

Weekly delegated list 21st 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: Q/2014/0398/O

Applicant Name: Mr F McEvoy

Site Location: 80m North West of 30 Derryneill Road, Castlewellan

Proposal: Erection of dwelling on revised site in substitution for dwelling approved under planning reference Q/2007/0429/RM

Recommendation: Approval

Reference: R/2014/0404/F

Applicant Name: Mr McCracken

Site Location: Approximately 393 metres north west of 9 Benraw Road, Ballyward

Proposal: Erection of wind turbine total height 44.95m.

Recommendation: Refusal

Refusal Reasons:

- The Proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 21 in that there is no overriding reason for this proposal in the Countryside.
- The Proposal is contrary to policy RE1 of PPS18:"Renewable Energy" as it has not been demonstrated that the development will not have an unacceptable impact on visual amenity or landscape character through the scale, size and siting of the wind turbine or that the development will not cause significant detrimental change to the rural character of the area.
- The Proposal is contrary to PPS 2 Natural Heritage NH6 Areas of Outstanding Natural Beauty in that the proposal is not of an appropriate design, size and scale for the locality and is not sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.
- The proposal is contrary to Policy PPS16, TSM 8 Tourism in that the site lies within an area designated as AONB and the development would, if permitted, damage or destroy the intrinsic character and quality of this tourist asset by reason of its location, height, scale and massing.

Reference: R/2014/0438/F

Applicant Name: Mr and Mrs Wilson

Site Location: 480m South East of 16 Grove Road Montalto Estate, Ballynahinch.

Proposal: Proposed reinstatement and conversion to dwelling with extension.

Recommendation: Approval

Reference: R/2014/0583/F

Applicant Name: Mr Joe Casement

Site Location: 288m South West of 54 Scaddy Road, Downpatrick

Proposal: Proposed 250Kw Wind turbine with 30m hub height and 27m rotor diameter.

Recommendation: Approval

Applicant Reference: P/2014/0979/F

Applicant Name: Mr R Dawdall

Proposal: Erection of replacement dwelling and detached garage

Site Location: 53 Clontigora Road Clontygora Killeen Newry Armagh BT35 8RJ

Recommendation: Approval

Application Ref: P/2015/0051/F

Applicant Name: Mr C Donnelly

Proposal: Erection of farm dwelling

Site Location: 25 metres north-west of No. 28 Barnmeen Road, Rathfriland

Recommendation: Refusal

Refusal Reason:

1. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY10 of Planning Policy

Statement 21, Sustainable Development in the Countryside, in that it has not been demonstrated that the farm business is currently active.

Applicant Reference: P/2015/0103/F

Applicant Name: Mr Joe O'Hare

Proposal: Retention of existing agricultural building and access

Site Location: Between 47 and 47a Ballintemple Road, Ballintemple

Recommendation: Refusal

Refusal Reason:

The proposal is contrary to the Strategic Planning Policy Statement Policy (SPPS) and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated the agricultural holding is currently active and has been established for at least 6 years and that the applicant has not provided sufficient information to confirm that there are no suitable existing buildings on the holding or enterprise that can be used. The proposal is also contrary to the above policies in that it is not sited beside existing farm buildings.

Application Ref: P/2015/0104/O

Applicant Name: Mr Daniel McKernan

Proposal: Site for dwelling on a farm

Site Location: Between Nos 7 & 9 Ryanstown Road, Newry

Recommendation: Approval

Reference: R/2015/0109/F

Applicant Name: Mr Leo Duggan

Site Location: 6m to north of 40 Ballybannon Road, Castlewellan

Proposal: Infill Dwelling

Recommendation: Refusal

Refusal Reasons:

- The proposal is contrary to the Strategic Planning Policy Statement, in that the proposal fails to represent a small gap site in an otherwise substantial and continuously built up frontage.
- The proposal is contrary to 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.
- The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted not respect the traditional pattern of settlement exhibited in that area
- The proposal is contrary to Policy CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is no gap site to infill/develop without the demolition of buildings along the road frontage and alteration of access and ancillary works to property no 40 Ballybannon road, while the site does not respect the existing pattern of development including plot sizes.

Applicant Reference: P/2015/0138/O

Applicant Name: Mr Jim Carragher

Proposal: Proposed site for dwelling.

