

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 9 March 2022 at 10.00am in Boardroom, Monaghan Row, Newry and via Microsoft Teams.

Chairperson: Councillor D McAteer

In attendance:

(Committee Members)

Councillor R Burgess (via Teams)
Councillor L Devlin (via Teams)
Councillor C Enright (via Teams)
Councillor G Hanna
Councillor M Larkin
Councillor D Murphy
Councillor L McEvoy
Councillor H McKee (Via Teams)
Councillor G O'Hare

(Officials)

Mr A McKay	Chief Planning Officer
Mr A Hay	Principal Planning Officer (via Teams)
Mr M McQuiston	Senior Planning Officer (via Teams)
Ms A McAlarney	Senior Planning Officer
Mr M Keane	Senior Planning Officer
Mr A Davidson	Senior Planning Officer (via Teams)
Ms P Manley	Senior Planning Officer (via Teams)
Ms M Fitzpatrick	Senior Planning Officer (via Teams)
Ms L O'Connor	Senior Planning Officer (via Teams)
Ms A McBeth	Planning Assistant (via Teams)
Mr F O'Connor	Head of Legal Administration
Ms N Largey	Legal Advisor
Ms S Taggart	Democratic Services Manager (Acting) (via Teams)
Ms L O'Hare	Democratic Services Officer (via Teams)
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer
Ms P McKeever	Democratic Services Officer

P/022/2022: APOLOGIES AND CHAIRPERSON'S REMARKS

Apologies were received from Councillors Harte and Trainor. Councillor Burgess advised he may have to leave the meeting early.

P/023/2022: DECLARATIONS OF INTEREST

Councillor Devlin declared an interest in Planning Applications LA07/2020/1689/F and LA07/2021/1752/LBC both of which were on the Addendum list.

**P/024/2022: 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.

- **Item 7** – LA07/2021/0329/0 – Grove Road, Annalong – Councillors Hanna, Harte, Larkin, Murphy, McAteer, McEvoy, McKee and O’Hare attended the site visit on 24-02-2022
- **Item 8** – LA07/2021/0755/0 -Saval Lane - Councillors Hanna, Harte, Larkin, Murphy, McAteer, McEvoy, McKee and O’Hare attended the site visit on 24-02-2022
- **Item 9** – LA07/2021/0953/F – Leitrim Road, Hilltown - Councillors Hanna, Harte, Larkin, Murphy, McAteer, McEvoy, McKee and O’Hare attended the site visit on 24-02-2022
- **Item 14** – LA07/2019/1134/0 – Manse Road – Councillors Burgess, Hanna, Harte, Larkin, Murphy and O’Hare attended the site visit on 07-08-2020

MINUTES FOR CONFIRMATION

**P/025/2022: MINUTES OF PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 9 FEBRUARY 2022**

Read: Minutes of Planning Committee Meeting held on Wednesday 9 February 2022. (Copy circulated)

Councillor McAteer advised Members the recorded vote sheets had been omitted from the Minutes in error and this would be corrected.

AGREED: On the proposal of Councillor Murphy, seconded by Councillor Hanna, it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 9 February 2022 as a true and accurate record subject to the addition of the recorded vote sheets.

FOR DISCUSSION/DECISION

P/026/2022: ADDENDUM LIST

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

AGREED: On the proposal of Councillor Burgess, seconded by Councillor O’Hare, it was agreed to approve the Officer recommendation in respect of the following applications listed on the addendum list for Wednesday 9 March 2022:

- **LA07/2020/0803/O** - Housing Development including demolition of dwelling and outbuilding 4 Daisy Hill Newry BT35 8PN **APPROVAL**
- **LA07/2020/1689/F** - Overflow asphalt car park (163 car parking space & 13 disabled car parking spaces) accessed via existing Donard Park, car park, erection of 6m high ball stop & 1.8 paladin fence, new footpaths and associated lighting, landscaping and drainage - Land 120m NW of 5 Donard Park & west of the existing Donard Park car park Newcastle **APPROVAL**
- **LA07/2021/1752/LBC** - Demolition of extension building adjoined to original B2 listed building and all associated remedial works - -14 Central Promenade Newcastle **APPROVAL**
- **LA07/2021/2087/F** - Reinstatement of 2 sash windows to rear elevation of building - 10-14 Central Promenade Newcastle **APPROVAL**

Councillor Devlin expressed her thanks to all involved in Planning Applications LA07/2020/1689/F and LA07/2021/1752/LBC.

Mr McKay updated Members on the running order:

Item 10 - LA07/2020/1567/F removed from the Agenda as one of the consultees had advised Planning that some aspects needed to be reviewed; to come back to Committee as soon as possible.

