

**SITE VISIT REPORT: Monday 23<sup>rd</sup> September 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)*

**LA01/2020/1388/F – Lands approx. 80m west of 21 Wheatsheaf Road**

**Coleraine**

**App Type: Full Application**

**Proposal: Proposed new dwelling. Proposed Holiday Park comprising holiday cabins, provision for touring caravans, provision for tent pitching, associated works and conversion of stone barn to provide a communal welcome centre including restaurant**

**Present:** Councillor Watton. Alderman Hunter, Boyle and Coyle

**Officials:** Principal Planning Officer, Jenny Lundy and Senior Planning Officer, Emma Hudson

**Comments:** Site visit took place at the frontage to the site on Wheatsheaf Road. The Official outlined the details of the application and identified the site to members showing the red line boundary of the site and then explained the different elements of the scheme by pointing these out on the site layout drawing. Officials advised the scheme had been reduced due to concerns of integration with the original scheme having cabins in the northern portion of the site. This area was now proposed as open space for the holiday park and the development is largely confined within the natural field boundaries which aids integration. Officials advised that the proposal was considered acceptable with regards to all relevant planning policies. Officials outlined there had been 97 objections on the application from 33 separate addresses and these were generally from local residents to the site. Issues raised include principle of development, amenity, access, parking, odour and noise. Officials advised the principle of development was considered acceptable, DFI Roads had no objection to the proposed development and Env Health had no concerns in relation to amenity issues such as odour and noise. The existing natural boundaries were to be retained and augmented with additional planting. At this

point the group were approached from a member of the public who stated she knew she couldn't take part but just wished to highlight the issue of the traffic issues in the area in particular the close proximity to a number of local schools and the impact this has on traffic. Also, the area is frequented by pupils on foot both as part of school activities and coming and going to school. The member of the public then left.

Members queried the level of employment opportunity the scheme would produce and if the proposal was for seasonal use as opposed to all year round. Officials advised they would clarify this at the Planning Committee.

Alderman Boyle and Coyle then viewed the site from further along Wheatsheaf Road towards the northern boundary of the site.

E Hudson

24/09/2024