

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.

Application Ref: P/2012/0797/O

Application Name: Mr Martin Farnon

Site Location: 30m East of No.41 Ballygorian Road Hilltown Newry Co Down

Proposal: Site for a Dwelling on a Farm

Recommendation: Refusal

Refusal Reasons:

The proposal is contrary to Policies CTY1, CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and the SPPS and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years; the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.

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; the proposed building relies primarily on the use of new landscaping for integration and In the case of a proposed dwelling on a farm the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm 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; 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.

The proposal is contrary to Policy NH6 (criteria a) 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 its siting which does not respect the distinctive character and landscape quality of the locality.

Application Ref: P/2013/0551/F

Applicant Name: John Quinn

Proposal: Farm Dwelling and Garage

Site Location: Adjacent and approx 85m West of No 14 Bog Road, Cullyhanna

Recommendation: Approval

Application Ref: P/2014/0120/F

Application Name: Glasgiven Contracts Ltd

Site Location: Vacant site fronting onto Glassdrumman Road Annalong adjacent/between no 2 Kelly's Brae and no 3 Mullartown Heights

Proposal: Commercial village retail store with first floor apartments and associated car park

Recommendation: Refusal

Refusal Reasons:

The proposal is contrary to the Strategic Planning Policy Statement in that it has not been demonstrated why that there is a need for this retail proposal within the village or demonstrated why an existing vacant commercial building can be used for the proposal.

The proposal is contrary to Policy QD 1 (criteria a, b, g, h & i) of the Department's Planning Policy Statement 7 (PPS 7) : Quality Residential Environments in that the applicant has failed to demonstrate that the proposal will create a quality and sustainable residential environment.

The proposal is contrary to Policy LC 1 of the Department's Planning Policy Statement 7 (PPS 7) : Quality Residential Environments in that the applicant has failed to demonstrate the character of residential development within the immediate area.

The proposed development is contrary to the Rural Planning Strategy for Northern Ireland Policy DES 2 in that the proposal fails to respect the road frontage development, massing, scale, design and siting of the character of development within the existing streetscape of Annalong.

Reference Number: R/2014/0247/F

Applicant: Mrs White

Proposal: Proposed single storey extension to rear to provide a bedroom and shower room facility for a person with a disability and proposed extension to the curtilage.

Location: 5 Ballylough Road, Annsborough

Recommendation: Approval

Application Ref: P/2014/0471/F

Application Name: Mr Martin Farnon

Site Location: 30m East of No.41 Ballygorean Road Hilltown Newry Co Down

Proposal: Dwelling on a Farm

Recommendation: Refusal

Refusal Reasons:

The proposal is contrary to Policies CTY1, CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and the SPPS and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years; the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.

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; the proposed building relies primarily on the use of new landscaping for integration and In the case of a proposed dwelling on a farm the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm 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; 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.

The proposal is contrary to Policy NH6 (criteria a) 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 its siting which does not respect the distinctive character and landscape quality of the locality.

Reference Number: R/2014/0630/F

Applicant: Hilmark Homes Ltd

Proposal: Variation of conditions 4 and 8 of consent reference R/2009/1085/F.

Location: Lands to the north of Ashdale Gardens, Downpatrick Road, Ardglass

Recommendation: Approval

Application Ref: P/2014/0852/O

Applicant Name: James Cunningham

Proposal: Site for infill dwelling (with access via existing driveway and through the existing curtilage of No. 19 Longstone Road)

Location: Lands adjacent to and to the rear of 19 Longstone Road, Annalong, Newry (extending approx. 65 metres to the rear/north west.)

Recommendation: Refusal

Reasons:

1. The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland (SPPS) and CTY 8 of Planning Policy Statement 21 (PPS 21) in that development does not fulfil the exceptions of planning policy to be considered an infill site nor does it respect the existing development pattern along the frontage in terms of size, siting and plot size and development at this location will have a detrimental impact upon the amenity of occupants at No. 19 Longstone Road through loss of privacy and overlooking.

