

Weekly delegated list 19th Nov 2015

These applications are recommended decisions which require a pro forma with a valid planning reason to appear before briefing panel.

Planning Ref: R/2013/0511/O
Applicant: Hugh Morgan
Proposal: Site for dwelling and garage.
Location: 40m North of 93 Bryansford Road, Newry.
Recommendation: Approval

Planning Ref: P/2014/0868/A
Applicant Name: Rosie Smith Reed Property California
Proposal: Projecting sign and fascia
Site Location: The Bath House, 17 Canal Street, Newry, BT35 6JB
Recommendation: Approval

Planning Ref: P/2014/0906/F
Applicant Name: Kenneth Murphy
Proposal: Erection of dwelling, amended scheme to previously approved application P/2003/2088/F
Site Location: On Concession Road, 45 Metres SE of junction with Drumbooy Road, Crossmaglen
Recommendation: Approval

Planning Ref: P/2014/1051/F
Applicant Name: Mr Derek Revells
Proposal: Erection of general purpose shed and cattle holding pen and associated site works
Site Location: 100m SW of 159 Bessbrook Road, Mountnorris, BT60 2UB
Recommendation: Approval

Planning Ref: P/2015/0080/LDP
Applicant Name: Ciaran Carvill
Site Location: 70m south east of no.73 Leitrim Road, Hilltown
Proposal: Construct agricultural shed using the permitted development rights afforded to the applicant by the Planning General Development Order.
Recommendation: Refusal
Reason:

Refusal Reason:

1. The Council, having considered the information provided, is not satisfied that the proposed operations specified above and shown on the attached drawings no.s 01; 02 Rev 01; -& 03 constitute Permitted Development by virtue of Schedule Part 7, Class A of the Planning (General Permitted development) Order (Northern Ireland) 2015 as criteria (f) listed in Class A.1 has not been met.

Planning Ref: R/2015/0096/F
Applicant: Telefonica UK Limited
Proposal: Removal of existing 14.8m mast and equipment and replacement with a 15m mast, 3 no. antennae, 2no. cabinets and 1 no. radio dish
Location: 1 Downpatrick Road, Crossgar
Recommendation: Approval

Planning Ref: P/2015/0126/O
Applicant Name: Mr W Johnston
Proposal: Site for dwelling and detached garage on a farm
Site Location: Immediately west of No. 115 Leitrim Road, Hilltown
Recommendation: Approval

Planning Ref: P/2015/0152/F
Applicant Name: Mr W S Thompson
Proposal: Retention of horticultural polytunnel, footbridge, ancillary hard standing and chain link fencing adjacent to roadside
Site Location: Approximately 65 metres northeast of 3 Rath Road, Warrenpoint
Recommendation: Refusal

Refusal Reasons:

1. 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.
2. The proposal is contrary to Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the horticultural business is currently active and has been established for at least 6 years.
3. The proposal is contrary to Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the polytunnel is necessary for the efficient use of the holding and that there are no suitable existing buildings on the holding or enterprise that can be used.
4. The proposal is contrary to Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal is not sited beside existing buildings on the holding and it has not been demonstrated that the alternative site away from the main business is essential for the efficient functioning of the business.
5. The proposal is contrary to Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the siting of the proposal away from the established group of buildings is not sympathetic to the special character of the Mourne and Slieve Croob AONB.
6. The proposal is contrary to Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk, in that the proposed dwelling is located in a flood plain, the proposal does not meet any of the stated exceptions where development in the flood plain is acceptable, it is not of overriding regional importance, and it has not been demonstrated through a Flood Risk Assessment that all sources of flood risk to and from the proposed development have been identified and that there are adequate measures to manage and mitigate any increase in flood risk arising from the development.
7. The proposal is contrary to Policy FLD 3 of Planning Policy Statement 15: Planning and Flood Risk, in that the site has a history of surface water flooding and a Drainage Assessment to demonstrate mitigation measures against flood risk has not been submitted.

Planning Ref: P/2015/0153/F
Applicant Name: Jimmy Lynch
Proposal: Extension to existing storage shed
Site Location: 44 Newry Road, Warrenpoint
Recommendation: Approval

Planning Ref: P/2015/0154/F
Applicant Name: Gavin Kearney
Proposal: Erection of 2 new sheds to store damaged repairable vehicles pending inspection by insurance assessors
Site Location: Land 50 metres north of 37 Belmont Road, Kilkeel
Recommendation: Approval

Planning Ref: LA07/2015/0040/F
Applicant Name: Terry Mulholland
Site Location: Lands 75M South West of 86 Kilbroney Road, Rostrevor.
Proposal: Renewal of previous planning permission for replacement dwelling (P/2010/0399/F)
Recommendation: Approval

