

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 18 September 2019 at 11.00am in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor M Larkin

Deputy Chairperson: Councillor H Reilly

In attendance: (Committee Members)

Councillor P Brown
Councillor L Devlin
Councillor G Hanna
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 A Davidson	Senior Planning Officer
Ms A McAlarney	Senior Planning Officer
Mr M Keane	Senior Planning Officer
Mr F O Connor	Legal Advisor
Ms L Coll	Legal Advisor
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

P/090/2019: APOLOGIES AND CHAIRPERSON'S REMARKS

Apologies were received from Councillors Clarke and Harte.

P/091/2019: DECLARATIONS OF INTEREST

Councillor P Brown declared an interest in Item 6: LA07/2017/1182/F and said he had previously given a public opinion on this application.

**P/092/2019: 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:-

- **LA07/2017/1182/F** – Strategic roadside service facility incorporating petrol station, shop and restaurant services, child play area, picnic area, car, coach, lorry parking, bunkering facilities, landscaping, access roads and associated highway and site construction / excavation works – Belfast Road, Newry. **REFUSAL** – all Councillors can take part in the discussion / decision on this application with the exception of **Cllrs Brown, Devlin and Mason**
- **LA07/2018/1913/0** – Infill site for 1 No. dwelling – site between 33 and 37 Ballard Road, Lislea. **REFUSAL** – all Councillors can take part in the discussion / decision on this application with the exception of **Cllrs Brown, Clarke, Reilly and Devlin.**

MINUTES FOR CONFIRMATION

**P/093/2019: MINUTES OF PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 21 AUGUST 2019**

Read: Minutes of Planning Committee Meeting held on Wednesday 21
August 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 21
August 2019 as a true and accurate record.**

FOR DISCUSSION/DECISION

P/094/2019: ADDENDUM LIST

Read: Addendum List of Planning Applications with no representations
received or requests for speaking rights – Wednesday 18 September
2019. **(Copy circulated)**

**AGREED: On the proposal of Councillor McAteer seconded by Councillor
Hanna it was agreed to approve the Officer recommendation
in respect of the following applications listed on the
addendum list for Wednesday 18 September 2019: -**

- **LA07/2019/0602/F** – Retention of 2 No. mobile/containers used as, 1 – changing / shower block and 2 – toilet block & proposed third mobile/containers to be used as a changing/shower block and paladin type boundary fence. (amended plans) – **APPROVAL**
- **LA07/2019/0799/F** – Proposed widening and regrading of sections of the existing race course and realignment of existing ambulance track at Downpatrick Racecourse, Downpatrick – Lands at Downpatrick Racecourse. - **APPROVAL**

DEVELOPMENT MANAGEMENT - PLANNING APPLICATIONS FOR DETERMINATION

P/095/2019: PLANNING APPLICATIONS FOR DETERMINATION

The following applications were determined by the Committee:-

- (1) **LA07/2017/1182/F**
(Audio recorded - NO)

(11.20am: Councillors Brown, Devlin and Mason withdrew from the Meeting)

Location:

Belfast Road, Newry.

Proposal:

Strategic roadside service facility incorporating petrol station, shop and restaurant services, child play area, picnic area, car, coach, lorry parking, bunkering facilities, landscaping, access roads and associated highway and site construction / excavation works

Conclusion and Recommendation from Planning Official:

Refusal

Speaking Rights:

In objection:

Eunan Duffy; Dublin Road Services Operators Group; Conor Cochrane and James McKevitt.

In support:

Eamonn Loughrey, Agent

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.

Mr Euan Duffy gave a presentation raising objections to the application, and gave historical background information regarding the site, in particular the former Mother

& Baby/Magdalen Institution that operated on the site at 132 Armagh Road Newry. He believed there were burial anomalies relating to the existing graveyard and no scientific equipment had been used to find remains. He said he would like to see the entire site investigated, including the site for the proposed Maxol Petrol Station.

Ms Coll, Legal Advisor reminded the Committee that they were to focus on material planning considerations pertaining to the application and were not in a position to take a view on the views raised by this objector in the context of the application.

Mr Stephen Hughes on behalf of the Dublin Road Services Operators and Mr James McKeivitt gave a presentation on behalf of the Dublin Road Services Operators Group highlighting the damaging impact the scheme would have on local businesses and the rural community along Dublin Road Newry.

Mr Conor Cochrane gave a presentation on behalf of Mr Colum Meehan business owner, objecting to the application in which he highlighted the failure of the applicants to demonstrate a need for the facility, the application will mar the distinction between the countryside and Newry and it will have a negative impact on his client's business.