Item 24 – LA07/2020/0485/F, Item 25 – LA07/2020/0487/LBC and Item 26 – LA07/2020/0486/DCA would not be discussed at the meeting today as the applicant had expressed a desire to carry out some further work in relation to these applications.

(Councillor Hanna joined the Meeting at this stage)

LOCAL DEVELOPMENT PLAN (CLOSED SESSION)

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

On the proposal of Councillor Burgess, seconded by Councillor O'Hare, 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/027/2022: **LDP: Planning Policy Review – Coastal Development**

Read: Report dated 9 March 2022 by Mr A McKay, Chief Planning Officer regarding the Local Development Plan: Planning Policy Review – Coastal Development

AGREED: **On the proposal of Councillor Hanna, seconded by Councillor Burgess, it was agreed a special workshop be arranged to inform Members better on the complex issues surrounding the proposals in the Coastal Development Report. Report to come back to Committee for perusal after workshop has taken place.**

DEVELOPMENT MANAGEMENT - PLANNING APPLICATIONS FOR DETERMINATION

P/028/2022: PLANNING APPLICATIONS FOR DETERMINATION

(1) LA07/2021/0329/O

Councillors Burgess and Devlin, withdrew for the discussion/decision on this application. Councillor Enright was not present at the meeting at this stage.

Location:

To the rear of No. 30 Grove Road, and improvement accesses to Nos 28, 30 & 30A Grove Road Annalong.

Proposal:

Proposed replacement of redundant non- residential building with new storey and half dwelling on former industrial ground

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr M Keane, 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 J Cole, agent and Mr R Newell, applicant were in attendance to answer any questions from Members.

Issues Raised:

- Mr Keane said a Planning assessment had concluded the land had previously been used as a mushroom facility and supplementary evidence received supported this.
- Mr Cole said an agricultural building was one that was designed and used for agricultural purposes and he said the legal definition of an agricultural building was to house livestock or store agricultural products.
- Ms Largey said the applicant had fallen into error in interpreting the policy in that the test was not if a building was an agricultural building but rather if a building was used for agricultural purposes, which, she said she considered it was and which was supported by the PAC decision referred to by Mr Keane.
- Councillor Hanna said he considered, having been to the site visit, the whole area was industrial and possibly a brown field site.
- Mr Keane said the subject building had very similar facilities to the building referenced in the PAC decision.
- Mr Cole said the main purpose for the building in the PAC decision was to house specialist wood pellets, boilers and tanks connected with the poultry business, whereas the subject building had no agricultural use at all, just changing rooms and toilets and the business could have functioned without it, unlike the PAC example cited.
- Mr Keane said the information submitted in respect of the application fell within Section 250 of the Planning Act, which was agricultural use.
- Mr Keane said there was no policy to support the removal of hardstanding to allow for the building of a dwelling.

- Mr Newell said the building had been erected at the same time as the mushroom business had commenced but said it was not directly linked to the mushroom business.
- Mr Newell said the building had been built to facilitate the employees who worked in the mushroom business.
- Ms Largey said having listened to the discussions, she was more convinced the application did not meet policy and said it would be difficult to sustain if Members were to approve it.

Councillor Hanna proposed to issue an approval in respect of Planning Application LA07/2021/0329/O on the basis that he considered it would have significant environmental benefit, changing it from industrial ground into domestic use. He said a condition could be attached to ensure all concrete be removed and it could not be used for that purpose again. He said he believed it was sustainable development in the countryside, it would be a planning gain, the ground was wasteland and very industrial in appearance and whilst he agreed it may have been associated with agriculture, he said ultimately it was for human use. Councillor Larkin seconded the proposal saying he agreed the proposed application would be an environmental improvement and a planning gain.

Mr McKay urged Members to take the legal advice on board and said there was an acknowledgement from the applicant that the buildings were used for the purposes of the mushroom business. He said Members should resist moving away from the facts and evidence before them, references that it was industrial ground and the buildings were used for human use was veering off the recognised and lawful planning track. Mr McKay said to grant approval would be totally unlawful and he urged Members to reconsider.

Councillor Larkin said he accepted the buildings weren't eligible to be replaced under the policy and he had seconded the proposal because of the environmental benefit and planning gain and he asked if Councillor Hanna would agree to removing the reference to human use and industrial ground in his proposal. Councillor Hanna agreed to this.

Mr McKay said the proposal absolutely failed the policy test and the policy could not be just set aside and he asked Councillor Hanna to outline exactly what he considered the environmental benefit and planning gain to be.

Councillor Hanna said on attending the site visit he considered the site to be a concrete wasteland and could not see how the proposal would not be an environmental benefit.

