

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 29 May 2019 at 10.00am in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor M Larkin

Deputy Chairperson: Councillor H Reilly

In attendance: **(Committee Members)**

Councillor G Bain
Councillor W Clarke
Councillor L Devlin
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
Mr M Keane	Senior Planning Officer
Ms N Largey	Legal Advisor
Ms C McAteer	Democratic Services Officer
Ms P McKeever	Democratic Services Officer

P/046/2019: APOLOGIES AND CHAIRPERSON'S REMARKS

No apologies were received.

P/047/2019: DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

Ms Ward advised that Items 3 and 4 on the Agenda were deemed to be exempt information and would therefore be taken 'In Committee'.

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 the following matter which related to exempt information by virtue of Paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 – information**

relating to financial or business affairs of any particular person (including the Council holding that information).

P/048/2019: AGREEMENT ON CALL-IN PANEL

Ms Ward advised that as per protocol, the Call-In Panel would consist of three members of the Planning Committee; the Chair of Planning Committee, an SDLP member and a Unionist member and this would rotate on a six monthly basis with the Vice Chair of the Committee sitting on the Panel along with a representative from Sinn Fein and SDLP for the second six months.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Harte, it was agreed that the Chair of Planning Committee - Councillor Larkin, Councillor Hanna and Councillor McAteer would sit on the Call-In Panel for the first 6 months and the Vice Chair together with a representative from Sinn Fein and SDLP parties for the second six months.

P/049/2019: AGREEMENT ON LOCAL DEVELOPMENT PLAN STEERING GROUP

Ms Ward advised the Local Development Plan Steering Group had now moved under the remit of the Planning Department and Membership of the Steering Group should comprise the Members of the Planning Committee.

AGREED: On the proposal of Councillor Clarke, seconded by Councillor Hanna it was agreed that the membership of the Local Development Plan Steering Group should comprise the Members of the Planning Committee.

P/050/2019: 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:-

- **Item 6** - LA07/2018/0650/F - proposed dwelling to the rear of 45 Greenpark Road, Rostrevor - Members who were present for the entire item were **Councillors Casey, Hanna, Harte, Larkin, McAteer and Ruane** (plus former Councillors Craig and Loughran).
- **Item 7** - LA07/2018/1193/F - off site replacement dwellign with detached garage - approx. 215m SW of 15 Ardglass Road, Backaderry, Castlewellan - Members who were present for the entire item were **Councillors Larkin, Casey, Harte, McAteer, Ruane** (plus former Councillors Craig, Macauley and Loughran)
- **Item 8** - LA07/2016/0758/F - new dwelling and garage - lands approximately 50m south of 56 Crawfordstown Road, Drumaness - Members who were present for the entire item were **Councillors Larkin, McAteer, Casey, Clarke, Hanna, Harte and Ruane** (Councillor Devlin apology - plus former Councillors Loughran, Craig and Murnin)

- **Item 10** - LA07/2017/0078/F– erection of 3 light industrial units on lands 20m east of 223a Newcastle Road, Seaforde – Members who were present for the entire item were **Councillors Clarke, Hanna, Larkin, Devlin and Ruane** (plus former Councillors Loughran and Macauley)
- **Item 11** - LA07/2017/1603/0 - housing development comprising of 6 no. semi-detached dwellings to complete the Old Railway Close development - lands to the west of 34 and 61 Old Railway Close, Leitrim, County Down - Members who were present for the entire item were **Councillors Larkin, McAteer, Casey, Clarke, Hanna, Harte, Ruane** (Councillor Devlin was absent for this application plus former Councillors Craig, Loughran, Macauley and Murnin).
- **Item 12** - LA07/2018/0820/F - erection of semi-detached pair of dwellings and associated car parking - lands to the rear of nos 1 and 2 Sally Gardens and 31-35 Mourne Rise, Newcastle - Members who were present for the entire item were **Councillors Larkin, McAteer, Casey, Clarke, Devlin, Harte, Ruane** (Councillor Hanna apology, plus former Councillors Craig, Loughran, Macauley and Murnin)

Ms Ward stated that due to the Election and subsequent change of membership on the Planning Committee, some of the Elected Members who had previously been present for the entire discussions on the above applications were no longer on the Committee; consequently, it would be impossible to have the quorum normally required under Standing Orders.