Mr Eamon Loughrey gave a presentation in support of the application and responded to the following issues raised in previous presentations in objection to the application:

Indication of need
Existing designated service area
Limited additional service provision
Job losses
Downgrade of an important route
Unnecessary countryside development
Complicating A1 signage

Issues raised:

Considerable discussion then followed during which several issues were raised as follows:

- Proximity of other existing Services Stations and existing wide range of services including HGV services
- This planning application failed to demonstrate need and would mar the distinction between countryside and the city of Newry
- Integration
- The roads access had been accepted by Planners
- Turnover projections
- Negative impact on local businesses and employment
- Assurances for compliancy during any construction work regarding historical burial anomalies around the site - any planning approval could be conditioned to ensure earth movements on site were monitored
- Signage

- The applicant believed they had shown this proposal would have no adverse effect on Fiveways which provided for local need; it was well integrated and would not impact on any key critical views.
- The applicant had not fully demonstrated to Committee that there would not be an adverse impact on Fiveways – figures presented did not properly address or quantify this.
- Local jobs should not be displaced by a facility strategically designed for long distance travellers.
- Concerns following the site visit regarding the exit/entrance to the proposed new facility – there seemed to be a minimal distance to the roundabout as is and this would add another exit/entrance.
- Dfi representative – AMP3 was entirely a matter for planning – the design and access and traffic management were acceptable to Roads Service.
- Planners considered the proposal did not comply with ICS15 and therefore there was no exception under AMP3 – the roads were part of the protected route.

Councillor Reilly proposed to issue an approval in respect of Planning Application LA07/2017/1182/F contrary to Officer recommendation, on the following basis. The proposal was seconded by Councillor McAteer.

- The application was for a strategic facility of Northern Irish, and UK importance, and fell within the requirements of IC15 given the lack of existing provision servicing the A1 for long distance travellers.
- SSP6 279 – 6281 – The site was already essentially in an urban environment of motorways, embankments and roundabouts. The facility was a strategic need which offered justification for the relaxation of this planning policy.
- SSP CTY1 OF PPS1 was fulfilled due to its strategic location, ie, an EU/UK gateway.
- Policy IC15 was fulfilled given the strategic location of the site along a key transport corridor and link corridor to the A28 and A27.
- The site was located adjacent to the trunk road network and there were clear indications there was no other facility within a 12 mile radius capable of providing the full range of services for long distance drivers. These facts offered justification under SSP CTY13 and CTY14 of PPS21.
- With regard to CTY15 of PPS21, given that the development would not mar the distinction between the countryside and urban settlement limit given that it had characterisations of an urban environment with roundabouts etc, and motorway infrastructure and could be successfully landscaped.
- With regard to PPS3, this policy does not apply in this instance and the recommendation from DFI Roads that the design was satisfactory for direct access, should be accepted.

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

For: 5
Against: 2
Abstentions: 0

The proposal was declared 'carried'.

AGREED: On the proposal of Councillor Reilly seconded by Councillor McAteer it was agreed to issue an approval in respect of Planning Application LA07/2017/1182/F contrary to Officer recommendation, on the following basis:

- **The application was for a strategic facility of Northern Irish, and UK importance, and fell within the requirements of IC15 given the lack of existing provision servicing the A1 for long distance travellers.**
- **SSP6 279 – 6281 – The site was already essentially in an urban environment of motorways, embankments and roundabouts. The facility was a strategic need which offered justification for the relaxation of this planning policy.**
- **SSP CTY1 OF PPS1 was fulfilled due to its strategic location, ie, an EU/UK gateway.**
- **Policy IC15 was fulfilled given the strategic location of the site along a key transport corridor and link corridor to the A28 and A27.**
- **The site was located adjacent to the trunk road network and there were clear indications there was no other facility within a 12 mile radius capable of providing the full range of services for long distance drivers. These facts offered justification under SSP CTY13 and CTY14 of PPS21.**
- **With regard to CTY15 of PPS21, given that the development would not mar the distinction between the countryside and urban settlement limit given that it had characterisations of an urban environment with roundabouts etc, and motorway infrastructure and could be successfully landscaped.**
- **With regard to PPS3, this policy does not apply in this instance and the recommendation from DFI Roads that the design was satisfactory for direct access, should be accepted.**

It was also agreed that Officers be delegated authority to impose relevant conditions, including ensuring the proper site

investigations were carried out.

