

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 9 February 2022 at 10.00am in Downshire Chamber and via Microsoft Teams.

Chairperson: Councillor D McAteer

In attendance: (Committee Members)

Councillor R Burgess
Councillor L Devlin
Councillor G Hanna
Councillor V Harte
Councillor M Larkin
Councillor D Murphy
Councillor L McEvoy
Councillor H McKee
Councillor G O'Hare
Councillor J Trainor

(Non Committee Members)

Councillor A Lewis

(Officials)

Mr C Mallon	Director Enterprise Regeneration & Tourism (via Teams)
Mr A McKay	Chief Planning Officer
Mr A Hay	Principal Planning Officer (via Teams)
Ms A McAlarney	Senior Planning Officer (via Teams)
Mr M Keane	Senior Planning Officer (via Teams)
Mr A Davidson	Senior Planning Officer (via Teams)
Ms P Manley	Senior Planning Officer (via Teams))
Mr R Gallagher	Planning Assistant
Mr C McKay	Trainee Planning Assistant
Ms N Largey	Legal Advisor
Ms S Taggart	Democratic Services Manager (Acting)
Ms L O'Hare	Democratic Services Officer
Ms C McAteer	Democratic Services Officer
Ms P McKeever	Democratic Services Officer (via Teams)

P/012/2022: APOLOGIES AND CHAIRPERSON'S REMARKS

No apologies were received.

P/013/2022: DECLARATIONS OF INTEREST

There were no Declarations of Interest.

**P/014/2022: 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.

LA07/2021/0816/0 - Councillor Harte advised she was not in attendance at the site visit and therefore would not be taking part in the discussion/decision on this application.

- **Item 7** - LA07/2021/0586/0 - Cllrs. Hanna, Harte, Larkin, McAteer, McEvoy and O'Hare were in attendance at the site visit.
- **Item 8** - LA07/2021/0040/0 - Cllrs. Hanna, Harte, Larkin, Murphy, McAteer, McEvoy, O'Hare and Trainor were in attendance at the site visit.
- **Item 9** - LA07/2021/0816/0 - Cllrs. Hanna, Larkin, Murphy, McAteer, McEvoy, O'Hare and Trainor were in attendance at the site visit.
- **Item 10** - LA07/2019/1653/F - Cllrs. Hanna, Harte, Larkin, Murphy, McAteer, McEvoy, O'Hare and Trainor were in attendance at the site visit.
- **Item 11** - LA07/2020/1041/0 - Cllrs. Hanna, Harte, Larkin, Murphy, McAteer, McEvoy, O'Hare and Trainor were in attendance at the site visit.
- **Item 12** - LA07/2021/1041/0 - Cllrs. Hanna, Harte, Larkin, Murphy, McAteer, McEvoy, O'Hare and Trainor were in attendance at the site visit.

MINUTES FOR CONFIRMATION

**P/015/2022: MINUTES OF PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 12 JANUARY 2022**

Read: Minutes of Planning Committee Meeting held on Wednesday 12 January 2022. (Copy circulated)

AGREED: On the proposal of Councillor Murphy, seconded by Councillor Hanna, it was agreed to adopt the Minutes of the e Planning Committee Meeting held on Wednesday 12 January 2022 as a true and accurate record.

FOR DISCUSSION/DECISION

P/016/2022: ADDENDUM LIST

Read: Addendum List of Planning Applications with no representations received or requests for speaking rights – Wednesday 9 February 2022. **(Copy circulated).**

AGREED: The Chairman advised the following application listed on the addendum list for Wednesday 9 February 2022 would be

removed and presented to the Committee at the Planning Meeting today.

- **LA07/2021/1655/F-** Proposed Replacement Dwelling - Adjacent and North of 5 Loughkeelan Road Strangford Downpatrick **REFUSAL**

LOCAL DEVELOPMENT PLAN (CLOSED SESSION)

AGREED: **On the proposal of Councillor Burgess, seconded by Councillor Harte, it was agreed to exclude the public and press from the meeting during discussion on the following item:**

On the proposal of Councillor Devlin, seconded by Councillor Burgess, it was agreed to come out of closed session.