Ms Largey said the proposal would be replacing like for like, so there would not be an environmental benefit.

Mr Keane read out the wording of the policy highlighting the policy did not include the removal of hard standing to gain significant environmental benefits and the hard standing in question was tucked behind an existing building and didn't have any visual impact from a public perspective.

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

FOR:	6
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 LA07/2021/0329/O contrary to officer recommendation on the basis that it would result in an environmental benefit and planning gain.

Planning officers be delegated authority to impose any relevant conditions.

(2) LA07/2021/0755/O

Councillors Burgess and Devlin, withdrew for the discussion/decision on this application. Councillor Enright was not present at the meeting at this stage.

Location:

50m SW of 11 Saval Lane, Saval

Proposal:

Site for dwelling and garage (gap site)

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr M Keane 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 C O'Callaghan, agent was in attendance to answer any questions from Members.

Councillor Larkin proposed to issue an approval in respect of Planning Application LA07/2021/0755/O on the basis that as the application was only at the outline stage, details could be thrashed out and the agent had said a design could be agreed that would not involve cutting into the landscape. 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 Larkin seconded by Councillor Hanna it was unanimously agreed to issue an approval in respect of Planning Application LA07/2021/0755/O contrary to officer recommendation on the basis that a design that would satisfy Planning and that would not involve cutting into the landscape be agreed.

Planning officers be delegated authority to impose any relevant conditions.

(3) LA07/2021/0953/F

Councillors Burgess and Devlin, withdrew for the discussion/decision on this application. Councillor Enright was not present at the meeting at this stage.

Location:

Lands approx. 55m north west of 108 Leitrim Road Hilltown

Proposal:

Erection of 3 no. glamping pods as part of an agri-tourist/farm-diversification scheme

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr M Keane, 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 C O'Callaghan, agent was in attendance to answer any questions from Members.

Councillor O'Hare proposed to issue an approval in respect of Planning Application LA07/2021/0953/F on the basis that CTY 11, 5.47 supported diversification and suitability in the countryside and having attended the site visit he was satisfied the proposed site was not visible from the Sandbag Road, there was a need to provide accommodation in the area as the local hotel in Hilltown was currently being used for emergency accommodation and there were glamping pods approximately half a mile from the proposed location.

Councillor Murphy seconded the proposal saying visibility from the Sandbag Road was minimal and any concerns he had previously had been allayed on learning that the proposal would involve cutting slightly into the land which would further limit visibility.

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 O'Hare, seconded by Councillor Murphy it was unanimously agreed to issue an approval in respect of Planning Application LA07/2021/0953/F contrary to officer recommendation on the basis that it complied with CTY 11, 5.47 and would integrate into the surrounding landscape.

Planning officers be delegated authority to impose any relevant conditions.

(Councillors Burgess and Devlin re-joined the meeting).

(4) LA07/2017/0978/F

Location:

50 Hilltown Road Bryansford Newcastle

Proposal:

Demolition of side and rear extension. New rear and side extensions and rear dormer

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Ms A 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.

Speaking rights:

In Objection

Ms Nicola Golden and Ms Eva McDermott, Historic Environment Division (Historic Buildings) presented in objection to the application detailing and expanding upon a written statement that had been circulated to Committee Members.

In Support

Mr Jason Martin, agent and Mr Stuart Douglas (via Teams) presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Councillor David Taylor presented in support of the application detailing and expanding upon a written statement that had been circulated to Committee Members.

(5) LA07/2017/0983/LBC

Location:

50 Bryansford Village Ballyhafry Bryansford Newcastle

Proposal:

Demolition of side and rear extensions

Conclusion and Recommendation from Planning Official

Refusal

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.

Speaking rights:

In Objection

Ms Nicola Golden and Ms Eva McDermott, Historic Environment Division (Historic Buildings) presented in objection to the application detailing and expanding upon a written statement that had been circulated to Committee Members.

In Support

Mr Jason Martin, agent and Mr Stuart Douglas (via Teams) presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Councillor David Taylor presented in support of the application detailing and expanding upon a written statement that had been circulated to Committee Members.

It was agreed that Planning Applications LA07/2017/0978/F and LA07/2017/0983/LBC would be heard together.