(12.45pm: Councillors Brown, Devlin and Mason re-joined the Meeting)

**(2) LA07/2018/1732/F
(Audio recorded - Yes)**

Location:

16 McKays Road, Castlewellan.

Proposal:

Replacement dwelling and re-positioning of access.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking Rights:

Eoin Morgan, agent and Majella Cunningham, 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:

- Planners advised that the proposed design was not of traditional rural form and there were several elements within the design that were not compliant with rural design.
- The agent/applicant said advice from the Planning Office was not clear throughout the process and the proposed dwelling was a betterment on the existing one.

(Councillor Devlin left the meeting – 1.00 pm)

Councillor Larkin proposed to issue an approval, contrary to officer recommendation, in respect of Planning Application LA07/2018/1732/F , on the basis that the proposed design was appropriate for a rural setting and would be an improvement on the existing structure. Councillor Ruane 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: 2
Abstentions: 0

The proposal was declared `carried`.

Agreed: On the proposal of Councillor Larkin, seconded by Councillor Ruane it was agreed to issue an approval, contrary to officer recommendation, in respect of Planning Application LA07/2018/1732/F on the basis that the design was appropriate for a rural setting and would be an improvement on the existing structure.

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

(1.05pm: The meeting adjourned for lunch)

(2.00pm: The meeting resumed)

**(3) LA07/2019/0830/O
(Audio recorded – Yes)**

Location:

Land NW of 11 Wateresk Road, Dundrum.

Proposal:

Erection of 2 no. infill dwellings.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Eoin Morgan, 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 Anette 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:

Issues were discussed concerning the continuation of laneway.

Councillor Ruane proposed to defer Application LA07/2019/0830/O for a site visit to allow Members to assess the site in more detail. 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: 2
Abstentions: 0

The proposal was declared `carried`.

AGREED: On the proposal of Councillor Larkin, seconded by Councillor Ruane it was agreed to defer planning application LA07/2019/0830/O for a site visit to allow Members to assess the site in more detail.

**(4) LA07/2018/1855/F
(Audio recorded – YES)**

Location:

Between No. 124a and 126 Carsonstown Road, Saintfield, Ballynahinch.

Proposal:

Proposed 2 no. infill dwellings and garages.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Ryan McBirney and Lisa Shannon, agents presented in support of the application detailing and expanding upon a written statement that had been circulated to Committee Members.

Power-point presentation:

Ms Anette 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:

Issues were raised regarding consideration of the detached shed located to the side of the house, as it was believed it would meet the definition of a building under the Planning Act.

It was noted the shed was discounted from part of the consideration as it did not have its own frontage to the road.

It was further noted the shed was accessed via the dwelling and was a building in its own right and had as much frontage to the road as a domestic garage would have.

Councillor Hanna proposed to issue an approval in respect of application LA07/2018/1855/F, contrary to Officer recommendation, on the basis that there is a continuous build up frontage and accept that the garage located at the side of the house is a pointer to mark from and is compliant with Policy CTY8.

Councillor McKee seconded the proposal.

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

For: 8
Against: 1
Abstentions: 0

The proposal was declared `carried`.

AGREED: **On the proposal of Councillor Hanna , seconded by Councillor McKee it was agreed to issue an approval in respect of application LA07/2018/1855/F, contrary to Officer recommendation, on the basis that there was a continuous build-up of frontage and accept that the garage located at the side of the house was a pointer to mark from, and was compliant with Policy CTY8.**

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

**(5) LA07/2015/1302/F
(Audio recorded – YES)**

Location:

Lands to the rear of 11-29 Thomas St., and adjacent to access road to Buttercrane Shopping Centre.

Proposal:

Proposed new retail development at ground floor with 4 no. 2 bed apartments at 1st floor level, relocation of existing NIE sub-station and provision of associated car parking and landscaping.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Richard O'Toole and Ronan Sheehy, Planning Consultants, presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Mr Kieran Fearon, Dfi Rivers Agency, was also in attendance to answer queries from 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.

(2.45pm: Councillor Brown left the meeting)

Issues Raised:

- Discussion took place concerning flood risk at the site location and surrounding vicinity and the inclusion of flood mitigating measures.
- There were two live planning approvals on the site, with no mitigating flood protection measures, which could be implemented at any time– however the proposed scheme was fundamentally better and provided mitigating flood measures around how the building operated.
- Dfi – no flood measures could be put in place that would provide the level of protection to prevent flooding such as that which occurred unless there was a major capital spend.

Mr F O Connor Legal Advisor advised the Committee must consider the application on its own merits. Forceful evidence had been given on the flood risk. Evidence of any extant permission was not something the application should be measured against.

