

SITE VISIT REPORT: MONDAY 26 February 2024

Committee Members: Alderman, Boyle, Coyle, Scott, Stewart, S McKillop (Vice Chair) and; Councillors Anderson, C Archibald, Hunter, Kennedy, McGurk, McMullan (Chair), Peacock, Nicholl, Storey, Wallace and Watton

LA01/2023/0129/O – Adjacent to 17 Glebe Road, Garvagh

App Type: Outline Application

Proposal: New dwelling and garage on a farm (application to relocate dwelling position on site and changes to site access as approved LA01/2020/1385/O)

Present: Alderman Coyle, Councillors Archibald, Storey, Wallace and Watton
Officials S Mathers, J McMath and M Wilson

Apologies: Ald Boyle, Cllr Hunter, Ald Stewart

Comments:

Site visit commenced at the front of no 17 Glebe Road. Officials outlined the details of the application and showed members a copy of the site location plan. Officials outlined the proposed siting to the west of no 17 and answered questions about the proposed access arrangements.

Officials outlined the planning history on the site and explained that the original 2020 application proposed siting on the current site (west of 17) but the applicant / agent were advised that this was contrary to policy due to prominence and lack of integration. In response, an amended siting was proposed on the lower level to the east of no 17. All members viewed previously approved site. This amended siting was approved subject to conditions including siting and curtilage and is still live.

Explained that the current application reverts back to the original siting to the west of no 17. All in attendance viewed proposed site from immediate site frontage and from field gate to the west of the site. Officials pointed out site boundaries, the access point, the difference in levels between no 17/road and the proposed siting. Officials explained that the roadside outbuilding would be removed to facilitate an access through the embankment to the site. Pointed out views from either direction. Officials outlined that the site is contrary to policies CTY1, 13 and 14 due to prominence, skyline and lack of integration. Officials outlined that the reasons put forward for amended siting was due to difficulty in obtaining finance due to proximity to farm buildings and flooding. Officials explained that Rivers were consulted on previously approved siting

and had no objections therefore the flooding was not substantiated. Officials explained that no information on lack of funding has been submitted. In addition, the approved site which complies with policy is the same distance from the agricultural buildings than the proposed site. The proposal is contrary to policy.

J McMath