

SITE VISIT REPORT: Monday 21st October 2024

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

LA01/2021/1513/O Site adj to 40 Vale Road

App Type: Outline

Proposal: Proposed site for infill dwelling in an established cluster - dwelling replacing existing property at 40a Vale

Road.

Present: Ald Hunter, Coyle, Councillors, Archibald, Watton

Officials: J Lundy R McGrath

Comments: The site was viewed from the access point onto Vale Road. The Official pointed out the site and the views from the road. Members were advised the proposal fails to meet the policy requirements under CTY1 for dwelling in the countryside as the proposal does not meet the criteria for a dwelling as outlined in policies CTY2a, CTY3, CTY6, CTY8 or CTY14.

Officials went through the policy criteria and highlighted how the application site failed to meet with the criteria.

Highlighted arguments put forward by agent re Brolley's Corner/Shop.

Members asked about the age of the neighbouring properties and the status of the caravan on site.

Highlighted that the caravan was immune from enforcement and that the dwellings appeared to be relatively recent – 90's or 00's, but would confirm planning history.

RW indicated it was difficult for people to see how others would get a dwelling and not them.

Official highlighted that applications assessed on merit and applying the policy critical to integrity of the PS, need to meet criteria.

The site visit was concluded.

Ruairi McGrath

21.10.24