Councillor Reilly proposed to issue an approval in respect of planning application LA07/2015/1302/F, contrary to Officer recommendation, on the basis that given the live approvals regarding this site which could exacerbate and make worse any future flooding, and there was now a new application that would mitigate flood risk, concerns regarding Policy FLD1 fell away. 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: 3
Against: 5
Abstentions: 0

The proposal was declared `lost`.

Councillor Larkin proposed to issue a refusal in respect of Application LA07/2015/1302/F, as per the information and recommendation contained the Case Officer Report presented to Committee. 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: 5
Against: 3
Abstentions: 0

The proposal was declared `carried`.

AGREED: On the proposal of Councillor Larkin, seconded by Councillor Trainor, it was agreed to issue a refusal in respect of Application LA07/2015/1302/F, as per the information and

recommendation contained the Case Officer Report presented to Committee.

**(6) LA07/2017/1235/F
(Audio recorded – YES)**

Location:

No. 31 Cardinal O’Fiaich Square, Crossmaglen.

Proposal:

Demolition of No. 31 and erection of two shop units on ground floor with 4 no. apartments on first and second floors.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Michael Graham and Mr Aidan Cole, agents, 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:

- Could the design be altered to reduce the impact on the adjoining building.
- Mobility issues.
- Planners had accepted that the building was in a poor state of repair and had to be demolished.
- The agent said there was adequate private amenity space provided.

Councillor Hanna proposed to issue a refusal in respect of Application LA07/2017/1235/F, as per the information and recommendation contained in the Case Officer report presented to Committee. 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: 2
Against: 2
Abstentions: 4

The Chairperson used his casting vote and voted against the proposal.

The proposal was declared lost.

Councillor McAteer proposed to defer application LA07/2017/1235/F, for further discussion between the Planning Department and agent, and that Officers be delegated authority to issue a decision in due course. Councillor McKee seconded the proposal.

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

For: 8
Against: 0
Abstentions: 0

The proposal was declared `carried`.

AGREED: On the proposal of Councillor McAteer seconded by Councillor McKee it was agreed to defer application LA07/2017/1235/F, for further discussion between the Planning Department and agent, and that Officers be delegated authority to issue a decision in due course.

**(7) LA07/2018/1670/F
(Audio recorded – YES)**

Location:

30m North East of 6 Main Street, Camlough, Newry.

Proposal:

Proposed two storey dwelling with integral garage as a change of house type from approval LA07/2015/1171/F with revised vehicular access from Church Rock Road.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Sam McKee, 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 referred the Committee to Page 172 of the Agents submission, and in view of the applicant's agreement to allow the existing access to be used, agents had confirmed they were content to allow the application to be deferred.

Issues Raised:

None

AGREED: On the proposal of Councillor Hanna seconded by Councillor Reilly it was agreed to defer application LA07/2018/1670/F for

further discussion on the basis that the applicant had agreed to allow the existing access to be used.

It was also agreed Officers be delegated authority to issue a decision in due course.

(Councillor Reilly withdrew from the meeting).

**(8) LA07/2018/1913/O
(Audio recorded – YES)**

Location:

Site between 33 and 37 Ballard Road, Lislea.

Proposal:

Infill site for 1 no. dwelling.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Mr Anthony O'Hare, agent, was not in attendance.

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:

None.

Councillor Hanna proposed to issue a refusal in respect of application LA07/2018/1913/O, as per the information and recommendation contained in the Case Officer report presented to Committee. Councillor McKee 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: 0

The proposal was declared carried.

AGREED: On the proposal of Councillor Hanna seconded by Councillor McKee it was agreed to issue a refusal in respect of application LA07/2018/1913/O, as per the

information and recommendation contained in the Case Officer report presented to Committee.

(Councillor Reilly re-joined the meeting).

**(9) LA07/2019/0008/F
(Audio recorded –YES)**

Location:

Circa 70m East of No. 14a Ayallogue Road, Newry.

Proposal:

Site for infill dwelling and garage.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Barry Owens, 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:

- Laneway and curtilage
- Access frontage to road

Councillor Hanna proposed to accept the officer recommendation to refuse the application. There was no seconder for this proposal.

Councillor McAteer proposed to issue an approval in respect of Application LA07/2019/0008/F, contrary to officer recommendation, based on the fact the development would not impact on the area as there were buildings situated beside and opposite the site, and that curtilage be extended to the bottom of the driveway given it was much wider than a normal agricultural laneway.

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

For: 6
Against: 1
Abstentions: 1

The proposal was declared carried.

AGREED: On the proposal of Councillor McAteer, seconded by Councillor McKee it was agreed to issue an approval in respect of Application LA07/2019/0008/F, contrary to officer recommendation, based on the fact that the development would not impact on the area as there were buildings situated beside and opposite the site, and that curtilage be extended to the bottom of the driveway given it was wider than a normal agricultural laneway.