When the Committee came out of closed session, the Chairman advised the following had been agreed:

P/017/2022: **LDP: Progress Report - Quarterly Update**

Read: Report dated 9 February 2022 by Mr A McKay, Chief Planning Officer regarding the Local Development Plan: Progress Quarterly Update

AGREED: **On the proposal of Councillor Devlin, seconded by Councillor McKee, it was agreed to note the quarterly update provided in Report dated 9 February 2022 from Mr A McKay, Chief Planning Officer regarding the Local Development Plan.**

DEVELOPMENT MANAGEMENT - PLANNING APPLICATIONS FOR DETERMINATION

P/018/2022: **PLANNING APPLICATIONS FOR DETERMINATION**

(1) LA07/2021/0586/O

Councillors Burgess, Devlin, Murphy, McKee and Trainor withdrew for the discussion/decision on this application.

Location:

Lands immediately south of No 7 Glenmore Road, Mullaghbane

Proposal:

Proposed dwelling and garage

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr A Davidson, Senior Planning Officer provided Members with a short recap on the power point presentation previously presented to Committee.

Speaking rights:

In line with the updated Operating Protocol no further speaking rights were permitted on this application.

Mr P McKernan, agent and O Hearty, applicant were in attendance to answer any questions from Members.

Issues Raised:

- Mr Davidson said time had been taken at the site visit to clarify the site measurements and he said the average frontage was 20 metres, whilst the gap available measured 150 metres.
- Mr Davidson said to comply with policy, plot size comparisons needed to be made along the common frontage.
- Mr McKernan said the cluster of buildings to the north of the proposed site clearly belonged to one grouping, defined by a common frontage and wall, the total measurement of which was 63 metres; the dwelling approved to the south of the proposed site measured 63 metres and No. 3 Glenmore Road measured 74 metres, including the garden area, which, he considered needed to be included.
- Mr McKernan said policy requirements included size, scale and respect for existing pattern of development and he said the map he had submitted illustrated four plots along the Glenmore Road measuring 63 metres, 63 metres, 74 metres and 80 metres, the average of which was 70 metres.
- Mr McKernan said the 150metre gap size would allow for two plots measuring 75 metres each. He said he did not accept the view from Planning that the average plot size was 20 metres.
- Mr Davidson said the policy was for a small gap site, which, he said the proposed application was not.
- Ms Largey said the Planning Report referred to PAC decisions that supported Planning Department's interpretation of the policy and its position in respect of the measurements.

The map referred to by the agent was uploaded for the Committee.

Councillor Larkin proposed to issue an approval in respect of Planning Application LA07/2021/0586/O on the basis that having been on site, although he acknowledged the decision taken by the Planning Department, he accepted the arguments made by the agent and he considered the proposed application met policy requirements. Councillor O'Hare seconded the proposal.

In advance of a recorded vote being taken, Ms Largey said she had significant concerns regarding the map that had been uploaded at the meeting, and she asked that the Committee consider deferring the application to allow some time for the map to be considered.

Councillor Larkin said the map had been emailed to Committee Members prior to the meeting.

Ms Larkin said she had not studied the map and she had concerns because of the PAC decisions referred to in the Planning Report; She said it was a matter for the Committee to decide and said they could go to a vote subject to legal consideration, and if deemed necessary, the application would be brought back to the March Planning Committee.

Councillor Larkin and Councillor O'Hare both agreed to this caveat.

The proposal was put to a recorded vote, the result of which was as follows: (copy attached)

FOR: 5
AGAINST: 1
ABSTENTIONS: 0

The proposal was carried.

AGREED: On the proposal of Councillor Larkin, seconded by Councillor O'Hare it was agreed to issue an approval in respect of Planning Application LA07/2021/0586/O contrary to officer recommendation on the basis that it conformed to policy in terms of size and scale, and it respected the existing pattern of development in the area.

Planning officers be delegated authority to impose any relevant conditions.

