

Addendum

LA01/2017/0555/O

Update

Further information was submitted subsequent to the preparation of the Planning Committee Report.

Paragraph 8.6 and 8.7 of the Planning Committee report references Policy CTY 2a which states that “Planning permission will be granted for a dwelling at an existing cluster of development provided all the following criteria are met.” The policy then list the 6 criteria.

The Agent in their further submission provided two appeals that the Commissioners have permitted development under Policy CTY2a in the absence of a focal point. The PAC in these cases advised that as the sites were surrounded by development and they would not encroach further into the countryside, approval would not change the overall character and the development would comply with the overall thrust of the policy which is to round off and consolidate.

However, Planning would contend that the policy is clear in that all the criteria is required to be met. This has also been the stance taken by the Commissioner in the following appeal:

PAC decision 2017/A0035 states that ““Building on Tradition” document indicates that social / community facilities are a significant ingredient in identified focal points”. Furthermore, it states that the first three criteria of CTY 2a give the indication of the meaning of a cluster and that the critical issue to determine is whether “the cluster” is associated with a focal point such as a social/community building/facility.

See attached Appendix for your information.

Further consultation has been carried out to address the DFI Roads concerns. DFI Roads require additional information and Certificate C to be completed for additional lands to provide the forward site distance.

Recommendation

That the Committee notes the contents of the Addendum and agrees with the recommendation to refuse, as set out in paragraph 9.1 of the Planning Committee Report.