

## Automatic Briefing Panel

Application Ref: R/2012/0081/F

Applicant Name: Oakley Homes Group Ltd

Site Location: 2 and 4 Donard Street, Newcastle

Proposal: 15 apartments and 1 townhouse

Recommendation: Approval

Application Ref: R/2014/0078

Applicant Name: Henderson Group Property

Site Location: 7 Saintfield Road, Crossgar

Proposal: Extension

Recommendation: Approval

Reference no: R/2015/0084/F

Applicant: Mr Chambers

Proposal: Dwelling and garage on a farm in substitution for R/2009/0909/O

Site Location: Lands 180m SE of no.16 Kennel Road, Clough.

Recommendation: **Refusal**

### Reasons:

- The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Kennel Road
- The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building:
  - is a prominent feature in the landscape,
  - the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape,
  - the site relies primarily on the use of new landscaping for integration,
  - the ancillary works do not integrate with their surroundings, and
  - fails to blend with the landform and therefore would not visually integrate into the surrounding landscape.

- The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and the building would, if permitted create or add to a ribbon of development and the impact of ancillary works (access) would damage rural character and would therefore result in a detrimental change to the rural character of the countryside.
- The proposal is contrary to the Strategic Planning Policy Statement for NI (SPPS), in that the development does not integrate into its setting and does not respect the rural character of the area.

**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.**

Applicant Ref: R/2013/0531/O

Applicant Name: Peter Conway

Site Location: Approx 30m south of no.53 Blackcauseway Road, Downpatrick

Proposal: Farm dwelling

Recommendation: Approval

Applicant Ref: R/2013/0532/F

Applicant Name: Harry Walsh

Site Location: The Lantern Bar, 18 High Street, Ballynahinch

Proposal: Street frontage shop with 4 apartments above and access to courtyard and a further 12 apartments and car parking, and a 3 storey townhouse to the rear of no.22 High Street.

Recommendation: Approval

Applicant Ref: Q/2014/0329/F

Applicant Name: Mr Noel McKay

Site Location: Lands approx. 250m South of 23 Castlewellan Road, Dromara

Proposal: Proposed single wind turbine with a hub height of 30m and rotor dia of 24m

Recommendation: Approval

Application Ref: P/2014/0492/O

Applicant Name: Mrs Helen Elliott

Site Location: Adjacent to and south west of no 8 Shinn forth Road Curley Newry BT34 1PD

Proposal: Site for farm dwelling

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape; the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and therefore would not visually integrate into the surrounding landscape.

2. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape, create or add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.

3. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Shinn Forth Road.

Applicant Ref: R/2014/0537/F

Applicant Name: David Carlisle

Site Location: 14 Castlewellan Road, Newcastle

Proposal: Change of use and extension of existing car wash and store to retail unit and lobby and store extension to existing convenience store.

Recommendation: Approval

Application Ref: R/2014/0611/F

Applicant Name: Mr M McCreedy and Miss R Malcomson

Site Location: Approx 200m NE of 7 Ardaghy Road, Kilcoo, Co Down

Proposal: Erection of a replacement dwelling and garage in substitution of R/2012/0065/O

Recommendation: Approval

Applicant Ref: R/2014/0670/F

Applicant Name: Miss A Stewart

Site Location: Opposite of no 22 Edenavaddy Road, Ballynahinch

Proposal: Proposed replacement dwelling

Recommendation: Approval

Applicant Ref: P/2014/0791/F

Applicant Name: Thomas Magill

Proposal: Erection of replacement dwelling

Site Location: 91A Ballagh Road, Newcastle

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to the Strategic Planning Policy Statement and Policy NH 6 (AONB) of Planning Policy Statement 2: Natural Heritage in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of siting, scale, design and ancillary works are unsympathetic to the special character of the AONB

2. The proposal is contrary to the Strategic Planning Policy Statement in that the building is of a temporary construction and does not exhibit the essential characteristics of a dwelling, the overall size of the proposed replacement would have a visual impact significantly greater than the existing building and the design of the replacement is not of a high quality appropriate to its rural setting within the AONB.