Ms Largey advised Members that 20.7 of the Standing Orders allowed that in exceptional circumstances the Chairperson could use his discretion to proceed on the above applications without a full quorum and Members who were not previously involved in all previous discussions could take part in the discussion/decision on the applications. She said Planning Officers would be giving a full presentation on the applications.

AGREED: **On the proposal of Councillor Ruane, seconded by Councillor McAteer, it was agreed that due to exceptional circumstances the Chairperson exercise his discretion as per 20.7 of the Standing Orders to enable all Committee Members to take part in the discussion/decision of planning applications LA07/2018/0650/F; LA07/2018/1193/F and LA07/2017/0078/F.**

Councillor Clarke said as he had not been present at the site meetings for Items LA07/2018/0650/F and LA07/2018/1193/F, he would not be taking part in discussions on these two applications.

P/51/2019: REVIEW OF PLANNING

Mrs Ward provided an update to members on the review of planning and referred to recent press articles. She outlined the numbers of planning applications currently in the system and the potential solutions being considered to deal with the backlog of applications.

Ms Ward confirmed there would be further discussions with the Party Representatives and a Workshop would be held with all Councillors to update them on this issue.

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

MINUTES FOR CONFIRMATION

P/052/2019: MINUTES OF PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 10 APRIL 2019

Read: Minutes of Planning Committee Meeting held on Wednesday 10 April 2019. **(Copy circulated)**

AGREED: **On the proposal of Councillor Hanna seconded by Councillor McAteer, it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 10 April 2019 as a true and accurate record.**

FOR DISCUSSION/DECISION

P/053/2019: ADDENDUM LIST

Read: Addendum List of Planning Applications with no representations received or requests for speaking rights – Wednesday 29 May 2019. **(Copy circulated)**

AGREED: **On the proposal of Councillor Hanna seconded by Councillor Reilly it was agreed to approve the Officer recommendation in respect of the following applications listed on the Addendum List for Wednesday 29 May 2019: -**

- **LA07/2018/1783/F** - conversion of existing outhouse to a dwelling – 10m north of 397 Glasdrumman, Annalong. **REFUSAL**
- **LA07/2018/1933/F** – proposed new village play park – Jim Steen Playing Field located 100m west of 44 Dungormley Estate, Newtownhamilton. **APPROVAL**
- **LA07/2019/0211/F** – eastern ball stops and car park extension – Crossgar Playing Fields, Kilmore Road, Crossgar. **APPROVAL**

DEVELOPMENT MANAGEMENT - PLANNING APPLICATIONS FOR DETERMINATION

P/054/2019: PLANNING APPLICATIONS FOR DETERMINATION

AGREED: **On the proposal of Councillor Hanna, seconded by Councillor Reilly, it was agreed to defer the following planning application from the schedule:**

Item 11 – LA07/2016/1606/F – proposed development of 8 x 2 storey dwellings and associated site works and alterations to an existing access off Main Street for 2 dwellings. (amended proposal) – Cumran Park, Clough, Downpatrick

REFUSAL

Deferred for full presentation at the next Planning Committee Meeting.

The following applications were then determined by the Committee:-

**(1) LA07/2018/0650/F
(Audio recorded – IN CLOSED SESSION - NO)**

(Councillors Bain, Clarke, Mason, Reilly, Trainor withdrew from the Meeting)

AGREED: On the proposal of Councillor Ruane seconded by Councillor McAteer it was agreed to exclude the public and press from the Meeting during discussion on the following 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.

Location:

To the rear of 45 Greenpark Road, Rostrevor.

Proposal:

Proposed dwelling.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking Rights:

Mr J Cole, 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 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:

- Amendments had been made to the original proposal to change it from a two-storey dwelling to a one and a half storey dwelling, however, Planning Officials still considered the amended proposal appeared as a two storey dwelling.
- The ground level could be dropped sufficiently to match the neighbouring plot and screening could be used to further shield it from neighbouring property.
- Legal advice to Members was that the Committee could, if they were inclined to, overturn the application in principle, based on the personal circumstances of the applicant, subject to further compromise and design issues.