Ms Largey to consider the map submitted by the agent and uploaded at the meeting and if deemed necessary the application to be brought before the Committee at the March Planning Committee meeting.

(2) LA07/2021/0040/O

Councillors Burgess, Devlin, and McKee withdrew for the discussion/decision on this application.

Location:

Between No 5 & 7 Bog Road Forkhill Newry Co Down

Proposal:

Infill Dwelling and Garage

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr A Davidson Senior Planning Officer provided Members with a short recap on the power point presentation previously presented to Committee.

Speaking rights:

In line with the updated Operating Protocol no further speaking rights were permitted on this application.

Ms M Smith, agent was in attendance to answer any questions from Members.

Issues Raised:

- Mr Davidson said although the area to the right hand side of the laneway and to the north of the application site appeared to be used for domestic purposes, the key issues were the buildings were located on the left hand side of the lane, there was not a line of 3 or more buildings along the common frontage and there were no bookends further north of the application site, all of which was required by policy.

- Mr Davidson said it was apparent at the site visit, there was no clearly defined boundary or garden and he considered there to be a different frontage where the buildings were located on the lane.
- Mr Davidson said the all the buildings at the end of the lane on the left hand side were part of the same holding.
- Ms Smith said she did not agree with Planning regarding where the lane ended.
- Ms Smith said it was evident, on the ground there was road frontage to the right-hand side of the lane.

Councillor Murphy proposed to issue an approval in respect of Planning Application LA07/2021/0040/O on the basis that having visited the site, he was satisfied the manicured garden represented frontage to the lane and the application complied with CTY8. Councillor Hanna seconded the proposal.

The proposal was put to a recorded vote, the result of which was as follows: (copy attached)

FOR:	7
AGAINST:	0
ABSTENTIONS:	0

The proposal was carried.

AGREED: **On the proposal of Councillor Murphy seconded by Councillor Hanna it was agreed to issue an approval in respect of Planning Application LA07/2021/0040/O contrary to officer recommendation on the basis that the garden represented road frontage and the application complied with CTY8.**

Planning officers be delegated authority to impose any relevant conditions.

(3) LA07/2021/0816/O

Councillors Burgess, Devlin, Harte and McKee withdrew for the discussion/decision on this application.

Location:

Adjacent to No. 10 Hillhead Road, Newry,

Proposal:

Proposed replacement dwelling to create an infill dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Ms P Manley, Senior Planning Officer provided Members with a short recap on the power point presentation previously presented to Committee.

Speaking rights:

In line with the updated Operating Protocol no further speaking rights were permitted on this application.

Ms M Smith, agent was in attendance to answer any questions from Members.

Issues raised:

- Ms Manley advised that Refusal Reason 4 had been removed as the access visibility splays had been improved, confirmation received that the additional lands from a third party were no longer required to serve notice, and Transport NI were now satisfied.

Councillor Larkin proposed to issue an approval in respect of Planning Application LA07/2021/0816/O on the basis that, whilst he accepted there was no evidence that the building had ever been a dwelling, he said the it represented an infill opportunity and complied with CTY 8. Councillor Hanna seconded the proposal.

The proposal was put to a recorded vote, the result of which was as follows: (copy attached)

FOR:	6
AGAINST:	0
ABSTENTIONS:	1

The proposal was carried.

AGREED: **On the proposal of Councillor Larkin, seconded by Councillor Hanna it was unanimously agreed to issue an approval in respect of Planning Application LA07/2021/0816/O contrary to officer recommendation on the basis that it represented an infill opportunity and complied with CTY8.**

Planning officers be delegated authority to impose any relevant conditions.

(Break 11.10 – 11.20)

(4) LA07/2019/1653/F

Councillors Burgess, Devlin, and McKee withdrew for the discussion/decision on this application.

Location:

Lands to the East of No 5 Ferry Quarter View and Lands to the North East of No 3 Ferry Quarter View Strangford

Proposal:

5 No Apartments, Bin store, Car parking and Associated Site Works

Conclusion and Recommendation from Planning Official:

Approval

Power-point presentation:

Mr A McAlarney, Senior Planning Officer provided Members with a short recap on the power point presentation previously presented to Committee.