Planning Ref: LA07/2015/0123/F
Applicant: John & Fiona Kerr
Proposal: Extension to dwelling
Location: 1 Drumlee Road, Clanmaghery, Ballyward
Recommendation: Approval

Planning Ref: LA07/2015/0207/O
Applicant Name: D Morgan
Proposal: Proposed dwelling and garage on a farm under Policy CTY10 of PPS21
Site Location: Approx 80m East of 34 Glen Road, Jerrettspass, Newry, BT34 1SP
Recommendation: Approval

Planning Ref: LA07/2015/0218/F
Applicant Name: Elizabeth Tumilty
Site Location: 12 Mourne View, Hilltown, BT34 5UT
Proposal: Single storey rear bedroom and shower room extension with minor works to existing 2 storey dwelling.
Recommendation: Approval

Planning Ref: LA07/2015/0256/A
Applicant Name: Sheila & Katrina Quinn
Site Location: Former St Johns Primary School, 198 Belfast Road, Newry, BT34 1RE
Proposal: Flush Signboard
Recommendation: Consent

Planning Ref: LA07/2015/0266/F
Applicant Name: Aundria O'Hagan
Site Location: 18 Warrenpoint Road, Newry, BT34 2PF
Proposal: Rear extension to bungalow to include new bedroom, bathroom & enlarged kitchen/dining room
Recommendation: Approval

Planning Ref: LA07/2015/0275/F
Applicant: Mr and Mrs Brian Ruddell
Proposal: Erection of dwelling with integral granny flat and detached car port with garden store (change to previously approved application)
Location: Lands to the rear of 56 Tullywest Road, Saintfield, Co. Down
Recommendation: Approval

Planning Ref: LA07/2015/0287/A
Applicant: Bestway Group
Proposal: 1 x non illuminated window vinyl, 2 x internally illuminated fascias, 1 x internally illuminated projector
Location: 39 Main Street, Ballynahinch
Recommendation: Approval

Planning Ref: LA07/2015/0347/F
Applicant: NIHE
Proposal: Provision of enlarged bedroom and shower room, within shell of dwelling for Person with disabilities
Location: 5 Corragh Close, Dundrum
Recommendation: Approval

Planning Ref: LA07/2015/0440/F
Applicant Name: Pdraig and Mary McCreesh
Proposal: Replacement dwelling and garage
Site Location: 20 O'Callaghan Road, Silverbridge, Newry
Recommendation: Approval

Planning Ref: LA07/2015/0540/F
Applicant Name: Brian Law
Proposal: Change of use and reinstatement from a community resource property into two separate dwellings.
Site Location: 19 & 20 Dungormley Estate, Newtownhamilton, BT35 0HY
Recommendation: Approval

Planning Ref: LA07/2015/0566/F
Applicant Name: Ballyward Estates
Proposal: Compete refurbishment with construction of new two storey return to rear containing utility on ground floor and bathroom on first
Site Location: 125 Dominic Street, Newry
Recommendation: Approval

Planning Reference: LA07/2015/0567/F
Applicant: George McDonagh
Proposal: Proposed replacement dwelling (amended dwelling to previous application R/2014/0656/F)
Location: 46 Tyrella Road, Tyrella, Downpatrick
Recommendation: Approval

Application Ref: LA07/2015/0569/F
Applicant Name: Rosaleen McAteer
Proposal: Replacement dwelling
Site Location: 20 metres north of junction of Newtown Road with Lower Newtown Road, Newry
Recommendation: Approval

Planning Reference: LA07/2015/0757/NMC
Applicant: Mr Elliott
Proposal: Amendment of condition 3 "Windows to be hardwood timber vertically sliding sash with glazing bars"
Location: 12 The Quay, Strangford, BT30 7NN
Recommendation: **Refusal**
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.

Planning Reference: LA07/2015/0909/F
Applicant: Mr A. Dickinson & Miss L. Daly
Proposal: Alterations and single storey extension to rear of dwelling
Location: 56 Magheraknock Road, Ballynahinch
Recommendation: Approval

Planning Reference: LA07/2015/0917/F
Applicant: Mrs Clare Kelly
Proposal: change of house type in substitution of R/2004/0077/F for single dwelling
Location: adjacent to 11 Wateresk Road, Castlewella
Recommendation: Approval

Planning Reference: LA07/2015/1023/F
Applicant: Mr George Crane
Proposal: Single storey extension to rear of dwelling
Location: 5 Demesne Avenue, Downpatrick
Recommendation: Approval

Planning Reference: LA07/2015/1086/A
Applicant: Mr John George
Proposal: New signage above shop-front
Location: 10 Main Street, Saintfield
Recommendation: Approval