2. The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland (SPPS), Policy NH6 of Planning Policy Statement 2 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 and further erode the rural character of the countryside and Area of Outstanding Natural Beauty.

Application Ref: P/2015/0017/F

Applicant Name: Mrs Jenna Stevenson

Proposal: Retention of change of use of existing agricultural building and yard to boarding kennels, store and dog-run

Site Location: Adj to No. 106 Aughnahoor Road, Aughnahoor, Kilkeel

Recommendation: Approval

Application Ref: P/2015/0087/F

Applicant Name: James Dornan

Proposal: New replacement dwelling with detached garage

Site Location: 262 metres south south east of 25 Crohill Road, Newry

Recommendation: Approval

Reference Number: R/2015/0116/F

Applicant: Mr Crangle

Proposal: Off site replacement with the existing building retained as a store

Location: 15m west of 12 Ardtole Road, Ardglass, Downpatrick

Recommendation: Approval

Application Ref: P/2015/0150/F

Applicant Name: Mr John Sloan

Proposal: Dwelling on a farm with attached garage and associated external works and landscaping

Site Location: 50 metres east of 50 Ballymaderphy Road, Kilkeel

Recommendation: Approval

Application Ref: P/2015/0220/F

Applicant Name: Mrs Deirdre Blakely

Proposal: Amended access arrangement to that approved under P/2005/2733/F.

Site Location: No 85 Chapel Road, Meigh

Recommendation: Refusal

Refusal Reason:

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 as the previous application to which the proposal relates has expired.

Reference Number: LA07/2015/0076/F

Applicant: Mr McSpadden

Proposal: Temporary Mobile Home Accommodation (Retrospective)

Location: Adjacent to 3 Sufficial Lane, Annacloy, Downpatrick

Recommendation: Approval

Application Ref: LA07/2015/0276/F

Applicant Name: Breige and Terry Rafferty

Site Location: St Andrews, 13 Seaview, Warrenpoint

Proposal: Conversion of existing 1 and ¾ storey garage and store to self-contained 1 bedroom town house

Recommendation: Refusal

Refusal Reason:

The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the -

1. parking
2. turning
3. loading and unloading

- of vehicles which would be attracted to the site.

The proposal is contrary to Policy QD 1 (criteria a, c & h) of the Department's Planning Policy Statement 7 (PPS 7) : Quality Residential Environments in that the applicant has failed to demonstrate that the proposal will create a quality and sustainable residential environment.

The proposal is contrary to Policy LC 1 of the Department's Planning Policy Statement 7 (PPS 7) : Quality Residential Environments in that the applicant has failed to demonstrate the character of residential development within the immediate area.

Reference Number: LA07/2015/0442/F

Applicant: Mr and Mrs Craig

Proposal: Re-siting of approved dwelling and garage in substitution of R2015/0027/RM.

Location: 90m NW of 79 Crossgar Road, Saintfield

Recommendation: Approval

Reference Number: LA07/2015/0477/F

Applicant: Mr and Mrs J McKay

Proposal: full permission for dwelling and garage on a farm (in substitution of outline planning approval R/2010/0353/O)

Location: 160M SW of 80 moss Road, Ballynahinch

Recommendation: Approval

Application Ref: LA07/2015/0592/RM

Applicant Name: Yvonne O'Callaghan & Neil Mullen

Proposal: Proposed dwelling and detached garage

Site Location: Site adjacent to and north of No 17 Barrons Hill, Camlough

Recommendation: Approval

Reference Number: LA07/2015/0607/F

Applicant: Billy Smyth

Proposal: Replacement dwelling and garage

Location: Adjacent to 58 Lisburn Road, Saintfield

Recommendation: Approval

Reference Number: LA07/2015/1186/F

Applicant: Rev G McCloskey

Proposal: New lobby to existing school

Location: St Mary's Primary School, 82 Strangford Road, Ardglass

Recommendation: Approval