Speaking rights:

In line with the updated Operating Protocol no further speaking rights were permitted on this application.

In Objection

Mr T Stevens and Mr N Laird, objectors were in attendance to answer any questions from Members.

In Support

Mr P Stinson, Turley Architects and Mr A Groves, APD Architects were in attendance to answer any questions from Members.

Issues Raised:

- Ms McAlarney confirmed DfI Rivers had raised no objections to the proposed application.
- Councillor Murphy said if the proposed application was a whole new development there would be a requirement for a new road with foot paths and speed bumps to be instated and he expressed concern, in terms of fairness, rather than policy, that this was not the case.
- Mr McKay said the first 50 metres of the access road would be brought up to adoptable standards as per the requirements of DfI Roads.
- Ms McAlarney said Planning would not be seeking the adoption of the road as there was not enough space to bring it up to adoptable standards.
- Ms McAlarney said the geometry of the layout did not lend itself to high speeding.
- Ms McAlarney said if the Committee required signage to be put up to address any road safety concerns, it would not be a planning issue, but one that may be addressed by the developer or management company.
- Mr Stinson confirmed he would be content to put up signage in an effort to allay any road safety concerns the Committee may have.
- Ms Largey advised that a condition could be added to include Planning Officers be delegated authority to explore with the agent, the use of road signage in addressing any road safety concerns.

Councillor Hanna proposed to issue an approval in respect of Planning Application LA07/2019/1653/F with delegated authority to Planning Officers to explore with the agent, road safety concerns. Councillor Larkin seconded the proposal.

The proposal was put to a recorded vote, the result of which was as follows: (copy attached)

FOR:	7
AGAINST:	0
ABSTENTIONS:	1

The proposal was carried.

AGREED: **On the proposal of Councillor Hanna seconded by Councillor Larkin it was agreed to issue an approval in respect of Planning Application LA07/2019/1653/F as per the information and recommendation contained in the Case Officer report presented to Committee.**

Planning Officers be delegated authority to explore with the agent, the use of road signage in addressing any road safety concerns.

(4) LA07/2020/0653/O

Councillors Burgess, Devlin, and McKee withdrew for the discussion/decision on this application.

Location:

Approx 40m south west of 11 St Patrick's Circle Saul Downpatrick

Proposal:

Dwelling and garage

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr Annette McAlarney, Senior Planning Officer provided Members with a short recap on the power point presentation previously presented to Committee.

Speaking rights:

In line with the updated Operating Protocol no further speaking rights were permitted on this application.

Mr G Tumelty, agent and Mr P J Fox were in attendance to answer any questions from Members.

Issues Raised:

- Ms McAlarney said it would be inadvisable to speculate on alternative access proposals and it would not be appropriate to discuss a proposal that was not in front of the committee today.
- Ms McAlarney said the current proposal was unacceptable because of the integration of the access and the potential of nuisance to the existing properties at the rear.
- Mr Tumelty said providing access off the existing cul de sac was explored but was not an option.
- Mr Tumelty said the applicant owned the adjoining land and a hedgerow could be planted and the levels lowered if necessary.
- Ms McAlarney confirmed there had been objections received from 4 addresses in St Patrick's Circle.

Councillor Hanna proposed to issue an approval in respect of Planning Application LA07/2020/0653/0 on the basis that he considered it to be sustainable development in the countryside, it would cluster with other buildings and would integrate into the landscape. Appropriate planting could be put in to further ensure integration and although he accepted the access lay outside the development limits, he said, as a committee there should be enough flexibility to permit the development. Councillor Larkin seconded the proposal.

The proposal was put to a recorded vote and voting was as follows: (copy attached)

FOR:	7
AGAINST:	1
ABSTENTIONS:	0

The proposal was carried.