Agreed:

On the proposal of Councillor Ruane, seconded by Councillor Hanna it was unanimously agreed to issue an approval in respect of Planning Application LA07/2018/0650/F contrary to Officer recommendation, based on the personal circumstances of the Applicant, subject to further compromise and design changes.

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

(Councillors Bain, Clarke, Mason, Reilly, Trainor re-joined the Meeting)

**(2) LA07/2018/1832/F
(Audio recorded – IN CLOSED SESSION - NO)**

AGREED: On the proposal of Councillor Ruane seconded by Councillor McAteer it was agreed to exclude the public and press from the Meeting during discussion on the following 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

Location:

No. 2 Lassara Heights, Warrenpoint.

Proposal:

Single storey rear extension to provide disabled person's bedroom and shower room.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Colin O'Callaghan, 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 Mark Keane, 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 would result in dominance of the host property and a loss of amenity space.
- Mr O'Callaghan considered it would be impossible to design a smaller extension that would cater for the applicant's needs.
- Mr McKay considered the upstairs would be rendered redundant if the proposed extension was built and said the installation of a stair lift could be a suitable solution to the applicant's medical needs.
- The proposed building works were being grant aided by the Housing Executive.
- It was considered by Members the Housing Executive would have a stringent housing adaptation process in place.

Councillor Hanna proposed to issue an approval in respect of Planning Application LA07/2018/1832/F on the basis that he considered there to be exceptional personal circumstances and the Housing Executive would have exhausted all options before agreeing to provide grant aid to cover the proposed extension. Councillor Clarke 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:	1

The proposal was declared carried.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Clarke it was agreed to issue an approval in respect of Planning Application LA07/2018/1832/F contrary to Officer recommendation on the basis that there were exceptional personal circumstances resulting in a real need for this accommodation and the Housing Executive would have exhausted all other options.

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

It was unanimously agreed to come out of closed session.

(3) LA07/2018/1193/F
(Audio recorded – NO)

(Councillors Clarke and Mason withdrew from the Meeting)

Location:

Approx. 215m SW of 15 Ardglass Road, Backaderry, Castlewellan.

Proposal:

Off site replacement dwelling with detached garage.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Seainin Hanna, 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 said that in the case of replacement dwellings, there was an expectation the original access would be used.
- The original access was not in the applicant's ownership.
- The proposed siting of the replacement dwelling would be six metres lower than the current location of the building to be replaced.
- The proposed off-site replacement dwelling and detached garage would be sited within the green triangle as demonstrated in the presentation delivered by the agent.

AGREED: On the proposal of Councillor Reilly, seconded by Councillor McAteer it was unanimously agreed to issue an approval in respect of Planning Application LA07/2018/1193/F contrary to Officer recommendation on the basis that the original access was not in the ownership of the applicant and the proposed site was secluded from the road and would not have as great a visual impact as the replacement dwelling site.

It was agreed the entrance from the road should be of a stone construction.

It was also agreed that Officers be delegated authority to impose any relevant conditions including that the dwelling should be single storey ridge height and that the dwelling be sited within the green triangle as shown on the presentation delivered by the agent.

**(4) LA07/2016/0758/F
(Audio recorded – YES)**

(Councillor Clarke rejoined the Meeting, Councillors Harte and Mason withdrew from the Meeting)

Location:

Lands approx. 50m south of 56 Crawfordstown Road, Drumaness.

Proposal:

New dwelling and garage.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Andy Stephens, agent 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 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 accepted that whilst the application represented a cluster opportunity, it failed to appear as a visual entity and the proposed development would create a ribbon of development which contravened policy.
- Mr Stephens considered that as the site had no road frontage on to the Crawfordstown Road due to an existing rocky outcrop, it could not contribute to a ribbon development.
- The proposal met 4 points of the relevant Policy.
- Mr McKay advised Members that as the red line boundary extended to the road, the proposed site had frontage and therefore created a ribbon.

Councillor Hanna proposed to accept the Officer's recommendation to refuse. 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:	7
AGAINST:	0
ABSTENTIONS:	3

The proposal was declared carried.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Larkin it was agreed to issue a refusal in respect of Planning Application LA07/2016/0758/O as per the information and recommendation contained in the Case Officer report presented to Committee.