Issues raised:-

- Mr Martin advised Transport NI requirements included 2metres of the mature vegetation be removed to instate a footpath and he said it was intended to retain as much of the vegetation as possible to screen the proposed extension.
- Mr Martin said the proposed extension was 2.8m high and would be situated 1.4m below the road. There would be a 1m high stone wall and the roof of the house would sit 400ml above the stone wall. He said he did not consider it would be dominant.
- Ms McAlarney said according to the drawings, much of the vegetation at the front would have to be removed to allow for a turning point and parking which would reveal the new proposed linear extension.
- A site visit that had taken place with the Planning Officer, HED and Agent had not resulted in a satisfactory compromise being reached.
- Ms Golden said she believed a workable scheme was attainable, however she considered the footprint of the current proposal would need to be reduced and there was no guarantee any vegetation would remain.
- Mr Martin said he considered his interpretation of the policy supported the current application.
- The house was currently uninhabited.
- Ms Golden said the existing house had Grade B2 listing status but it was part of a terrace of 4 houses and from a listed building perspective the rear elevation was as important as the front as well as the interior.
- Ms Golden said the buildings were 200 years old, small rubble stone dwellings and in terms of their style, scale and materials they were read along with other core buildings within the area of townscape character.
- Mr Martin said he did not believe it could be reduced very much in size or it would not be feasible as a family home.

Councillor Devlin said she considered the extension was very dominant and proposed that it be deferred back to Planning one more time in an effort to reach a satisfactory compromise. Councillor Larkin seconded the proposal saying he believed a compromise could be reached and it should be ensured that this application was expedited.

The proposal was vote by way of a roll call and voting was as follows:

FOR:	8
AGAINST:	0
ABSTENTIONS:	1

The proposal was carried.

AGREED: **On the proposal of Councillor Devlin seconded by Councillor Larkin it was agreed to issue defer Planning Application back to Planners in an effort to reach a satisfactory compromise.**

Planning officers be granted authority to impose any relevant conditions.

(Cllr. Burgess left the meeting).

(6) LA07/2017/1779/F

Location:

Lands approx. 370m North East Of 32 Ballykilbeg Road Downpatrick

Proposal:

Amendment to planning approval LA07/2015/0782/F. Change from Vestas 27 225kw wind turbine with rotor diameter of 27m to Vestas 52 250kw with rotor diameter of 52m

Conclusion and Recommendation from Planning Official:

Approval

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.

Speaking rights:

No speaking rights were requested in respect of Planning Application LA07/2017/1779/F

AGREED: **On the proposal of Councillor Murphy seconded by Councillor Larkin it was unanimously agreed to issue an approval in respect of Planning Application LA07/2017/1779/F as per the information and recommendation contained in the Case Officer report presented to Committee.**

(7) LA07/2019/1134/F

Location:

90 Manse Road Darraghcross Crossgar

Proposal:

Replacement Dwelling

Conclusion and Recommendation from Planning Official:

Refusal

Speaking Rights:

Mr Gerry Tumelty agent and Mr Mageean and daughter Nora, applicants had secured speaking rights and were present at the meeting.

Ms Largey said legal advice was that Councillors be present for all discussions on Planning Applications and as there were only 4 Councillors present who had attended previous discussions/site visit, a quorum would not be present and as per Standing Orders, the Planning Application could not be heard. However, Ms Largey said it was a judgement call for the Members who had not taken part in previous discussions to decide if they wished to take part today.

Councillor McAteer and Councillor Murphy both said they would be willing to take part in the discussion today, thereby fulfilling the quorum criteria of 6 Members.

Councillor Hanna said the site visit had been pivotal and as Councillors Murphy and McAteer had not attended the site visit, he said he would withdraw from discussions.

In the absence of a quorum, Planning Application LA07/2020/1161/F was not heard.

AGREED: It was agreed, in the absence of a quorum, that Planning Application LA07/2020/1161/F be deferred and brought back to Committee at a future date.

(Lunch 1.20pm – 2.00pm)

(8) LA07/2021/1370/O

Location:

Land located between No.22 and No.22B Lurgan Road Silverbridge Newry

Proposal:

Infill development of 2 no. dwellings

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:

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

Mr Davidson advised Refusal Reason No. 5 was to be removed from the Officer's report as PPS 2 did not apply to Planning Application LA07/2021/1370/O.

AGREED: On the proposal of Councillor Larkin seconded by Councillor Hanna it was unanimously agreed to issue to defer Planning Application LA07/2021/1370/O for a site visit to take place, so Members could assess the site in more detail.

(9) LA07/2020/1161/F

Location:

Adjacent to No.11 Altnadue Road Castlewellan

Proposal:

Change of use from rough grazing to motorhome park

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr Anthony 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.

Speaking rights:

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

Issues raised:

- Mr McKay said the key issue was integration into the landscape and although he acknowledged the application was modest in scale, it was located within an AONB and in its current format did not comply with policy.
- Mr O'Hare said it was important to note the application was for change of use and not building development.
- Mr O'Hare said there would be no physical change to the site other than minor modifications to levels and with screening it would not be visible in a few years.
- Mr O'Hare said he would be happy to work alongside Planners to make the site more acceptable in planning terms.