AGREED: **On the proposal of Councillor Hanna, seconded by Councillor Larkin, it was agreed to issue an approval in respect of**

Planning Application LA07/2020/0653/O contrary to officer recommendation on the basis that the development would integrate into the landscape and additional planting to be added if required.

Planning Officers be delegated authority to impose any relevant conditions.

(6) LA07/2021/1041/O

Councillors Burgess, Devlin, and McKee withdrew for the discussion/decision on this application.

Location:

To the rear of 9 Wateresk Road Dundrum

Proposal:

Dwelling and detached garage with associated site works, including improvements to existing vehicular access

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Ms Annette McAlarney, Senior Planning Officer provided Members with a short recap on the power point presentation previously presented to Committee.

Speaking rights:

In line with the updated Operating Protocol no further speaking rights were permitted on this application.

Mr Nicholas O'Neill was in attendance to answer any questions from Members.

Issues Raised:

- Mr O'Neill said the applicant did not have legal ownership over the lane located close to the proposed access and therefore he considered the proposed access to be a better option.

Councillor Larkin proposed and Councillor O'Hare seconded to issue a refusal in respect of Planning Application LA07/2021/1041/O as per the information and recommendation contained in the Case Officer report presented to Committee.

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

FOR:	8
AGAINST:	0
ABSTENTIONS:	0

AGREED:

On the proposal of Councillor Larkin, seconded by Councillor Hanna it was unanimously agreed to issue a refusal in respect of Planning Application LA07/2021/1041/O as per the information and recommendation contained in the Case Officer report presented to Committee.

(All Councillors re-joined the meeting)

(7) LA07/2020/1866/F

Location:

Between 78 and 80 Old Park Road Drumaness Ballynahinch

Proposal:

New dwelling with associated detached garage and site works

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Ms Annette McAlarney, Senior Planning Officer gave a power point presentation via Teams 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:

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

Issues Raised:

- Ms McAlarney said individual accesses and driveways did not constitute frontage in terms of Planning.
- Mr O'Neill read out a statement by PAC that stated a building had frontage to a road if the plot on which it was located abutted or shared a boundary with that road.
- Ms Largey said it was a matter for the Committee Members to decide whether they considered the lane and adjoining areas as frontage.

AGREED:

On the proposal of Councillor Hanna, seconded by Councillor Larkin, it was unanimously agreed to issue an approval in respect of Planning Application LA07/2020/1866/F contrary to officer recommendation on the basis that the application complied with CTY8 in that it had frontage to the road.

Planning officers be granted authority to impose any relevant conditions.

(8) LA07/2021/0875/0

Location:

Adjacent and North of 5 Loughkeelan Road Strangford Downpatrick

Proposal:

Proposed Replacement Dwelling

Conclusion and Recommendation from Planning Official

Refusal

Power-point presentation:

Ms Annette McAlarney Senior Planning Officer gave a power point presentation via Teams 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:

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

Issues raised:-

- Ms McAlarney said there was no definitive list of what was required to determine if a building was formerly a dwelling, however Planning looked for windows, doors, heat source, separate rooms and she said all of these characteristics were missing in the subject building.
- Mr O'Neill said according to the Griffiths Valuation Maps the building had been inhabited by a Mr Patrick Denvir and this information had been submitted to Planning.
- Ms McAlarney said the Griffiths Valuation Maps showed a group of buildings not specific to the subject building and consequently Planning could not attach any weight to the reference in this regard made by the agent.
- Ms Largey said the issue for the Committee Members to decide was if the building displayed the characteristics of a dwelling and not whether they considered it had been inhabited.
- Ms McAlarney said the starting point for Planning was to determine if the building resembled a dwelling and Planning considered it did not.
- Ms McAlarney said determining weight could not be attached to any perceived past use for a building and policy required any determination was made on the current state of the building.
- Ms Largey said the Committee may benefit from having a site visit.
- Mr O'Neill said there was evidence of a chimney but this could only be seen from inside the building.

