)**

**AGREED:** It was agreed to note the record of Meeting between Planning Officers and Public Representatives.

**P/079/2019:** **APPEALS & DECISIONS**

Read: Report re: Appeals and Decisions – June 2019. **(Copy circulated)**

**AGREED:** It was agreed to note the Appeals and Decisions June 2019.

The Meeting concluded at 3.55pm

For confirmation at the Planning Committee Meeting to be held on Wednesday 21 August 2019.

**Signed:** \_\_\_\_\_ **Chairperson**

**Signed:** \_\_\_\_\_ **Chief Executive**