

**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 Number: R/2014/0440/F

Applicant: Mr M Russell

Proposal: New single dwelling to replace 2 existing dwellings.

Location: 69 Drumcullen Road, Downpatrick

Recommendation: Refusal

Reasons:

1. The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building.
2. The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness

Reference Number: R/2014/0531/A

Applicant: Tesco Property Services

Proposal: Signage to customer "click & collect" pick-up location

Location: Tesco Store, 21 Castlewellan Road, Newcastle

Recommendation: Consent

3. The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness

Reference Number: R/2014/0678

Applicant: Mr and Mrs Stewart

Proposal: Demolition of existing dwelling and erection of replacement dwelling

Location: 39 Killybawn Road, Saintfield

Recommendation: Refusal

Reasons:

1. The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside and the Strategic Planning Policy Statement, in that the building is of a temporary construction.
2. The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness.
3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.

Reference Number: P/2014/1037/F

Applicant: Roisin Meegan

Proposal: Erection of replacement dwelling with alterations to existing garage / store and associated works

Site Location: 86 Glassdrumman Road, Crossmaglen

Recommendation: Approval

Reference Number: P/2015/0074/F

Applicant: Telefonica UK Limited

Proposal: Remove 2no antennae and replace with 2 no antennae and 2 no radio wave dishes and new antennae poles on the existing tower

Site Location: 95m NW of The Manse 156 Glasdrumman Road Annalong BT34 4QL

Recommendation: Approval

Reference Number: P/2015/0117/O

Applicant: John Harte

Proposal: Replacement dwelling

Site Location: Opposite and 30m North east of 12 Aghadavoyle Road, Drumintee

Recommendation: Approval

Reference Number: LA07/2015/0132/F

Applicant: Mr James Shaw

Site Location: 93 Tannaghmore Road, Ballynahinch, Co Down

Proposal: Proposed access lane way widening and improvement to existing deemed sub-standard access serving 93 Tannaghmore Road and associated Farm Lands

Recommendation: Approval

Reference Number: LA07/2015/0212/F

Applicant: Mr and Mrs P Oakes

Site Location: 27 Ballycloughan Road, Saintfield

Proposal: change in design of dwelling (previous approval R/1993/1092)

Recommendation: Approval

Reference Number: LA07/2015/0254/F

Applicant: Mr Samuel Summerton

Site Location: 13 Kerry Drive, Killyleagh

Proposal: Single storey extension to rear

Recommendation: Approval

Reference Number: LA07/2015/0274/F

Applicant: Jack Keenan

Proposal: 2 storey extension and improvements to existing dwelling

Site Location: 12 O'Reilly Park, Killeen

Recommendation: Approval

Reference Number: LA07/2015/0309/F

Applicant: Cathal and Mandy McDonnell

Proposal: Replacement dwelling and garage with retention of existing dwelling for domestic purposes. Access on to Carrickananny Road

Site Location: 100m North West of 114 Tullyah Road, Whitecross, Armagh

Recommendation: Approval

Reference Number: LA07/2015/0373/O

Applicant: Mr McCullough

Site Location: 40m south west of 49 Cahard Road, Drumgiven, Ballynahinch,

Proposal: Erection of a dwelling on a farm

Recommendation: 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 health and safety reasons exist to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm.
2. The proposal is contrary to the Strategic Planning Policy Statement, in that the proposal fails to visually link or is not sited to cluster with an established group of buildings on the farm holding.
3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and the ancillary works do not integrate with their surroundings and therefore would not visually integrate into the surrounding landscape.
4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the impact of ancillary works would damage rural character and would therefore result in a detrimental change to the rural character of the countryside.

Reference Number: LA07/2015/0617/F

Applicant: Kearns and Murtagh

Proposal: Vehicle maintenance facility with offices/welfare facilities/parts stores and associated site works

Site Location: 400m North West of 9 Shepherds Way, Carnbane, Newry

Recommendation: Approval

Reference Number: LA07/2015/0641/F

Applicant: Transport NI

Site Location: Strangford Slipway and Strangford harbour ferry mooring area North of Swan's Island

Proposal: The works consist of a three stage process as follows:

- (i) Removal of existing Strangford ferry moorings and replacement with new ferry moorings
- (ii) Provision of a 12m wide temporary stone platform slipway laid to a 1:7 gradient with 200mm grout bag cover slab, to be installed adjacent to the existing Strangford slipway.
- (iii) Raise, lower and extend underwater section of existing Strangford slipway to obtain a 1:7 gradient

Recommendation: Approval

Reference Number: LA07/2015/0642/DCA

Applicant: Transport NI

Site Location: Lower partial underwater of existing Strangford slipway - The Slip, Strangford.

Proposal: Demolition of lower slipway at interface with existing seam joint on the existing Strangford slipway.

Recommendation: Consent

Reference Number: LA07/2015/0675/F

Applicant: Nathan Wilson NIHE

Proposal: Extension to rear and off street parking

Site Location: 1 Forest Park, Drumintee

Recommendation: Approval

Reference Number: LA07/2015/0719/F

Applicant: Gerard Crawley

Proposal: Alterations and Extension to dwelling (disabled adaptation)

Site Location: 14 Cochran Road, Newry

Recommendation: Approval

Reference Number: LA07/2015/0740

Applicant: Dr M Mulhall & Dr G Boyle

Proposal: Proposed first floor extension at rear of premises with internal alterations to layout

Location: 12 The Green, Downpatrick

Recommendation: Approval

Reference Number: LA07/2015/0785/F

Applicant: Jennifer Sullivan

Proposal: Retrospective Planning Permission for two storey detached garage and conservatory extension to existing dwelling

Site Location: 14 Carewamean Road, Dromintee, BT35 8TJ

Recommendation: Approval

Reference Number: LA07/2015/0807/NMC

Applicant: Parker Green International

Proposal Address: The Quays Shopping and Leisure Centre

Proposal: Non Material Changes to planning approval P/2012/0757/F which was granted for the extension to existing Shopping Centre comprising 7794 sq metres of additional retail floorspace and 1091 square metres of restaurant space and associated works

Recommendation: Part Approval

Reference Number: LA07/2015/0874/F

Applicant: Mr Thomas McCaw

Site Location: 44 Dunmore Road, Spa

Proposal: Single storey extension to side and rear and alterations to existing garage

Recommendation: Approval

Reference Number: LA07/2015/0875/F

Applicant: Brian & Rebecca Coffey

Site Location: 31 Wood Road, Castlewellan. BT31 9LR

Proposal: Single and two storey extension to dwelling

Recommendation: Approval

Reference Number: LA07/2015/1034/F

Applicant: Mr & Mrs J. McCoy

Site Location: 95 Crossgar Road, Saintfield. BT24 7JQ

Proposal: Single storey side extension to dwelling

Recommendation: Approval

Reference Number: LA07/2015/1041/F

Applicant: Mr Eric Lyons

Site Location: 3 Bedhams Walk, Ballynahinch

Proposal: Single storey side extension to dwelling

Recommendation: Approval