

SITE VISIT REPORT – WEDNESDAY 27 JUNE 2018

1. LA01/2017/1233/F – 110m South West of Straw Road, Dungiven

App Type: Full Planning

Proposal: Proposed dwelling, carport and domestic garage/stores with loft storage above

Present: Cllr MA McKillop, Ald S McKillop, Ald King, Cllr Hunter, Cllr P McShane, Ald Cole, Cllr Caw, Ald McKeown

Comments: From the critical view on Straw Road, an official indicated the location of the site. Comment was made on the levels of the proposal relative to the existing buildings. It was explained that the massing of the building was much too large for the site. It was pointed out that during the winter months the extent of the critical views are greater. Members asked whether a storey and half building would be acceptable. It was advised that if this was of single storey appearance this would be acceptable but the offer to amend was declined. Members noted these points.

2. LA01/2017/1328/O - 32 Glack Road, Ballykelly

App Type: Outline Planning

Proposal: Proposed single storey detached replacement dwelling, detached garage and septic tank

Present: Cllr MA McKillop, Ald S McKillop, Ald King, Cllr Hunter, Cllr P McShane, Ald Cole, Cllr Caw, Ald McKeown

Comments: From the site entrance an official explained that the structure was not a building and fell within the definition of a caravan and therefore did not meet the criteria for replacement. Discussion was had on the definition of a caravan. The planning history of the site was explained. Members noted these points.

3. LA01/2016/1197/F - 90 Strand Road, Portstewart

App Type: Full Planning

Proposal: Erection of 30 no apartments with associated car parking, road works and landscaping.

Present: Cllr MA McKillop, Ald S McKillop, Ald King, Cllr Hunter, Cllr P McShane, Ald Cole, Cllr Caw, Ald McKeown, Cllr Nicholl

Comments: From the site frontage at Strand Road and from the access lane to the bungalows below the site, officials explained the form and layout of the scheme. The dominance of the design was set out along with the potential for overlooking, particularly to the properties to the rear. The need for social housing was explained. Members asked about the levels in the scheme relative to the adjacent Edgewater scheme. Members noted these points.

4. LA01/2017/1183/F - 95 and 97 Prospect Road, Portstewart

App Type: Full Planning

Proposal: Proposed new two storey replacement dwelling

Present: Cllr MA McKillop, Ald S McKillop, Ald King, Cllr Hunter, Cllr P McShane, Ald Cole, Cllr Caw, Ald McKeown, Cllr Nicholl

Comments: From the site frontage an official indicated how apartment development was not appropriate to the character of the area. It was explained that the levels of the site would be reduced and that notwithstanding this, the three storey form was unacceptable. The planning history across the street was explained. Discussion was had on the town house development approved in the area. Members noted these points.

5. LA01/2015/0459/F - Former Castle Erin Hotel and Conference Centre, Castle Erin Road, Portrush

App Type: Full Planning

Proposal: Development of one detached house, 12 semi-detached houses and 8 apartments with associated landscaping and site works.

Present: Cllr MA McKillop, Ald S McKillop, Ald King, Cllr Hunter, Cllr P McShane, Ald Cole, Cllr Caw, Ald McKeown, Cllr Nicholl

Comments: From within the site, an official explained the layout of the scheme. Comment was made on the proposed reduced site levels. The design concept was explained. The outdoor amusements at Barrys were operational. Members asked about the noise and the compatibility of the site for housing. An official explained the position as advised by Environmental Health and how attenuation measures were incorporated into the scheme. Other issues such as the seasonal nature, opening hours and “buyer beware” principle were discussed. Members asked about the access road and it was explained that this was to be adopted. Members noted these points.

D H Jackson
Chief Executive
Causeway Coast and Glens Borough Council