

SITE VISIT REPORT: Monday 28th April 2025

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

LA01/2024/0718/F - Lands 70m West of No. 47 Newmills Road

App Type: Full permission

Proposal: - Retention of change of use and reuse of former poultry shed site to storage facility for touring caravans and boats, and self-storage; provision of site office, security fence/wall, modifications to entrance and proposed landscaping measures

Present: Alderman Hunter, Councillors Archibald, McMullan, Watton.

Apologies: Councillor M A McKillop

Officials: J Lundy

Comments: The Planning Officer identified the site and the retrospective works being considered under this application. The four refusal reasons were outlined. Members asked what the previous use was on the site. The officer confirmed that a poultry shed had been present on site which has now been demolished.

It was noted that there were no farm buildings at the site and that partial views of the applicants dwelling were noted at the end of the laneway. Members asked what land was within the applicants' ownership. The adjoining fields were pointed out and advised that a slide would be included showing the farmlands.

The countryside location was discussed, and that the policy contained within PPS 4 directs this type of development to zoned land within the settlement development limits. The nearby industrial estates located in Coleraine settlement limit were noted.

The officer pointed out the boundary and advised that mature roadside hedging had been removed which opened the site impacting on the rural area.

The site visit was concluded.

J Lundy 28.4.25