(5) LA07/2017/0078/F
(Audio recorded – YES)

(Councillors Harte and Mason rejoined the Meeting)

Location:
20m east of 223a Newcastle Road, Seaforde.

Proposal:
Erection of 3 light industrial units.

Conclusion and Recommendation from Planning Official:
Refusal

Speaking rights:
Kieran Carlin, Planning Experts, on behalf of objectors Paul and Clodagh Killen, detailing and expanding upon a written statement that had been circulated to Committee Members.

Speaking rights:
Ewart Davis, agent, Karl McIlroy, Noise Expert and Danny Mahon, applicant, in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Power-point presentation:
Ms McAlarney 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:

- The proposed construction would be one metre from the boundary and eight metres from the gable of Paul and Clodagh Killen's property.
- Access to the proposed industrial units would be the same one the Killen's used to access their property.
- Two Noise Impact Studies had been conducted, one on behalf of the objectors and one on behalf of the applicant.
- Mr Campbell, from the Council's Environmental Health Department had reviewed both Noise Impact reports and he considered that due to the uncertainty of the final use for the industrial units, there would be an adverse impact in terms of noise to neighbouring houses.

AGREED: On the proposal of Councillor Clarke, seconded by Councillor Hanna it was unanimously agreed to defer Planning Application LA07/2017/0078/F to allow for a site visit so that Members could assess the site in more detail. Mr Campbell, Environmental Health Officer, also attend the site visit.

(Lunch 1.20pm – 2.10pm)

(6) LA07/2018/1807/F
(Audio recorded – YES)

Location:

55 Ballymaginaghy Road, Castlewellan.

Proposal:

Replacement dwelling.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Sharon Johnston, agent, and Shauna Middleton, 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 McAlarney 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:

- Additional amended drawings were submitted on 21 February 2019 which the applicant considered would overcome the refusal reasons.

AGREED: On the proposal of Councillor Larkin, seconded by Councillor Clarke, it was agreed to defer Planning Application LA07/2018/1807/F so that the revised design could be considered and officers to agree a revised design with the agent/applicant.

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

(7) LA07/2017/1603/O
(Audio recorded – YES)

Location:

Lands to the west of 34 and 61 Old Railway Close, Leitrim, Co. Down.

Proposal:

Housing development comprising of 6 no. semi-detached dwellings to complete the Old Railway Close development.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

John Cleland, agent and Patsy Rice, 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 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 approved building lands at Ballydrumman Road which had been granted in 2010 was still extant and could be completed at any time.
- In 2010, there had been no flooding or service issues with the building lands at Ballydrumman Road.
- A letter from a local Estate Agent indicated a desire for homes in Old Railway Close, Leitrim.
- Planning Department considered the proposed site to be outside the settlement development limit of Leitrim.

Councillor Hanna proposed to accept the Officer's recommendation to refuse in relation to Planning Application LA07/2017/1603/O, this was seconded by Councillor Ruane.

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

FOR:	4
AGAINST:	3
ABSTENTIONS:	5

The proposal was declared carried.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Ruane it was agreed to issue a refusal in respect of Planning Application LA07/2017/1603/O as per the information and recommendation contained in the Case Officer report presented to Committee.

**(8) LA07/2018/0820/F
(Audio recorded – YES)**

Location:

Lands to the rear of Nos. 1 and 2 Sally Gardens and 31-35 Mourne Rise, Newcastle.

Proposal:

Erection of semi-detached pair of dwellings and associated car parking.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Michael Worthington, 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 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 site was on located on land previously passed for development but the land had not been previously developed, therefore Planning Department considered it did not constitute a brownfield site.
- The amended plans that had been submitted to Planning Department had not been considered as the proposed application fundamentally contravened planning policy.
- Mr Worthington said although a brownfield was sometimes referred to as previously developed land, the term was not defined in PPS15 and due regard should therefore be given to the Regional Development Strategy in determining if a site was brownfield. The RDS defined a brownfield site as vacant and derelict piece of land and is an infill site. This site meets this definition.
- Legal opinion was that a brownfield site was previously developed land and this application did not comply with policy.

Councillor Clarke proposed to defer Planning Application LA07/2018/0820/F to allow revised plans to be considered and ensure a maintenance strip was provided for use by Rivers Agency. Councillor Reilly seconded the proposal.

