

SITE VISIT REPORT: MONDAY 22 April 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

LA01/2022/0905/F – Site 220m SW of 61 Kilnadore Road, Cushendall

App Type: Full Application

Proposal: Proposed Guesthouse and associated site works

Present: Councillor C Archibald, Cllr O McMullan, Cllr R Watton
Officials S Mathers and E Hudson

Apologies: Ald Boyle, Ald Stewart, Ald Hunter

Comments:

Site visit commenced at the access to the site along Kilnadore Road. Officials pointed out the site and referred to detailed drawings explaining the scale of development and the extent of accommodation provided (3 Double guest bedrooms, guest living area and private accommodation provided for the proprietor). Officials referred to the relevant policy for the development of a guesthouse in the countryside – PPS 16 TSM 3. The policy allows for a new guesthouse under 2 circumstances: the replacement of an existing rural building; a new build on the periphery of a settlement. As the site is remote from the settlement (3/4 km from SDL limit) and the surrounding area is rural in character it is not considered to be on the periphery of Cushendall and as such fails to meet Policy TSM 3 of PPS 16. Officials advised that if a proposal was considered to be on the periphery it would be required to meet a number of criteria including locational criteria. Given the scale of development proposed it is considered that options exist within a settlement in the locality to accommodate the proposed development. Members queried how development in the surrounding area was passed. Officials explained that these would have been assessed under a different policy context but would review the planning history of these and advise the detail at the Planning Committee. Members also stated that there was a need for tourism accommodation within Cushendall and that not everyone wants to stay in a settlement. Officials explained that this would be a material consideration however the policy outlined that new build development would need to be on the periphery of a settlement as this would take advantage of existing services and facilities.