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

(10) **LA07/2019/0307/O**
(Audio recorded – YES)

Location:

Between 125b and 135 Culloville Road.

Proposal:

Dwelling.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Richard O'Toole, 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:

- An identifiable ribbon was already established at this location.

Councillor Larkin proposed to issue a refusal in respect of application LA07/2019/0307/O, as per the information and recommendation contained in the Case Officer report presented to Committee. Councillor McKee seconded the proposal.

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

For: 4
Against: 3
Abstentions: 1

The proposal was declared carried.

AGREED: **On the proposal of Councillor Larkin seconded by Councillor McKee it was agreed to issue a refusal in respect of application LA07/2019/0307/O, as per the information and recommendation contained in the Case Officer report presented to Committee.**

(11) **LA07/2018/1543/O**
(Audio recorded – YES)

Location:

Cullion Road, Mayobridge, (immediately adjacent to and South of 6A Cullion Road).

Proposal:

Site for infill dwelling and garage (revised site location plan).

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

Martin Bailie, 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:

- Approval had been granted on the site in 2011 as an infill.

Councillor Hanna proposed to issue a refusal in respect of Application LA07/2018/1543/O as per the information and recommendation contained in the Case Officer report presented to Committee. 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: 8
Against: 0
Abstentions: 0

The proposal was declared carried.

AGREED: **On the proposal of Councillor Hanna seconded by Councillor Trainor it was agreed to issue a refusal in**

respect of Application LA07/2018/1543/O as per the information and recommendation contained in the Case Officer report presented to Committee.

(12) **LA07/2018/1614/O**
(Audio recorded – YES)

Location:

50m South of No. 24 Island Road, Attical, Kilkeel.

Proposal:

Dwelling on a farm.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

John 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 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:

None

AGREED: On the proposal of Councillor Ruane seconded by Councillor Hanna it was agreed to defer application LA07/2018/1614/O for a site visit.

(13) **LA07/2019/0207/F**
(Audio recorded – YES)

Location:

70 m East of No. 53 Cullion Road, Mayobridge, Newry.

Proposal:

Erection of dwelling (change of house type from that approved under P/2013/0631/F).

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

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

Power-point presentation:

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:

None

AGREED: On the proposal of Councillor Larkin seconded by Councillor Ruane it was agreed to issue an approval in respect of Application LA07/2019/0207/F contrary to officer recommendation on the basis that the site was appropriate for the locality and would not set a precedent.

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

**(14) LA07/2019/0620/O
(Audio recorded – NO)**

Location:

Adjacent and SW of 76 Drumlough Road, Mayobridge.

Proposal:

New dwelling and garage.

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

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:

- Issues regarding built up frontage and whether the house and garage would be considered as one building.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Hanna it was agreed to issue an approval in respect of Application LA07/2019/0620/O on the basis that continuous frontage exists along the road and an agricultural access should not be considered as breaking the frontage at this location.

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

AGREED: On the proposal of Councillor Hanna seconded by Councillor Trainor it was agreed to exclude the public and press from the meeting during discussion on this matter which related to exempt information by virtue of Part 3 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 – Information relating to the financial or business affairs of a particular person (including the Council holding that information) and the public may, by resolution, be excluded during these items of business.

(15) LA07/2018/0860/F
(Audio recorded – NO)

Location:

45m NE of No. 14 Rath Road, Clonallon GlebeTb, Warrenpoint.

Proposal:

Proposed replacement dwelling (amended drawings).

Conclusion and Recommendation from Planning Official:

Refusal

Speaking rights:

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.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Trainor it was agreed to come out of Closed Session.

When the Committee came out of Closed Session the Chairperson reported the following decision had been taken:

AGREED: On the proposal of Councillor Larkin seconded by Councillor Hanna it was agreed to defer application LA07/2018/0860/F to allow further discussion between the Planning Department and the agent/applicant.

FOR NOTING

P/096/2019: HISTORIC ACTION SHEET

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

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

P/097/2019: PLANNING COMMITTEE MEETING PERFORMANCE REPORT – AUGUST 2019

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

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

P/098/2019: 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/099/2019: APPEALS & DECISIONS

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

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

It was also agreed Councillor H Reilly discuss matters regarding consultee replies and the applications backlog with Mr A McKay Chief Planning Officer.

The Meeting concluded at 5.40pm

For confirmation at the Planning Committee Meeting to be held on Wednesday 16 October 2019.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**