Councillor Hanna proposed to issue an approval in respect of Planning Application LA07/2021/0875/0 on the basis that he considered it displayed the characteristics of a dwelling with the detail around the window openings saying this detail would not be found in an agricultural building. Councillor Larkin seconded the proposal, agreeing with Councillor Hanna and he said the Griffiths Valuation Maps were very accurate for research purposes.

The proposal was put to a recorded vote and voting was as follows: (copy attached)

FOR:	8
AGAINST:	3
ABSTENTIONS:	0

The proposal was carried.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Larkin it was agreed to issue an approval in respect of Planning Application LA07/2021/0875/0 contrary to officer recommendation on the basis that the building displayed the characteristics of a dwelling.

Planning officers be granted authority to impose any relevant conditions.

(Lunch 12.40 – 1.15pm)

(9) LA07/2021/1790/F

Location:

170m Northwest of 150 Clonvaraghan Road Ballyward

Proposal:

Proposed Conversion and Extension of a Vernacular Barn to form a Single Dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Ms Annette McAlarney, Senior Planning Officer gave a power point presentation via Teams 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:

Mr Declan Rooney, agent and Mr Des and Wynne Herron, applicants presented in support of the application, (via Teams) detailing and expanding upon a written statement that had been circulated to Committee Members.

Issues raised:

- Mr Rooney confirmed the proposal would include retention of the stone wall and slate roof.
- Ms McAlarney said the proposed application was unacceptable due to the level of the new extensions which would result in dominance and would detract from the main building.
- Ms McAlarney the proposed extensions would more than double the footprint of the existing building.
- Ms McAlarney said the building was unremarkable with no historical merit and the only advantage it had in terms of Planning was its location at the road side, however she said, not every road side shed got converted.
- Mr Rooney did not have the sq. ft. of the original building and the sq. ft. of the proposed extension to hand.
- Mr Rooney referred to a previous PAC decision where it was stated that provided the render was removed, the building would display architectural merit, and he said planning permission had been granted based on that condition.
- Ms McAlarney said if a building was considered to be locally important, any extensions would have to be subservient to the main building.
- Mr Rooney said the policy did not refer to size restrictions and he quoted from the Case Officer's report: 'the extension is at a lower elevation and located to the side and rear of the existing building, with a backdrop of rising land to the rear and sides, on balance it is considered that the scale and massing of the dwelling are appropriate and will not have a significantly greater visual impact than the existing barn to be converted.'
- Mr McKay said the refusal reasons included that the proposed application would have an adverse effect on the character of the locality and the site visit would have confirmed this. He said this was the second time the application was being considered and asked what had changed since it had been refused relatively recently.
- Ms Herron provided the committee with a brief history of the inhabitants who had previously lived in the building.

Councillor Hanna proposed to issue an approval in respect of Planning Application LA07/2021/1790 on the basis that he considered it would be a substantial planning gain, it was a traditional barn and the applicants intended to expose the stone, the applicant had said it was formerly a blacksmiths and he said blacksmiths were highly regarded locally and he considered it to be a sustainable proposal. Councillor Larkin seconded the proposal saying he considered the building to be locally important, the proposed application would provide modest accommodation for the applicants and he did not believe it would have a detrimental effect on the character of the area.

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

FOR: 9
AGAINST: 0
ABSTENTIONS: 2

The proposal was carried.

Councillor Devlin stated she agreed the building was of local importance, but she considered the proposed extension was too big, hence her reason for abstaining in the vote.

AGREED: **On the proposal of Councillor Hanna seconded by Councillor Larkin it was agreed to issue an approval in respect of Planning Application LA07/2021/1790/F on the basis that the building was of local importance and it would not have a detrimental effect on the character of the area.**

Planning officers be granted authority to impose any relevant conditions.

(10) LA07/2021/0755/O

Location:

50 metres south west of 11 Saval Lane Saval Newry

Proposal:

Site for dwelling with garage (gap site)

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr Mark Keane, Senior Planning Officer gave a power point presentation via Teams 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:

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.

Issues raised:

- Mr Keane said Planning determination on the application would not change if the stable block had been a lawful building.