AGREED:

On the proposal of Councillor Devlin seconded by Councillor McEvoy it was unanimously agreed to defer Planning Application LA07/2020/1161/F for a site visit to take place, so Members could assess the site in more detail.

(10) LA07/2021/0787/F

(Councillor Enright joined the meeting)

Location:

26 Bryansford Avenue Newcastle

Proposal:

Demolition of existing bungalow dwelling and integrated garage to provide new build detached two storey modernist style dwelling with a new finished floor level raised above the flood plain level. Existing rear terrace to be raised to provide level access with new dwelling. Alteration to front landscaping to provide additional hard standing. Existing stone clad front perimeter wall and pillars to be rendered smooth and painted

Conclusion and Recommendation from Planning Official:

Refusal

Power-point presentation:

Mr Anthony 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.

Speaking rights:

Mr Declan Rooney, agent, Ms Karen Roulston, Architect and Ms Stephanie Sloan, applicant presented in support of the application, detailing and expanding upon a written statement that had been circulated to Committee Members.

Issues raised:

- Mr McKay said when considering the character of an area, Planning draw the boundaries at a limit deemed appropriate and do not just consider the adjacent properties of an application site.
- Mr Rooney said the mature vegetation would remain and the house would sit 25m from the road.
- Mr McKay did not consider the character of the area was already compromised and said there could be a limited lifespan to the vegetation.
- Mr McKay said the two storey extension approved in 2018 differed from the current application in that there would have been a significant portion of the original house remaining, however he said it was a matter of opinion and a judgement call for the Committee.
- Ms Sloan said due to previous flood damage, her family wished to rebuild their family home above the flood plain.

Councillor Murphy proposed to issue an approval in respect of Planning Application LA07/2021/0787/F on the basis that previous approval had already been granted in 2018 for an extension with a flat roof, the dwelling was 25m from the road and could be screened. Additionally, Councillor Murphy said the advice from Planning was that it was a judgement call for the Committee and they were not restricted to the immediate adjacent properties when determining the character of the area. Councillor Larkin seconded the proposal saying he was content there were properties of similar design in the area and through time, streetscapes and house designs changed.

The proposal was put to a vote by means of a roll call, with voting as follows:

FOR:	9
AGAINST:	0
ABSTENTIONS:	0

The proposal was carried.

AGREED: **On the proposal of Councillor Murphy seconded by Councillor Larkin it was unanimously agreed to issue an approval in respect of Planning Application LA07/2021/0787/F contrary to Officer recommendation on the basis that previous approval for a flat roof extension had been granted in 2018, the property was 25m from the road, could be suitably screened and it was not out of character with the area.**

(11) LA07/2021/1023/0

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

Speaking rights:

Mr John Young, Collins and Collins agent had secured speaking rights.

The Chair advised that Planning Application LA07/2021/1023/0 had been withdrawn from the planning process by the Agent.

(Councillor Devlin left the meeting)

(12) LA07/2021/1102/F

Location:

Lands located within the Invest NI Business Park 215 metres south west of No. 63 Cloghanramer Road Newry

Proposal:

Erection of sheds for the manufacture of solid recovered fuel from residual waste, the manufacture of products from dry recyclables, and vehicle maintenance; erection of 4-storey office block; external storage bays; carparking and associated site works including boundary fencing and ancillary plant

Conclusion and Recommendation from Planning Official:

Approval

Power-point presentation:

Ms Patricia Manley, Chief 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.

AGREED: On the proposal of Councillor Larkin seconded by Councillor O'Hare it was unanimously agreed to issue an approval in respect of Planning Application LA07/2021/1102/F as per the information and recommendation contained in the Case Officer report presented to Committee.

FOR AGREEMENT

P/029/2022: REVISED DATE FOR MAY 2022 PLANNING COMMITTEE MEETING

AGREED: On the proposal of Councillor Larkin seconded by Councillor O'Hare it was agreed that the May 2022 Planning Committee Meeting be held on Wednesday 11 May as opposed to

Wednesday 4 May due to Assembly elections taking place on 5 May.

FOR NOTING

P/030/2022: HISTORIC ACTION SHEET

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

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

P/031/2022: PLANNING COMMITTEE PERFORMANCE REPORT - February 2022

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

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

P/032/2022: 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 15.26.

For confirmation at the Planning Committee Meeting to be held on Wednesday 6 April 2022.

Signed: _____ Chairperson

Signed: _____ Chief Executive