

SITE VISIT REPORT: MONDAY 24th August 2020

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

9.30 AM.

LA01/2019/0861/O – Land immediately NE of 150 Torr Road, Cushendun

App Type: Outline Application
Proposal: Proposed infill dwelling & garage between nos. 150 & 148 Torr Road.

Present: Alderman Baird, McKeown, S McKillop, Councillors Dallat O'Driscoll, Hunter, McLaughlin, McMullan, D Dickson, M Wilson

Comments: Officials identified the site and advised that it was an outline application for an infill dwelling and therefore is assessed under Policy CTY 8 of PPS21. Officials presented the agent's argument, identifying the buildings' at No.148, No. 150, and the farm buildings. Officials explained that the area of land to the front of No.150 has been presented as land within the curtilage of No.150 and given this, and the overall plot sizes of these, the agent's opinion was the proposal met policy.

Officials explained this opinion was not shared, and the area of land in front of No.150 did not form part of its established curtilage having regard to the access/lane which separates the land from No.150. Furthermore, No.150 does not present a frontage to Torr Road, as the area of frontage to the side of No.150 is required to provide access and splays to the proposed site. The area of land to the front of No.150 provided a visual break and therefore Officials did not agree with the opinion that this was a built up, and continuous frontage for the purposes of CTY 8. Officials went on to explain that Policy CTY 13 resists new buildings that rely on significant earth works, such as cut and fill which is required for this site given its sloping nature. The proposal fails to meet CTY 13.

Officials then explained that as the proposal fails to meet CTY 8, it is also contrary to CTY 14. As the area is AONB and the proposal is unacceptable in its countryside location, it is also unacceptable due to the impact on the AONB.

Clarification was sought regarding land ownership, in particular the land to the front of No.150 and Officials confirmed this area of land was within the ownership of the applicant. There was also a query regarding the access/lane and the land in which is accessed from this lane. It was clarified that while the access fronting No.150 is within the applicant's ownership the land which is accessed is not shown within blue land on the planning submission. A Member informed those present that despite it not being within blue land and the applicant's ownership, that the further is all the same family.

A query regarding access to the proposed site was asked, and Officials pointed out the land identified to provide access.

Michael Wilson 24.08.2020