

## **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 27 July 2022 at 10.00am in Boardroom, Monaghan Row, Newry and via Microsoft Teams.**

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**Chairperson:** Councillor D McAteer

**In attendance: (Committee Members)**

Councillor R Burgess  
Councillor L Devlin  
Councillor V Harte  
Councillor M Larkin  
Councillor A Lewis  
Councillor D Murphy  
Councillor L McEvoy  
Councillor G O'Hare  
Councillor H Reilly

**(Officials)**

|               |  |
|---------------|--|
| Mr C Mallon   | Director of ERT                        |
| Mr A McKay    | Chief Planning Officer                 |
| Mr P Rooney   | Principal Planning Officer (via Teams) |
| Ms N Largey   | Legal Advisor                          |
| Ms S Taggart  | Democratic Services Manager (Acting)   |
| Ms C McAteer  | Democratic Services Officer            |
| Ms P McKeever | Democratic Services Officer            |

**P/063/2022: APOLOGIES AND CHAIRPERSON'S REMARKS**

Apologies were received from Councillor Byrne and Councillor Hanna.

**P/064/2022: DECLARATIONS OF INTEREST**

There were no Declarations of Interest.

**P/065/2022: DECLARATIONS OF INTEREST IN ACCORDANCE WITH PLANNING COMMITTEE PROTOCOL- PARAGRAPH 25**

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

There were no Declarations of Interest.

## **MINUTES FOR CONFIRMATION**

**P/066/2022: MINUTES OF PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 29 JUNE 2022**

Read: Minutes of Planning Committee Meeting held on Wednesday 29 June 2022.  
(Copy circulated)

**AGREED: On the proposal of Councillor Lewis, seconded by Councillor Devlin, it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 29 June 2022 as a true and accurate record.**

## **FOR DISCUSSION/DECISION**

**P/067/2022: ADDENDUM LIST**

There were no applications on the addendum list for the Planning Committee Meeting on 27 July 2022

## **DEVELOPMENT MANAGEMENT - PLANNING APPLICATIONS FOR DETERMINATION**

**P/068/2022: PLANNING APPLICATIONS FOR DETERMINATION**

**(1) LA07/2021/0987/F**

### **Location:**

Lands at Watsons Road/Dorans Hill Newry including lands to the east of Watsons Road

### **Proposal:**

Section 54 application seeking planning permission to vary condition no. 17 of P/2013/0242/F

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

Approval

### **Speaking rights:**

#### In Objection

Mr Richard O'Toole, Mr Grant McBurney and Mr John Cowan were in attendance.

#### In Support

Mr Tom Stokes, Ms Karen McShane and Mr Brian McConville were in attendance.

Ms Largey recommended Planning Application LA07/2021/0987/F be deferred. She said the objector to the application had queried the absence of a transport assessment from DfI Roads and as DfI Roads had not addressed that issue and were not present at the meeting, she considered it would be prudent to defer and withdraw the application from the agenda.

Members expressed their disappointment DfI Roads were not present at the meeting, the Chairperson advised the Road Service Official due to attend the meeting had tested positive for Covid 19 and he apologised to the delegation who had attended the meeting.

**AGREED:**                               **On the proposal of Councillor Devlin seconded by Councillor Lewis it was unanimously agreed to defer Planning Application LA07/2021/0987/F as per legal advice and to be re-presented at a future Planning Committee Meeting when DfI Roads were in attendance.**

**(2)    LA07/2020/1864/F**

**Location:**

Between No. 39 Church Street, Rostrevor and No. 2 Water Street, Rostrevor

**Proposal:**

Proposed barbers shop / hairdressers

**Conclusion and Recommendation from Planning Official:**

Refusal

**Power-point Presentation:**

Mr Pat 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.

**Speaking rights:**

In Support

Mr John Cole, agent and Mr Derek McConville, applicant presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

**Issues Raised:**

- Mr Rooney said the previous building on the site was erected before current planning guidelines were introduced, he said it would not meet current day standards and therefore very limited weight should be attached.
- Mr Rooney said the character of the area was a very unique form and it was within a designated conservation area. He said the predominant style was 2/3 storey, of simple rectangular form that stepped-up Church Street resulting in a unique interesting roofline.
- Mr Rooney said the original access had been from Water Street and the proposed application, due to the front being filled in, would have the appearance of a single storey building.
- Mr Cole disputed the original access was from Water Street, he said the gate to the access was from Church Street and the wall was still intact.
- Mr Cole said there was one other hairdressers / barbers shop in Rostrevor.
- Mr Rooney said the main area of concern was the form and design and although he welcomed the proposed use of traditional conservation materials, the proposed half gable was totally inappropriate and the staggered extension to the rear was incongruous and detracted from the character of the conservation area.
- Mr Rooney said it was an extremely difficult site to develop and a total redesign and scale back would be required to comply with planning regulations.

**AGREED:** On the proposal of Councillor Burgess seconded by Councillor McAteer it was unanimously agreed to defer Planning Application LA07/2020/1864/F for a site visit so that Members could assess the site in more detail.

**(3) LA07/2022/0121/O**

**Location:**

Lands approximately 30m SW of 108a Longstone Road, Annalong

**Proposal:**

Farm Dwelling

**Conclusion and Recommendation from Planning Official:**

Refusal

Planning Application LA07/2022/0121/O was removed from the agenda at the request of Councillor O'Hare as the agent was unavailable to attend the Meeting; it will be re-presented at a future Planning Meeting.

**P/069/2022: HISTORIC ACTION SHEET**

Read: Historic Action Sheet. **(Copy circulated)**

Mr McKay provided Members with a verbal update on progress on applications on the Historic Action Sheet.

**AGREED: It was unanimously agreed to note the Historic Action Sheet**

**P/070/2022: PLANNING COMMITTEE PERFORMANCE REPORT – JUNE 2022**

Read: Planning Committee Performance Report – June 2022. **(Copy circulated)**

**AGREED: It was unanimously agreed to note the Planning Committee Performance Report**

**P/071/2022: CURRENT APPEALS AND DECISIONS**

Read: Current Appeals and Decisions. **(Copy circulated)**

**AGREED: It was unanimously agreed to note the Current Appeals and Decisions.**

The meeting concluded at 11.30 am

For confirmation at the Planning Committee Meeting to be held on Wednesday 24 August 2022.

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

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