

SITE VISIT REPORT: Thursday 22nd August 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)

LA01/2023/0133/O – Land adjacent and west of 15 Kilnadore Road, Cushendall, BT440SG

App Type: Outline Application

Proposal: Site for dwelling and garage.

Apologies: D. Nicholl

Present: Councillors Kennedy, Hunter, McMullan and Watton

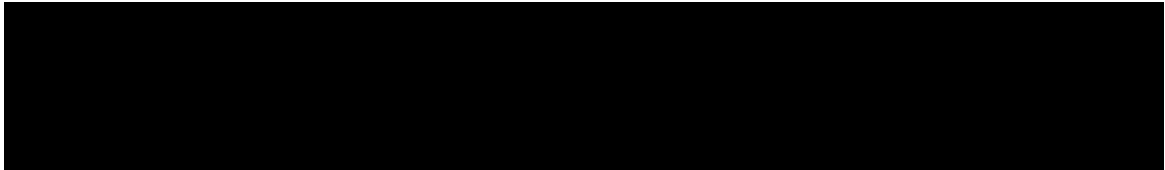
Officials: R.McGrath

Comments: Site visit took place on the lane adjacent to the site and within the front garden of no. 15. The Official outlined the details of the application and identified the site to members. The Official explained the reasons for refusal related to the fact the site did not meet any of the exceptions permitted under CTY 1 of PPS21 and was contrary to CTY1, 8, 14 & 15, due to the pattern of development relative to the existing built development and the settlement limit. Highlighted the lack of integration afforded to the site and the impact on the character of the area and the environmentally sensitive landscape.

The official outlined the principle of settlement limits in partly promoting and containing new development and how the proposed pattern of development could result in uncontrolled urban sprawl and set a damaging precedent. Highlighted the relationship with ribbon development and how the proposed pattern of development could potentially hamper the future expansion of the settlement.

Members then queried the settlement boundary and how it could be adjusted to accommodate a dwelling. The site could be reduced in size and set back with little impact. Councillor Hunter highlighted that's not the role of the Planning committee. Official confirmed that the appropriate mechanism for amending the settlement limit would be through the LDP process and to do so through a

planning application would set a damaging and wide ranging precedent for the borough and would undermine the integrity of the planning process.



Official explained that the settlement limit for Cushendall had been through due statutory process at the examination in public with the PAC, and that the planning policies had also been through statutory democratic process. It was the responsibility of the Committee to consider planning applications in the public interest and not that of the individual. Official acknowledged the difficulty members faced when considering applications for people they know.

There was some discussion on the challenges within the housing sector and the role of Planning. Members highlighted that development limits were a catch 22 as they contributed to higher property prices. Official outlined the work of LDP team on housing land supply and how the impact of land banking needed to be explored but reiterated that the current proposal was contrary to policy as it could potentially hinder future expansion of the settlement, resulting in urban sprawl into a highly sensitive landscape as outlined in the reasons for refusal.

Official sought any further questions before bringing the meeting to a close.

R.McGrath

22.08.2024