- Mr Keane said the building to building measurement from the outbuilding on the application site measured approximately 125 metres.
- Mr Keane said the main issues of concern were the combination of separation distance, the topography of the land and the road alignment, whereby the site serves as an important visual gap between existing buildings
- Mr Keane advised policy requires that all proposals must meet other planning and environmental requirements. As a result of the sites topography it would not be possible to integrate any development on this site without requiring significant engineering including cut and fill.

AGREED: **On the proposal of Councillor Devlin seconded by Councillor Larkin it was unanimously agreed defer Planning Application LA07/2021/0755/O for a site visit so Members could assess the site in more detail.**

(11) LA07/2021/1243/F

Location:

18 Park View, Cloughoge, Newry

Proposal:

Single storey extension to the rear and first floor extension the side

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr Andrew Davidson, Senior Planning Officer gave a power point presentation via Teams 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:

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

Issues raised:

- Mr Davidson said Planning would require the ridge height of the proposed application to be dropped down at the rear as well as the front to make it symmetrical and comply with policy.
- Mr McMullan said the two full height extensions he had referred to in his presentation had been previously approved and although he acknowledged policy had changed in the interim, he said there was no requirement in the policy for symmetry.
- Mr McMullan said the proposed roof pitch was identical to that already in place.
- Mr McMullan referred to No. 5 Park View and said it would be structurally impossible to build according to the specifications approved by Planning.
- Mr McKay said it was important the Committee deal with the application before them and not refer to other applications.

Councillor Larkin proposed to issue an approval in respect of Planning Application LA07/2021/1243/F on the basis that he considered the extension would not detract from the character of the area, there was a varied design character in the housing development and the design was sympathetic to the house to be extended. 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: 0
ABSTENTIONS: 2

The proposal was carried.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Hanna it was agreed to issue an approval in respect of Planning Application LA07/2021/1243/F contrary to officer recommendation on the basis that it would not detract from the character of the area and was sympathetic to the house to be extended.

Planning Officers be delegated authority to impose any relevant conditions.

(12) LA07/2021/1655/F

Location:

Lands along Warrenpoint Front Shore adjacent to Marine Parade Harbour Quays Havelock Place Warrenpoint

Proposal:

Public realm improvement scheme

Conclusion and Recommendation from Planning Official:

Approval

Power-point presentation:

Mr Mark Keane, Senior Planning Officer gave a power point presentation via Teams 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:

- Councillor McAteer said although he agreed with the proposal in principle he had some concerns at the height restricting barriers saying it could have a negative impact on camper vans coming to the area.

AGREED: On the proposal of Councillor O'Hare seconded by Councillor Larkin it was unanimously agreed to issue an approval in respect of Planning Application LA07/2021/1655/F as per the information contained in the Case Officer report and presented to Committee.

(13) LA07/2021/1023/O

Location:

Immediately south of 21 Whiterock Road, Newtownhamilton

Proposal:

Private dwelling with domestic garage on gap/infill site

Conclusion and Recommendation from Planning Official:

Refusal

The agent from Collins & Collins was unable to attend the meeting on time due to traffic congestion.

AGREED: On the proposal of Councillor Hanna seconded by Councillor Murphy it was unanimously agreed to defer Planning Application LA07/2021/1023 until the March Planning Committee Meeting.

FOR NOTING

P/019/2022: HISTORIC ACTION SHEET

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

Councillor Murphy referred to Planning Application LA07/2017/1261/O and said as legal advice had now been received it needed to be dealt with as soon as possible and asked for an update.

Mr McKay said legal advice was received mid December 2021, Planning needed to consult on it and it would be brought back to Committee as soon as possible.

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

P/020/2022: PLANNING COMMITTEE PERFORMANCE REPORT - January 2022

Read: Planning Committee Performance Report for January 2022.
(Copy circulated)

AGREED: It was unanimously agreed to note the Planning Committee Performance Report January 2022.

P/021/2022: CURRENT APPEALS AND DECISIONS

Read: Planning Appeals and Decisions Report.
(Copy circulated)

AGREED: It was unanimously agreed to note the Report on Planning Appeals and Decisions.

