

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL/DM

**Minutes of the Planning Committee Meeting of Newry, Mourne and Down
District Council held on Wednesday 10 June 2015 at 10.00 am in the
Boardroom, District Council Offices, Monaghan Row, Newry**

Chairperson: Councillor J Tinnelly

Vice Chairperson: Councillor W Clarke

In attendance: (Committee Members)

Cllr P Brown	Cllr G Craig
Cllr L Devlin	Cllr V Harte
Cllr M Larkin	Cllr K Loughran
Cllr D McAteer	Cllr H McKee
Cllr M Murnin	Cllr M Ruane

(Officials)

Mr L Hannaway	Chief Executive
Mr C O Rourke	Director Regulatory & Technical Services
Mr P Green	Legal Officer
Mr A McKay	Head of Planning
Mr P Rooney	Principal Planning Officer
Ms J McParland	Senior Planning Officer
Mr A Davidson	Senior Planning Officer
Ms E McParland	Democratic Services Manager
Ms L Grant	HPTO Planning Officer
Ms P Manley	HPTO Planning Officer
Ms S Trainor	EO2 Administrative Manager
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

Also in attendance: Mr R Laughlin Transport NI
Mr S Grant Transport NI

P/17/2015: APOLOGIES / CHAIRMANS REMARKS

No apologies received.

P/18/2015: DECLARATIONS OF INTEREST

Declarations of interest were put forward as follows:

Councillor McAteer declared an interest in Planning Application P/2013/0434/F in respect of lands adjacent to 80 Greencastle Pier Road Greencastle, as he had previously made public comments regarding this planning application.

Councillor M Ruane declared an interest in Planning Application P/2013/0434/F in respect of lands adjacent to 80 Greencastle Pier Road Greencastle.

Councillor M Ruane declared an interest in Planning Application P/2014/0996/F in respect of land located approximately 70m east of 29 Clermont Gardens Warrenpoint Newry BT34 3LG.

Councillor V Harte declared an interest in Planning Application P/2013/0434/F in respect of lands adjacent to 80 Greencastle Pier Road Greencastle,

Councillor McKee declared an interest in Planning Application P/2013/0434/F in respect of lands adjacent to 80 Greencastle Pier Road Greencastle.

**P/19/2015: MINUTES OF PLANNING COMMITTEE MEETING
- WEDNESDAY 13 MAY 2015**

Read: Minutes of Planning Committee Meeting held on Wednesday 13 May 2015. (Copy circulated)

AGREED: On the proposal of Councillor McKee seconded by Councillor Craig it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 13 May 2015 as a true and accurate record.

**P/20/2015: ACTION SHEET
MEMBERS' BRIEFING PANEL MEETING
- THURSDAY 25 MAY 2015**

Read: Action Sheet from Members' Briefing Panel Meeting held on Thursday 25 May 2015. (Copy circulated)

AGREED: It was agreed to note the Action Sheet of the Members' Briefing Panel Meeting held on Thursday 25 May 2015.

**P/21/2015: OPERATING PROTOCOL
- PLANNING COMMITTEE
- MEMBERS' BRIEFING PANEL**

Read: Report from Mr A McKay Head of Planning and Ms E McParland Democratic Services Officer regarding an Operating Protocol for the operation of the Planning Committee and the Members' Briefing Panel. (Copy circulated)

Ms McParland explained the Operating Protocol was to be read alongside the Council's Standing Orders and would be considered by the Strategy Policy and Performance Committee on 11 June 2015 to which all Members of the Planning Committee would be invited to attend for discussion on same.

Agreed: It was unanimously agreed to note the Operating Protocol for the Planning Committee and Members' Briefing Panel and to recommend inclusion of the following additions:

- (a) Planning Committee Members to be advised of all information and reports prior to the Meeting taking place.
- (b) Public shall not be permitted to give information to Members during Committee Meetings.
- (c) Agreement be implemented on a set cut-off date for receipt of items, with legal advice being sought if necessary.
- (d) The Briefing Panel to have the option of agreeing to site visits being held.

P/22/2015: APPLICATIONS FOR DETERMINATION

The following Applications were considered by the Committee:

(1) P/2013/0434/ FULL

NOTED: Councillor D McAteer, Councillor M Ruane, Councillor V Harte, and Councillor H McKee left the Chamber at this point (10.10am) and therefore were not present during discussion on the above application.

Location:

Land adjacent to 80 Greencastle Pier Road Greencastle.

