

Weekly delegated list 14th Jan 2016

These applications below are delegated and if a councillor feels that there is valid planning concerns in relation to one of them please fill in the attached pro forma and these applications will be brought to the next available briefing panel.

Reference: P/2014/0345/F

Applicant Name: Erection of 3 no residential dwellings

Site Location: Site between no 6 and 10 Mill Road Annalong extending back into vacant lands adjacent to Kelly's Brae Annalong BT34 4RH

Proposal: Erection of 3 no residential dwellings

Recommendation: Approval

Reference: P/2014/0455/F

Applicant Name: Tomas McCann

Proposal: Erection of wind turbine with a hub height of 30m (to rotor centre) and a rotor diameter of 29m extended to a total height of 44.5m top tip with a maximum output not exceeding 225kw with associated access provision (via existing lane to 60 kingsmill road with extended section to serve the wind turbine)

Site Location: 167m North East of no 60 Kingsmill Road Whitecross Armagh

Recommendation: Refusal

Refusal Reasons:

The proposal is contrary to Policy RE1, criterion (vi) and the associated supplementary planning guidance in the proposal would cause an unacceptable impact on the amenity of adjoining residents by reason of noise.

The proposal is contrary to Policy RE1, criterion (b), (c) (i) and (ii) and the associated supplementary planning guidance in the proposal would cause an unacceptable impact on the landscape character of the adjoining area through the cumulative impact with other permissions and on it's biodiversity.

Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details regarding noise and nature conservation were required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application

Reference: P/2014/0870/F

Applicant Name: Mr & Mrs Kevin Rafferty

Site Location: 79 Windmill Road, Cranfield, Kilkeel

Proposal: Demolition of existing detached garage & store, erection of new rear extension comprising ground floor garage & garden room with guest bedroom & games room over, pitched roof over existing dormer window & new first floor balcony to front.

Recommendation: Approval

Reference: P/2015/0031/F

Applicant Name: Hardys of Kilkeel

Proposal: Extension and alterations to existing electrical showrooms including the demolition and incorporation of existing dwelling at No. 42 Newry Street, Kilkeel

Site Location: 40, 42, 44 and 46 Newry Street, Kilkeel

Recommendation: Approval

Reference: P/2015/0121/O

Applicant Name: Mr O Slane

Proposal: Proposed site for infill dwelling and detached garage.

Site Location: Land 30m north west of 1 Tullyet Road

Newtownhamilton

Recommendation: Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Newry Road.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to further erode the rural character of the countryside.

Reference: P/2015/0144/F

Applicant Name: Danny Browne

Proposal: Retention of domestic garage

Site Location: 32 Church View Bessbrook, BT35 7ET

Recommendation: Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy EXT 1 (a) of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations in that the scale, massing, design and external materials of the proposal are unsympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area.
2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy EXT 1 (b) of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations in that the proposal will unduly affect the amenity of the neighbouring residents.

Reference: P/2015/0178/F

Applicant Name: Mr & Mrs F Fegan

Site Location: 11 Cherry Hill, Rostrevor, Down, BT34 3BD

Proposal: Proposed alterations and extension to dwelling.

Recommendation: Approval

Reference: P/2015/0181/O

Applicant Name: Ms S. McCague, K. Stanley & A Johnston

Proposal: Erection of replacement dwelling

Site Location: 90m south west of No 35 Main Street

Bessbrook Newry

Recommendation: Approval

Reference: LA07/2015/0107/F

Applicant: CEMES- Centre of Excellence in Microgrids and Energy Storage Ltd (CEMES)
Proposal: Air Storage containers, and thermal storage compressor cylinders, and a portacabin.

Location: Site is situated 1100m West of 77 Ardglass Road, Bishopcourt, Ballyhornan

Recommendation: Refusal

The Council, having considered the information provided, is not satisfied that the proposed operations/use specified above and shown on the attached drawings Nos 01, 02 and 03 which were received on 17th Feb 2015, constitute Permitted Development by virtue of Schedule Development Permitted Under Article 3: Part 4, Part 5, and Part 37 of the Planning (General Permitted Development) Order (Northern Ireland) 2015 because it is not permitted by Part 4- Class A, Part 5- Class A and Part 37- Classes A-E.

Reference: LA07/2015/0133/O

Applicant: Lewis Whyte

Proposal: Dwelling on farm and detached domestic garage

Location: Adjacent to 129 Drumnaconagher Road, Ballynahinch

Recommendation: Approval

Reference: LA07/2015/0293/F

Applicant Name: Mr John Ruane

Site Location: 11 Carnmeen Park, Warrenpoint, BT34 3PA

Proposal: Extension to rear and front of dwelling

Recommendation: Approval

Reference: LA07/2015/0398/F

Applicant: Mr George Campbell

Proposal: Rural style replacement dwelling and domestic garage (with retention of existing vernacular dwelling) - Renewal of previous approval R/2010/0062/F.

Location: Site approx. 300m West of No 64 Clonvaraghan Road, Clonvaraghan, Castlewellan.

Recommendation: Approval

Reference: LA07/2015/0498/OF

Applicant: Ian Jackson

Proposal: Proposed 2 infill dwellings and garages

Location: Adj to 36 Castlerainey Road, Crossgar, Downpatrick

Recommendation: Approval

Reference: LA07/2015/0568/O

Applicant Name: F McGuinness

Proposal: Proposed off site replacement dwelling and garage

Site Location: 100m north east of 30 Ballymoyer Road Newtownhamilton Newry

Recommendation: Approval

Reference: LA07/2015/0651/F
Applicant Name: Mr Noel Harper
Site Location: 7 St Columba's Villas, Kilkeel, BT34 4JS
Proposal: Rear extension to dwelling
Recommendation: Approval

Reference: LA07/2015/0670/F
Applicant Name: Alice Devlin
Proposal: 2 storey rear extension to enlarge ground floor kitchen, first floor bedroom and bathroom.
Site Location: 79 Drumgullion Avenue, Newry
Recommendation: Approval

Reference: LA07/2015/0828/F
Applicant Name: Pastor Paul Crangle
Site Location: Elim Prentecostal Church, 19 Downs Road, Newcastle
Proposal: Demolition of existing church building, construction of new church building including sanctuary, meeting rooms, coffee shop and office and associated site works
Recommendation: Approval

Reference: LA07/2015/1137/F
Applicant: Mr & Mrs A. Bill
Proposal: Conversion & alteration of existing outbuilding to garage & garden room.
Location: 111 Lisburn Road, Saintfield
Recommendation: Approval

Reference: LA07/2015/1274/F
Applicant: Elizabeth Wallace
Proposal: Sunroom extension to front & living room extension to rear
Location: 7 Rowley Meadows, Newcastle
Recommendation: Approval