

SITE VISIT REPORT: Monday 26th January 2026

Committee Members: Alderman, Boyle, Callan, Coyle(Vice-Chair), Hunter, Scott, S McKillop and; Councillors Anderson, C Archibald, Kane(Chair), Kennedy, McGurk, McMullan, McQuillan, Nicholl, Storey and Watton

Application: LA01/2022/1529/F

App Type: Full

Proposal: Proposed development of four No town houses and four pair of semi-detached dwellings - 12 No units in total and associated parking

Present: Ald Hunter, Cllrs Kennedy, Watton

Officials: Emma Hudson

Comments: The site visit began at the site. The official advised the extent of the site by showing members the location plan and red line boundary plan. The official advised that the site was zoned as a Major Area of Open Space in the NAP 2016. She also advised that although the site was currently derelict and that play equipment removed a streetview image from 2009 shows the site area as an equipped children's play park and MUGA are sited adjacent.

The official advised that as the site was designated as a Major Area of Existing Open space in the NAP is was protected from development under Policy OS 1 of PPS 8 which states that development which would result in the loss of open space will not be permitted. There are 2 exceptions to this which the proposed application does not meet as alternative provision has not been provided by the developer which is at least as accessible to current users and at least as equivalent in terms of size, usefulness, attractiveness, safety and quality. Members queried if the application was for social housing. The official confirmed it wasn't as the applicant was a private developer who had served notice on the Council. Members also asked where the nearest open space was to the site in Cloughmills. Officials advised that the Biodiversity Park provided an area of open space with park. However, this was located in the southern part of the village and would not be seen as an alternative as it already exists and there would be a loss in the overall open space provision in the village.

The proposal would be contrary to the SPPS, NAP 2016 and PPS 8 Policy OS 1.

E Hudson

26.01.26