

SITE VISIT REPORT – 19 DECEMBER 2018

Committee Members: Alderman Blair, Cole, Finlay, King, McKeown, and Robinson; Councillors Baird, Fielding, Hunter, Loftus, McCaw, McGurk, MA McKillop, McLaughlin, Nicholl (Vice-Chair) and P McShane

9:30am

1. **LAND ADJACENT TO 17 STRANDVIEW ROAD, BALLYCASTLE, BT54 6AJ**

Present: Aldermen Blair, King and Cole. Councillors P McShane, M A McKillop, Baird and Hunter. Planning Official: Official J Lundy

Comments: Officials pointed out the access lane which is a right of way. Advised that this is a civil matter and not a planning issue. Walked down to the site and viewed the lane and the width. The issues were highlighted: cars would not be able to pass and would have to reverse out onto the main road; advised that the objectors state that the lane is used by a number of pedestrians that would conflict with the cars; no turning space available. Pointed to the nursing home that has 1 delivery every 3 weeks and has to reverse down the lane to deliver wood pellets. Pointed to the existing 3 dwellings that use the lane that are historic permissions. Discussed the requirement for the proposal to have 3 car parking spaces.

The topography of the site was also pointed out by the Official. The Members were advised that no levels or sections have been provided to demonstrate how a two storey dwelling could be built on the site without impacting on the amenity of the dwellings on Beechwood Avenue. The level of retaining structures has also not been ascertained.

10.45am

2. **LA01/2016/1370/O - 265 CLOONEY ROAD, GREYSTEEL, BT47 3DZ**

Present: Aldermen Blair, Cole, Finlay and King, Councillors P McShane, M A McKillop, Hunter and Nicholl. Officials S Mathers and J McMath

Comments: Viewed site from Clooney Road and Dunlade Road. Officials highlighted the policy context of CTY2a and explained how site is not located in a cluster as it is adjacent to only two dwellings which is not regarded as a cluster for the purposes of the policy. Referred to the buildings on opposite side of Clooney Road and explained how they were a farm and were discounted from being considered to be part of the cluster. Explained site was not a visual entity. Site was not bounded on two sides with other development and did not consolidate. Advised that we had also considered proposal under CTY8 however as there were only two dwellings on one side and no development on the other side and as Clooney Road was a stop end to development it could not be regarded as being a small gap within a substantially or continuously built up frontage. Explained that site was contrary to CTY1, 2a, 8 and 14. Viewed buildings on opposite side of Clooney Road which were in farm use. Members observed this.

Cllr McShane asked if applicant could rebuild former buildings, officials explained that it would require permission to do so and an assessment would need to be made whether this would be acceptable.

Cllr Nicholl asked about what weight could be given to developing the site to remedy an eyesore. The officials advised that while this could be considered as a material consideration, our recommendation is that determining weight should be given to the terms of the planning policy.

11.30am

3. LA01/2018/0456/F - LORETO COLLEGE, CASTLEROCK ROAD, COLERAINE, BT51 3JZ

Present: S Mathers, Aldermen Blair, Cole, King and Finlay. Councillors Baird, P McShane, M A McKillop, Hunter and Nicholl. (escorted by Mr James, Principal)
Planning Official: S Mathers.

The official indicated the location of the two buildings relative to the CDT building. Moving around the CDT building, the official identified the location of the new car parking area. Members asked about the location of housing relative to the proposal. The official indicated the location of College Park relative to the proposed development. Members asked about the number of new car parking spaces proposed. The official advised that the plans showed 35 new car park spaces. Members asked about the number of new pupils proposed. The official advised that the figures supplied with the application showed an increase in 17 staff and 218 pupils phased over 3 years.

Members asked about whether there was an issue with the access and parking. The official advised that while the access arrangements were satisfactory, further information was required to address the issue of congestion on the road network around the site, particularly at peak times. The content of the proposed condition was explained. Members asked about what type of issues the Travel Plan would entail. The official advised this would likely entail: modal shift from cars attending the site; increased walking/ cycling; use of public transport; car park management and; management of on-street/ lay-by parking.

Moving to the main access point to Castlerock Road, the official advised that this was the identified access point to the proposed car park and buildings. The official advised that given the standard of the access, there was not an issue with road safety. Members observed the standard of the access and the lay-by further down Castlerock Road. Members asked whether further drop off/ lay-by facilities were required. The official advised that, informed by the position of DfI Roads, no further infrastructure was required, rather it was an issue of traffic management.

Members asked if the Planning Committee could consider the content of the Travel Plan when submitted. The official confirmed that the Planning Committee could, if this was specifically requested.

Mr James acted solely as an escort around the school site and did not participate in the proceedings.