

SITE VISIT REPORT: MONDAY 23rd August 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

11.30am

LA01/2020/0678/O – Immediately adjacent to 141 and 151 Muldonagh Road, Claudy, Dungiven

App Type: Outline Application

Proposal: Proposed dwelling house with detached garage at existing cluster of development.

Present: Alderman Baird, Duddy, McKeown, Councillors Hunter, McShane and Nicholl, Officials S Mathers and J McMath

Comments:

Viewed site from immediate site frontage. Officials commenced the meeting by showing the submitted maps and by outlining the proposal and identifying the boundaries and access position. Officials outlined the planning context of PPS21 especially CTY2a. Officials explained that the issue was that the site was not associated with a focal point such as a social/community building/facility and it was not located at a crossroads. Officials highlighted the case raised by the applicant/agent in terms of the presence of Muldonagh Country House, Blacksmiths forge, self catering cottage at Ingfield, businesses and precedent case in another district. Officials referred to the committee report and to the PAC decision 2017/A0035 which stated that the policy infers that a focal point is an identifiable entity used by the community for gatherings or activities with social interactions. Officials advised that the examples raised above were not considered to be focal points for the purposes of the policy and explained that the precedent case was not comparable. A member asked about the access and clarification was given about the consultation response from DFI Roads. Turning to the issue of the crossroads, all parties viewed the access to no 151. Officials explained that access to 151 may once have been part of the old Foreglen Road but it was now a private access to 151 and did not offer a through road onto Foreglen Road, this did not offer a cross roads as required by the policy. A member asked about the distance to other community facilities and officials pointed out the distance to Foreglen.

Officials explained that no overriding reasons have been forthcoming therefore the proposal was contrary to CTY1 and due to the roadside location would result in ribbon development and erode rural character under policies CTY8 & CTY14.

J McMath 23/08/2021