3. The proposal is contrary to the Strategic Planning Policy Statement Planning Policy Statement 3, in that if development were permitted, result in the intensification of use of an existing substandard access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

Applicant Ref: P/2014/0808/F

Applicant Name: Tullyvallen Reformed Presbyterian Church  
Site Location: Tullyvallen Reformed Presbyterian Church, Tullyneil Road, Tullyvallen, Newtownhamilton

Proposal: Internal alterations to include dry lining of walls, new disabled WC and stores, and new seating layout

Recommendation: Approval

Applicant Ref: P/2014/0837/F

Applicant Name: La Dolce Vita  
Site Location: 2 O'Hagan Street, Newry

Proposal: Change of use from public bar to restaurant to include façade and internal alterations

Recommendation: Approval

Applicant Ref: P/2014/0853/f

Applicant Name: S Meade

Proposal: Retention of two light industrial units, erection of three light industrial units.

Site Location: To the immediate north and east of 16 Rostrevor Road Hilltown.

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it proposes to intensify the use of an existing access at which visibility splays of 2.4 metres x 45 metres cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.

2. The proposed development is contrary to the Departments Planning Policy Statement 3, access, movement and parking, Policy AMP2 creating an accessible environment in that it would, if permitted, prejudice the safety and convenience of road users since adequate pedestrian protection cannot be provided each side of the access at the back of the footway within the scope of the application.

Applicant Ref: P/2014/0863/F

Applicant Name: Mr Damien Mooney

Proposal: Retention of dwelling

Site Location: Rear of 25 Edentrumly Road, Mayobridge, BT34 2SG

Recommendation: Approval

Applicant Ref: P/2014/0895/F

Applicant Name: NI Water

Proposal: Erection of replacement perimeter security fence, with 3No. replacement gates along the fence-line.

Site Location: Lands 70m to the rear of No. 83 Carran Road, Crossmaglen

Recommendation: Approval

Applicant Ref: P/2015/0033/F

Applicant Name: James McCartan

Proposal: Retention of dwelling and garage

Site Location: Lands Adjacent and north east of Nr. 29 Newtown Road, Rostrevor

Recommendation: Approval

Applicant Ref: Q/2015/0040/F

Applicant Name: Kirsty McAllister

Site Location: 168 Rathfriland Road, Dromara

Proposal: Replacement dwelling to supersede planning application Q/2010/0053/F

Recommendation: Approval

Applicant Ref: R/2015/0040/F

Applicant Name: Mr Donald Gibson

Site Location: 220m SE of 205 Derryboye Road, Crossgar

Proposal: Change of house type from bungalow to two storey farm house

Recommendation: Approval

Applicant Ref: P/2015/0044/RM

Applicant Name: Sean Donaldson

Proposal: Dwelling & detached garage on a farm

Site Location: 260 m N.E. of 16 Donaldsons Road, Cullyhanna

Recommendation: Approval

Applicant Ref: P/2015/0055/F

Applicant Name: Mr & Mrs Hugh Franklin

Proposal: Side extensions to provide bedroom with ensuite and attached garage.

Site Location: 41 Spelga Park Hilltown. BT34 5UU

Recommendation: Approval

Applicant Ref: R/2015/0078/O

Applicant Name: Mrs Dodds

Site Location: 20m NE of 65 Tollymore Road, Newcastle

Proposal: Infill site for 2 dwellings and garages

Recommendation: **Refusal**

**Refusal Reasons:**

- **The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted,**

result in the creation/addition of ribbon development along Tollymore Road, and does not represent a gap site within a substantial and continuously built up frontage

Applicant Ref: P/2015/0096/F

Applicant Name: Mr & Mrs James Campbell

Proposal: Infill dwelling and domestic garage

Site Location: Between No 21 and 19 Quarter Road, Mullartown, Annalong, Down

Recommendation: Approval

Applicant Ref: P/2015/0109/O

Applicant Name: Mark McComisky

Proposal: Infill site for a new dwelling and detached garage

Site Location: 30 metres north of No. 69 Clontafleece Road, Mayobridge, Newry

Recommendation: Approval

Applicant Ref: R/2015/0127/F

Applicant Name: Fresh Food Centre Ltd

Site Location: 21-23 Main Street, Castlewellan

Proposal: Demolition of existing building and construction of new 3 storey commercial premises to accommodate retail unit with storage and staff facilities and delivery bay.

Recommendation: Approval

Applicant Ref: R/2015/0152/RM

Applicant Name: Mr and Mrs D Young

Site Location: 70m North east of 44 Ballygowan Road, Saintfield

Proposal: Erection of dwelling

Recommendation: Approval



Applicant Ref: R/2015/0162/F

Applicant Name: Nicola McClean

Site Location: The Rock Campsite 40 m East of 3a Slievenaman Road, Bryansford BT33 0QD

Proposal: Retrospective application for amendments to previously approved application R/2011/0153/F for new managers dwelling.

