

SITE VISIT REPORT: MONDAY 25th January 2021

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

Time 10:30am

LA01/2019/1181/O

App Type: Outline application

Proposal: Outline application for a new storey and a half dwelling (incl. detached garage) as part of an existing cluster.

Present: Councillors Dallat O'Driscoll, Hunter and Nicholl
Officials D Dickson, J McMath

Comments: The Officer showed the submitted plans and identified the site and boundaries. Officials outlined refusal reasons. Officials explained that there were 2 parts to Drumsurn settlement development limit and outlined the boundary. Explained that for the purposes of cluster policy (CTY2a) the site relied on 2 dwellings and GAA pitch, school and church all of which were located in SDL and cannot be relied upon for contributing to a rural cluster. Policy is development in the countryside and buildings and focal points in SDL are not in countryside and fall within a different planning context. Officials highlighted that this is reinforced by PAC decisions quoted in committee report. Highlighted that site was not bounded on 2 sides with development. Proposal is contrary to CTY2a.

Advised that there were no overriding reasons why development was essential and could not be located in SDL therefore proposal is contrary to CTY1.

Members noted these points accordingly.

J McMath 25/01/2021

LA01/2019/1197/O

App Type: Outline application

Proposal: Outline application for a new storey and a half dwelling (incl. detached garage) as part of an infill application

Present: Councillors Dallat O'Driscoll, Hunter and Nicholl
Officials D Dickson, J McMath

Comments: The Officer showed the submitted plans and identified the site and boundaries. Officials outlined refusal reasons under CTY1, 8, 13, 14 and 15, PPS2 and PPS15. Officials explained that there are 2 parts to Drumsum settlement development limit and outlined the boundary. Explained that the site was applied for as an infill dwelling between 295/293b and 293. However, as 295 was in SDL and 293b was mostly in SDL, they fall under a different planning context and could not be relied upon for contributing to a substantially or continuously built up frontage of development. As there was only 1 dwelling in countryside here (293) there is no sub/con built up frontage of development. Referred to PAC decisions outlined in committee report which reinforced this view. Outlined gap measured 180m from 293b to 293. Site frontage measures 130m. The Gap, building to building, could accommodate 6 plots when the average size is considered or 4 of largest frontages, the site therefore was not a small gap.

Officials highlighted boundary definition and explained site failed to integrate and was prominent and would result in urban sprawl and mar distinction between urban and rural.

Officers pointed out Castle River and Mill Race on map and on site and advised that a large portion of the site was contained within the flood plain and did not meet exception, Rivers Agency have advised that a flood risk assessment and drainage assessment is required to determine flood plain and verify structural integrity of mill race. Agent had been advised but had wanted principle of development to be established before providing such information and had recently stated in a submission on 7/1/21 that they wanted flooding to be dealt with by condition. Officials advised that PPS15 was precautionary and matters such as flooding needed to be established during the processing of the application and matters such as FRA did not meet the test of a condition. In addition due to hydrological link to designated site a Habitats Regulation Assessment was required which needed the flood risk assessment and drainage assessment and comment from Rivers Agency to complete and as this information was not forthcoming the proposal was contrary to PPS2. Members noted these points accordingly. Cllr Hunter asked for planning history of 293.

J. McMath 25/01/2021