



**Causeway
Coast & Glens
Borough Council**

SITE VISIT REPORT: MONDAY 20th May 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

LA01/2022/0885/O – Site adjacent to No.55 Green Road, Quilly, Coleraine

App Type: Outline Application

Proposal: Proposed site for ‘rounding off’ of cluster of dwellings, adjacent to No. 55 Green Road, Quilly, Coleraine.

Present: Alderman Boyle and Coyle, Councillors Archibald, Hunter and Watton

Officials: M. Wilson

Comments: Site visit took place on the lane adjacent to the site at Green Road. The Official outlined the details of the application and identified the site to members. The Official explained the reason for refusal related to the cluster not reading as a visual entity due to the vegetation and trees screening the existing development, and that there is no focal point or cross roads associated with the cluster. Members noted the point about the visual entity and the need to consider that matter further.

Members then queried why there was no focal point and what a focal point is. The Official explained that there will be instances where there is no focal point, so it may be the case the proposal doesn't meet the policy requirements. Members were then read the bullet point from CTY2A relating to what constitutes a focal point and cross roads, and were informed that there are PAC Decisions which support the position of requiring a focal point associated with the cluster. There was further discussion about such things as pillars and rocks/boulders and if these constituted a focal point and it was explained that these would not be considered focal points for the purposes of CTY2A.

Members then discussed why surrounding dwellings have been built which must have been granted planning permission as there is no focal point. The Official explained that considering their style and age, it is likely these dwellings have been assessed under previous planning policies rather than the SPPS/PPS 21.

Members queried the background to No.59 Green Road and its planning history.

It as then explained to Members that the applicant's Agent had stated that there was no focal point, and that the Agent had put forward another application which the Planning Committee had previously approved on the Ringrash Road, Macosquin. Members were shown this plan and asked if this set a precedent for the application under consideration. The Official explained that the policy requires all criteria to be meet and that each application needs to be assessed on its own merits and the Planning Committee may have taken other matters into consideration at that time.

Members agreed to consider the issues of focal point and visual entity and sought feedback in relation to No.59 and how it was approved.

M. Wilson

20.05.2024