Site Location: 40M South West of No 6 Keggall Road, Camlough

Recommendation: Approval

Application Reference: P/2015/0171/F

Applicant Name: Mr and Mrs Noel Bardon

Site Location: 12 Bryansford Road, Hilltown, Newry, BT34 5XG

Proposal: Proposed extension to curtilage and extension of existing double garage

Recommendation: Approval

Applicant Reference: P/2015/0204/F

Applicant Name: David Ross

Proposal: Proposed attached garage conversion including internal changes

Site Location: 244 Armagh Road, Newry

Recommendation: Approval

Application Reference: LA07/2015/0087/F

Applicant Name: Martin Ward

Proposal: Varying of condition no 3 to planning approval ref P/2010/0171/F to extend business opening hours at Rockmount Convenience Complex and Petrol Filling Statio, 32 Rathfriland Road, Newry, by one hour on weekdays (i.e) from 7.00 am - 11.00 pm to 6.00am - 11pm Monday to Friday.

Site Location: 32 Rathfriland Road, Newry

Recommendation: Refusal

Refusal Reason:

The proposal is contrary to The Strategic Planning Policy Statement, paragraph 4.11 and 4.12 in that the proposed varying of condition 3 of planning approval P/2010/0171/F to extend the weekday opening hours to 6am-11pm will have a demonstrable impact on the residential amenities of the surrounding residential properties by way of noise.

Reference: LA07/2015/0292/O

Applicant Name: Mr Thomas W Meaney

Site Location: 40m North West of 55 Magheralone Road, Ballynahinch

Proposal: Proposed new infill dwelling and garage

Recommendation: Refusal

Refusal Reasons:

- The proposal is contrary to the Strategic Planning Policy Statement, in that the proposal fails to represent a small gap site in an otherwise substantial and continuously built up frontage.
- The proposal is contrary to Policy CTY1 and CTY8 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.
- The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal fails to represent a small gap within an otherwise substantially and continuously built up frontage.

Application Reference: LA07/2015/0305/F

Applicant Name: Mr & Mrs G Poland

Site Location: 240 metres west of 23 New Line Road, Barnmeen, Rathfriland

Proposal: Change of house type and garage approved under P/2012/0665/RM

Recommendation: Approval

Reference: LA07/2015/0311/F

Applicant Name: HAS Appliances

Proposal: Change of use of existing agricultural buildings into storage space and new office building including testing room and all ancillary site works as a farm diversification application.

Site Location: 24m South West of No 9 Cullion Road, Newry.

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to the Banbridge and Newry and Mourne Area Plan 2015, the statutory plans for the area, in that the site lies outside any settlement limit and no exceptional circumstances have been demonstrated to justify why this proposal could not be located within lands designated for industry or economic development in the main towns or villages in the Council area in accordance with the sustainability objectives of the plans.
2. The proposal is contrary to 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.
3. The proposal is contrary to Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the new extensions are not sympathetic to the scale, massing, architectural style and finishes of the existing building.
4. The proposal is contrary to Policy CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal seeks to relocate an existing urban based enterprise to a rural location and the applicant has not demonstrated that it is to be run in conjunction with the agricultural operations on the farm.
5. The proposal is contrary to policies PED 2 and PED 6 of Planning Policy Statement 4, Planning and Economic Development, in that the proposal is not associated with a settlement and no evidence has been provided that there are no suitable sites available within a nearby settlement.

Application Reference: LA07/2015/0375/F

Applicant Name: Peter Chambers

Site Location: 6 Moneydarragh Road, Annalong, BT34 4TY

Proposal: Proposed side extension to dwelling

Recommendation: Approval

Reference: LA07/2015/0572/F

Applicant Name: Mr Eric Graham

Site Location: 8 Rivercroft, Lisburn Road, Ballynahinch

Proposal: 2 Storey side extension

Recommendation: Refusal

Refusal Reason:

- The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that (a) the scale, massing and design of the proposal is not sympathetic with the built form and appearance of the existing property and would detract from the appearance and character of the surrounding area, and (b) the proposal will unduly affect the amenity of neighbouring residents at No.32 Lisburn Road, Ballynahinch, by reason of loss of light and dominant impact.

Application Reference: LA07/2015/0663/LDP

Applicant Name: Mr & Mrs F Small

Site Location: 11 Ballymagart Lane, Ballyardle Road, Kilkeel

Proposal: Replacement of flat roofs with pitched, with general repairs and renovation of existing dwelling

Recommendation: Lawful Development

Reference: LA07/2015/0953/F

Applicant Name: KAP Properties LTD

Site Location: Site no 9, Lands to the east of 7 and 14 Malone Drive, Downpatrick

Proposal: Proposed single garage to the rear of site no 9 of planning approval R/2014/0495/F

Recommendation: Approval