The meeting concluded at 14.30.

For confirmation at the Planning Committee Meeting to be held on Wednesday 9 March 2022.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**

NEWRY, MOURNE & DOWN DISTRICT COUNCIL
PLANNING COMMITTEE RECORDED VOTE

DATE: 09.02.2022 VENUE: Downshire MEETING: Planning

SUBJECT OF VOTE: LA07/2019/1653/F

COUNCILLOR	FOR	AGAINST	ABSTAIN	ABSENT
R Burgess				
L Devlin				
C Enright				
G Hanna	1			
V Harte	2			
M Larkin	3			
D Murphy	4			
D McAteer		1		
L McEvoy	5			
H McKee				
G O'Hare	6			
J Trainor	7			
TOTALS	7	0	1	

NEWRY, MOURNE & DOWN DISTRICT COUNCIL
PLANNING COMMITTEE RECORDED VOTE

DATE: 09.02.2022 VENUE: Downshire MEETING: Planning

SUBJECT OF VOTE: LA07/2020/0653/O

COUNCILLOR	FOR	AGAINST	ABSTAIN	ABSENT
R Burgess				
L Devlin				
C Enright				
G Hanna	1			
V Harte	2			
M Larkin	3			
D Murphy	4			
D McAteer		1		
L McEvoy	5			
H McKee				
G O'Hare	6			
J Trainor	7			
TOTALS	7	1	0	

NEWRY, MOURNE & DOWN DISTRICT COUNCIL
PLANNING COMMITTEE RECORDED VOTE

DATE: 09.02.2022 VENUE: Downshire MEETING: Planning

SUBJECT OF VOTE: LA07/2021/0040/O

COUNCILLOR	FOR	AGAINST	ABSTAIN	ABSENT
R Burgess				
L Devlin				
C Enright				
G Hanna	1			
V Harte	2			
M Larkin	3			
D Murphy	4			
D McAteer				
L McEvoy	5			
H McKee				
G O'Hare	6			
J Trainor	7			
TOTALS	7	0	0	

NEWRY, MOURNE & DOWN DISTRICT COUNCIL
PLANNING COMMITTEE RECORDED VOTE

DATE: 09.02.2022 VENUE: Downshire MEETING: Planning

SUBJECT OF VOTE: LA07/2021/0586/O

COUNCILLOR	FOR	AGAINST	ABSTAIN	ABSENT
R Burgess				
L Devlin				
C Enright				
G Hanna	1			
V Harte	2			
M Larkin	3			
D Murphy				
D McAteer		1		
L McEvoy	4			
H McKee				
G O'Hare	5			
J Trainor				
TOTALS	5	1	0	

NEWRY, MOURNE & DOWN DISTRICT COUNCIL
PLANNING COMMITTEE RECORDED VOTE

DATE: 09.02.2022 VENUE: Downshire MEETING: Planning

SUBJECT OF VOTE: LA07/2021/0816/O

COUNCILLOR	FOR	AGAINST	ABSTAIN	ABSENT
R Burgess				
L Devlin				
C Enright				
G Hanna	1			
V Harte				
M Larkin	2			
D Murphy	3			
D McAteer	4			
L McEvoy	5			
H McKee				
G O'Hare	6			
J Trainor			1	
TOTALS	6	0	1	

NEWRY, MOURNE & DOWN DISTRICT COUNCIL
PLANNING COMMITTEE RECORDED VOTE

DATE: 09.02.2022 VENUE: Downshire MEETING: Planning

SUBJECT OF VOTE: LA07/2021/0875/O

COUNCILLOR	FOR	AGAINST	ABSTAIN	ABSENT
R Burgess	1			
L Devlin		1		
C Enright				
G Hanna	2			
V Harte	3			
M Larkin	4			
D Murphy	5			
D McAteer		2		
L McEvoy	6			
H McKee	7			
G O'Hare	8			
J Trainor		3		
TOTALS	8	3	0	