

From: Charles Grossie

Sent: 30 November 2020 09:24

To: Planning; Stephen O'Neill

Subject: RE: Item 6.5 - LA01/2019/0182/F - Speaking Rights - 24m NE of 50/51 Kerr Street, Portrush

Dear Sir/Madam.

Reference to the above planning application reference and the Planning Committee's decision to go against the Planning Department's recommendations to refuse Mr Porter's planning application, I request that this decision be "called in" and the planning application process should be halted pending a full review and investigation of the Planning Committee's decision.

I also request that the roles and responsibilities of the Planning Committee be provided as it appears from the outside looking in that the vast majority of the Councillors who sit on the Planning Committee are not qualified (in planning regulation, legal responsibilities etc.) to overturn or overrule the recommendations being made by the Planning Officer.

Where the Planning Committee has overturned the Planning Officer's recommendation, then the affected residents require a full and documented reason as to why this is the case.

As a resident of 49 Kerr Street and as one of the 18 objectors who has submitted many substantiated reasons as to why Mr Porter's application should be rejected, it seems very strange that the process undertaken by CC&G Planning Committee chooses to ignore the content and detail contained with Planning's refusal document (~30 pages worth). The consultation with DFI Roads still includes the recommendation to refuse planning permission on the grounds of safety and it appears that this has been glossed over like most of the Planning Officer's recommendations. At least one accident has occurred here and there have been several near misses involving pedestrians at the entrance to the rear of 50-51 Kerr Street as pointed out in many of the objections previously submitted.

It is felt by myself and the other directly affected residents, that this process is flawed and heavily biased towards Mr Porter especially given that he is a property developer and who works and lives in the CC&G area.

It should also be pointed out and re-enforced again, that the area to the rear of 50-51 Kerr Street has never been any form of industrial unit. Mr Porter has made false and uncorroborated claims to the contrary and has also endeavoured to fabricate a false impression that the area is used for fisherman's business activities. This is simply untrue and CCTV footage can be provided for the past 2 months should it be required, which will prove that the only traffic is that of the residents with an occasional visit from one or two of the fisherman checking their boats. The Planning Officer's refusal document confirms that nothing has been received to substantiate Mr Porter's claims.

In addition, this is a 'green field' site, which was destroyed by Mr Porter in his process of fabricating his evidence. The residents understand that the Planning Committee were advised by Mr Porter's consultants (Donaldson Planning) that the area is a 'brown field' site. This is incorrect and a distortion of the facts.

It would also appear that little to no consideration has been given to the residents of 48, 49, 50, 51, 52 and 53 Kerr Street nor to the residents of the Royal Court Apartments by the Planning Committee and the impact that this development will have on their daily lives – during the building process

(which will be totally disruptive given that the narrow lane way restricts plant access) in addition to the long lasting effect of this development, which we believe will ultimately be turned into apartments. After all, Mr Porter is property developer and developing properties is his business.

Outside of the COVID-19 disruption to normal life, it again needs to be highlighted that traffic volumes; congestion and car parking remains a serious issue in Kerr Street and surrounding areas. This has been exacerbated by the pay and display car parking at the Harbour. Being able to park outside our own homes is almost impossible most of the time and as parking is restricted, visitors are blocking or obstructing access to our garage entrances making it dangerous to enter never mind exit onto the busy main road. This cannot be ignored or glossed over.

I request formal acknowledgement of this submission and request for escalation within the CC&G Planning Department.

Yours sincerely,

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