Recommendation: Approval

Applicant Reference: P/2015/0189/F

Applicant Name: Mr & Mrs Keatings

Proposal: Proposed single storey rear extension

Site Location: 181 Dublin Road, Newry

Recommendation: Approval

Reference: P/2015/0200/F

Applicant Name: Naill Black

Proposal: Erection of a farm dwelling and garage.

Site Location: Approx 150m South East of No 28 Ferryhill Road, Killean, Newry.

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.

2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape the ancillary works do not integrate with their surroundings

3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape, would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings, would, if permitted not respect the traditional pattern of settlement exhibited in that area and the impact of ancillary works would damage rural character and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

Applicant Ref: P/2015/0243/F

Applicant Name: Colin Byrne

Proposal: Self-catering tourist chalet

Site Location: Approx 35 Metres North West of 22 Carrickrovaddy Road, Dorsy, Belleeks, Newry.

Recommendation: Approval

Applicant Ref: LA07/2015/0104/A

Applicant: Newry, Mourne and Down District Council

Proposal: Village welcome sign

Site Location: 1 The Slip Strangford

Recommendation: Approval

Applicant Ref: LA07/2015/0106/F

Applicant Name: Mr and Mrs Brendan Garvey

Site Location: 200 metres west of no46 Carnally Road, Silverbridge, Newry, BT35 9RY

Proposal: Removal of conditions 3, 4 & 5 (relating to access) from approval granted under P/2009/1409/F

Recommendation: Approval

Applicant Ref: LA07/2015/0162/DCA

Applicant Name: Fresh Food Centre Ltd

Site Location: 21023 Main Street, Castlewellan

Proposal: Demolition of entire structure

Recommendation: Consent

Applicant Ref: LA07/2015/0164/A

Applicant Name: Douglas Funeral Directors

Site Location: 7 Fairview Ballynahinch Road, Saintfield

Proposal: Window Advertisement

Recommendation: Consent

Applicant Ref: LA07/2015/0240/F

Applicant Name: Martin and Marie Markey

Site Location: 25 and 26 Pinewood Hill, Warrenpoint

Proposal: Convert garage and external utility room to habitable accommodation. Remove existing retaining wall and party fence. Excavate garden. Erect new retaining walls, fence and detached garage.

Recommendation: Approval

Applicant Ref: LA07/2015/0391/F

Applicant Name: Fiona McCabe

Proposal: Replacement sun lounge

Site Location: 42 Corliss Road, Crossmaglen, Newry

Recommendation: Approval

Applicant Ref: LA07/2015/0400/RM

Applicant Name: Gareth Nugent

Proposal: Replacement dwelling and detached garage

Site Location: Lands approx. 80m north of 17 Ballintate Road, Glenanne

Recommendation: Approval

Applicant Ref: LA07/2015/0434/F

Applicant Name: Mr and Mrs Samuel Moffit

Site Location: 25 Kilhorne Court, Annalong, BT34 4TF

Proposal: Proposed front extension to existing house to provide disabled facilities

Recommendation: Approval

Applicant Reference: LA07/2015/0615/NMC

Applicant Name: Neil Keatings

Proposal: Reduced ridge height from 7.0m to 6.15m from finished floor level. Ground floor layout plan revised from approved. First floor layout plan revised from approved.

Site Location: 18 Mullins Road, Belleeks, Newry

Recommendation: Refusal

Refusal Reasons:

The proposal is contrary to Section 67 of the Planning Act (Northern Ireland) 2011 in that the culmination of the works proposed do not constitute a non material consideration.

Applicant Ref: LA07/2015/0786/F

Applicant Name: Hugh Flynn

Site Location: 37 Killyleagh Road, Saintfield

Proposal: Retrospective planning for a single storey extension to side of dwelling

Recommendation: Approval

Applicant Ref: LA07/2015/0810/F

Applicant Name: Pat McComb

Site Location: 50 Annsfield Park, Killyleagh

Proposal: Extension to rear of dwelling

Recommendation: Approval

Applicant Ref: LA07/2015/0876/DCA

Applicant Name: La Dolce Vita

Site Location: 2 O'Hagan Street, Newry

Proposal: Proposed demolition of existing internal walls and façade amendments

Recommendation: Consent

Applicant Ref: LA07/2015/0934/F

Applicant Name: Bill Murray

Site Location: 2 Malone Close, Downpatrick

Proposal: Extension to dwelling

Recommendation: Approval