

SITE VISIT REPORT: MONDAY 20th December 2021

Committee Members: Alderman Baird (Chair), Boyle, Duddy, Finlay, S McKillop and McKeown; Councillors Anderson, Dallat O'Driscoll, Hunter, McGurk, MA McKillop, McLaughlin, McMullan, P McShane (Vice Chair), Nicholl and Scott

12.15pm

LA01/2021/0418/O: Land approx.. 38m East of the junction of Churchfield Road & Ballynagard Road (Losset Corner)

App Type: Outline Planning Application

Proposal: Outline planning permission for the siting of a modest dwelling within an existing cluster, required due to personal and domestic circumstances and compliant under CTY 2a and CTY 6 of PPS21.

Present: Alderman Baird, Finlay, Councillors Hunter, Nicholl, McShane, MA McKillop, McMullan. Official J Lundy

Comments:

The officer pointed out the site and advised of the proposal. The features used for the assessment of the Policy CTY2a were pointed out on the site, including the number of dwelling in the locality, the agent's reference to the historic park and demesne as a focal point, the T junction and reference to the PAC decisions contained in the report. The Officer also pointed out the open boundary into the field that development on this site was not enclosed and would intrude into the countryside which fails to meet with CTY 2a and also CTy 8 and CTy 14 as it would create ribbon development and be of detrimental impact on rural character.

The officer then set out the reasons for refusal under Policy CTY 2a and advised that the home dwelling was located further up the Ballynagard Road. That the policy tests for consideration were not submitted by the agent and there was no site specific reasons for this site provided to meet policy. That other options were required to be addressed as set out in the Committee report such as an extension to a dwelling or if other policy proposals would be better suited such as CTY 10. The distances to nearby settlement limits was also advised, 2 miles to Ballyvoy and around 3 miles to Ballycastle centre. Members had no further questions.

J Lundy 20.12.2021