Proposal:

The proposed construction of ferry terminal facilities adjacent to 80 Greencastle Pier Road Greencastle in Co Down to allow operation of a vehicular ferry across the mouth of Carlingford Lough. The proposed works include the construction of a reinforced concrete suspended pier (58 metres long), supported by vertical tubular piles and a reinforced concrete slipway (70 metres long) to allow vehicular access to

the Ferry and 12 berthing piles with fenders and steel gangway to facilitate berthing and tying up of vessels overnight, new access and hardstand for parking and queuing, kiosk for office and ancillary staff facilities, drainage and landscape proposals; upgrade and widening to parts of the Greencastle Pier Road and provision of passing bays; floating navigational marks anchored to the bed of the Lough and laid at the edges of the navigable channel to delineate appropriate channel boundaries or to mark shallow rock outcrops and provide for safety of navigation. (Amended plan / additional information received)

Conclusion and Recommendation from Planning Official
Approval.

AGREED: On the proposal of Councillor Devlin seconded by Councillor Craig it was agreed to approve Planning Application No. P/2013/0434/F subject to the 23 Conditions as contained in the Development Management Officer Report, and subject to the inclusion of the following additional conditions:
(a) That the hardstanding area be returned to greenfield in the event the proposed Ferry Terminal venture should be unsuccessful.
(b) A restriction on the size of commercial vehicles using the ferry.

NOTED: Councillor D McAteer, Councillor M Ruane, Councillor V Harte, and Councillor H McKee returned to the Chamber at this point (10.45am).

(2) LA07/2015/0200/ FULL

Location:

Bessbrook Pond 200m NW from Bessbrook Community Centre Mill Road Bessbrook Newry BT35 7DS.

Proposal:

A piece of public art.

Conclusion and Recommendation from Planning Official
Approval.

AGREED: On the proposal of Councillor Craig seconded by Councillor McKee it was agreed to approve Planning Application LA07/2015/0200/F, subject to Condition 1, as outlined in the Development Management Officer Report.

(3) P/2014/0284/ FULL

Location:

Lands comprising existing open space along Camlough Road Newry (extending between approximately 25-155 metres to the South East of No. 33 Second Avenue adjacent to Derrybeg Community Centre adjacent and to the rear of Nos 22-28 First Avenue and adjacent and South of No.23 Second Avenue)

Proposal:

Construction of a BMX Track with the provision of a formal parking area (on existing tarmacked space adjacent and north-west of Derrybeg Community Centre), associated perimeter fencing, landscaping and site works and the relocation of the existing footpath link to Camlough Road at the north-west end of the site (with vehicular access via existing route between Nos. 28-30 First Avenue)

Conclusion and Recommendation from Planning Official

Approval.

NOTED: Councillor Larkin joined the meeting at 10.50am.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Ruane it was agreed to approve Planning Application P/2014/0284/F, subject to Condition 1, and Informative 1, as outlined in the Development Management Officer Report.

Abstentions 0

(4) P/2014/0996/ FULL

NOTED: Councillor Ruane left the Chamber at this point (10.55am) and therefore was not present during discussion on this Application.

Location:

Located approximately 70m east of 29 Clermont Gardens Warrenpoint Newry BT34 3LG.

Proposal:

Proposed new play park and hurling wall facility, and ballstop fencing behind existing goal posts.

Conclusion and Recommendation from Planning Official

Approval.

AGREED: On the proposal of Councillor McAteer seconded by Councillor seconded by Councillor Harte it was agreed to approve Planning Application P/2014/0996/F, as outlined in the Development Management Officer Report.

Abstentions 0

(5) R/2014/0145/ FULL

Location:

Boulevard Park Dundrum Road Newcastle.

Proposal:

Erection of 53 dwellings (change of house types from previously approved under 2004/A563 and R/2003/0888/F) including car parking and landscaping.

Conclusion and Recommendation from Planning Official

Approval.

NOTED: The Council's Planning Department had received information during week commencing 8 June 2015 regarding concerns in relation to an objection received to the Application on the potential impact elements of this scheme may have on amenity.

In light of this information, Council Planning Officials recommended removing this Application from the Council Schedule to allow a review of the additional information presented and the Application be tabled at a Planning Committee Meeting at the earliest opportunity.

AGREED: On the proposal of Councillor Devlin seconded by Councillor McAteer it was agreed in light of additional information received by the Council's Planning Department, that Planning Application P/2014/0996/ F be removed from the Schedule to allow a review of the additional information presented and the Application be tabled at a Planning Committee Meeting at the earliest opportunity.

(6) R/2014/0487/ FULL

Location:

11 Burrenreagh Road Castlewellan BT31 9HH

Proposal:

Proposed new production buildings to be erected in two phases, and located behind the existing storage and production area, extension to existing car park.

Conclusion and Recommendation from Planning Official

Refusal

AGREED: On the proposal of Councillor Devlin seconded by Councillor McKee it was agreed to defer taking a decision on Planning Application R/2014/0487/F to allow further consideration of this application.

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

For: 9
Against: 1
Abstentions: 0

There being no further business the meeting concluded at 12.10pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 8 July 2015.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**