

SITE VISIT REPORT: MONDAY 24th August 2020

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

LA01/2019/0416/O – 56m NW of 42 Bregagh Road, Armoy

App Type: Outline Application
Proposal: Site of dwelling and garage on a farm at 56m NW of 42 Bregagh Road, Armoy

Present: Alderman Baird, McKeown, S McKillop, Councillors McMullan, Dallat O'Driscoll, Hunter, McLaughlin, Nicholl, Officials D Dickson, E Hudson

Comments: Officials identified the site and pointed out the access point. Officials advised that the application was for a dwelling on a farm and as such fell to be assessed under the SPPS and Policy CTY 10 of PPS 21. It was confirmed that the proposal met the requirements of Part a – c of CTY 10 however due to its open nature and roadside location it failed to meet the policies restricting this type of development namely Policies CTY13, 14 and 8 of PPS 21. The site had only 2 established boundaries and when travelling along the Bregagh Road in a south eastern direction towards the site a dwelling on the site would appear open and elevated with a lack of long established boundaries to provide enclosure. The proposal would also result in a suburban style of build up along the road and extend the ribbon of development whilst also creating the potential for an infill site adjacent to no. 42 Bregagh Road.

Members asked if any alternative sites had been discussed. Officials confirmed that a meeting had taken place with the agent and the land on the other side of the farm grouping and land to the rear (which is in the applicant's ownership) were discussed as the land here appears to be less open and has the potential to be set back of the road. However the acceptability of another site would need to be considered under a separate application.

E Hudson 24/08/2020