

**SITE VISIT REPORT: Monday 20<sup>th</sup> January 2020**

*Committee Members:*

*Alderman Boyle, Duddy, Finlay, S McKillop and McKeown*

*Councillors Anderson, Baird, Dallat O'Driscoll, Hunter (Chair), McGurk, MA*

*McKillop, McLaughlin (Vice Chair), McMullan, P McShane, Nicholl and Scott*

**TIME: 13.00**

**1. LA01/2018/1415/O Site adjacent to no. 26 Brisland Road, Greysteel**

**App Type:** Outline application

**Proposal:** Site for dwelling within existing cluster of development under policy CTY2a of PPS21.

**Present:** Councillors Hunter, Baird, MA McKillop, McMullan, McShane and Nicholl, Officials Shane Mathers, Julie McMath

**Comments:**

The site visit commenced at the front of the proposed site. The Officer pointed out the extent of the site and existing boundary definition and the infilling which had taken place on site. Officers pointed out the surrounding rural context and confirmed that site is outside any settlement limit.

Officers confirmed that application description was for a site for a dwelling within an existing cluster and therefore fell primarily to be determined under policy CTY2a. Officers explained that to comply with policy CTY2a a site needed to meet all 6 criteria of CTY2a. Officers advised that site context met the required number of buildings, was a visual entity, had a community building and was regarded as a cluster and would not impact on residential amenity however in order to comply with policy, the proposal needed to comply with all 6 criteria. Officer referred members to criteria 4 and 5 of CTY2a and advised that the site was only bounded on one side with development (no 26) and advised that for the purposes of the policy the road was not development. In addition, the dwellings on the opposite side of Brisland Road cannot be taken as development bounding the site because Brisland Road forms a physical and visual separation from the application site. The site failed to comply with

CTY2a because it was not bounded on at least 2 sides with development and was therefore not absorbed into cluster through rounding off or consolidation. Officials explained that site would extend development along Brisland Road and would add to ribbon development which would erode rural character contrary to CTY8 and CTY14.

Officials pointed out the elevated nature of site and explained that with removal of vegetation to facilitate development site would be prominent and would fail to integrate.

Officials also pointed out that no overriding reason had been forthcoming as to why the development was essential and could not be accommodated in the urban area and highlighted that although the agent had referred to policy CTY7 no information had been provided to allow further assessment.

Officials pointed out the undesirable precedent that the site would set if permitted.

Officers directed members to view the site from the other critical viewpoint which was from Clooney Road when travelling westwards. Members took the opportunity to view from Clooney Road.

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