AGREED: On the proposal of Councillor Clarke, seconded by Councillor Reilly it was unanimously agreed to defer Planning Application LA07/2018/0820/F to allow revised plans to be considered and ensure a maintenance strip was provided for use by Rivers Agency.

**(9) LA07/2018/1194/F
(Audio recorded – YES)**

Location:

52A Carrigagh Road, Finnis, Dromara, Dromore.

Proposal:

Proposed change of use from existing vernacular building used as a domestic store with associated extension to create a 2 bed holiday cottage.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Martin Bailie, agent, and Francis Rice, 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 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 dwelling was located on a low traffic volume road.
- Planning Officials confirmed if approval was granted, it could be stipulated in the conditions the dwelling was only to be used for holiday accommodation.
- The front of the house would remain the same and visitors could use the rear access.
- Members regarded the dwelling to have local historical importance.

- A stone wall could be erected at the entrance to the dwelling.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Devlin it was unanimously agreed to issue an approval in respect of Planning Application LA07/2018/1194/F contrary to officer recommendation on the basis that it was a low level traditional cottage that would contribute to the tourism project of the area.

It was agreed that the applicant would work with Planning Department to ensure the external façade of the building was brought back to its original condition.

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

**(10) LA07/2018/0072/F
(Audio recorded – YES)**

(Councillor Devlin and Councillor Trainor left the Meeting)

Location:

Lands to the rear and south west of Nos. 25-35 Forest Hills and to the rear of Nos. 15-19 Forest Hills, Newry.

Proposal:

Erection of 15 No. dwellings, garages, landscaping and all other associated site works (amended proposal).

Conclusion and Recommendation from Planning Official:

Approval

Speaking rights:

Gareth McParland, presented in objection to the application, detailing and expanding upon a written statement that had been circulated to Committee Members. Tom Moore also spoke on a number of issues of concern.

Robbie Sholdis, agent, was available to answer queries from Members.

Power-point presentation:

Mr Mark Keane 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:

- Mr McParland stated he would not be opposed to a housing development as he acknowledged the land had been zoned for housing.
- There should have been some provision for a play area within the overall plan.
- Mr McKay said whilst he didn't disagree with the sentiments regarding open space, he said the opportunity to provide open space / play provision may have been missed.
- DFI had no objections, subject to certain conditions being imposed.
- Mr McParland considered the proposed tree planting to provide screening was unsuitable in terms of road safety and site lines.

Councillor McAteer proposed to defer Planning Application LA07/2018/0072/F to allow for a site visit to take place. The proposal was not seconded.

Councillor Ruane proposed to issue an approval in respect of Planning Application LA07/2018/0072/F as per officer recommendation. Councillor Hanna seconded the proposal.

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

FOR: 9
AGAINST: 1

The proposal was declared carried.

AGREED: On the proposal of Councillor Ruane seconded by Councillor Hanna it was agreed to issue an approval in respect of Planning Application LA07/2018/0582 as per the information and recommendation contained in the Case Officer report presented to Committee.

It was agreed that conditions be imposed to deal with residents' concerns regarding the proposed tree planting / screening and that Officers be delegated authority to impose any relevant conditions.

**(11) LA07/2018/1556/F
(Audio recorded – NO)**

Location:

8 Tamary Hill, Rathfriland.

Proposal:

Extension and renovation of existing dwelling and new domestic garage.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Glyn Mitchell, 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 M Keane 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 agent considered the proposed dwelling would result in a minimal increase to the original footprint of the existing building.
- The proposed application would meet the criteria required for a replacement dwelling.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Hanna it was unanimously agreed to issue an approval in respect of Planning Application LA07/2018/1556/F contrary to officer recommendation on the basis that the proposed dwelling was in a rural location and

would not detract from the appearance and character of the surrounding area.

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

FOR NOTING

P/052/2019: HISTORIC ACTION SHEET

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

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

P/053/2019: PLANNING COMMITTEE MEETING PERFORMANCE REPORT APRIL 2019

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

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

P/054/2019: 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/055/2019: APPEALS & DECISIONS

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

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

The Meeting concluded at 4.10pm

For confirmation at the Planning Committee Meeting to be held on Wednesday 26 June 2019.

Signed: _____ Chairperson

Signed: _____ Chief Executive