

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO 1

APPLIC NO C/2007/0038/F Full Date Valid 09/01/2007
APPLICANT P & C Mullan Construction
APPLIC ADDRESS C/O Site Express, 45 Church View, Holywood, BT18 9DP
LOCATION Lands at 1,3,5 & 5a Greenmount Park, Coleraine.
PROPOSAL Proposed construction of 2 detached dwellings, a pair of semi detached dwellings and a terrace of 6 townhouses.

AGENT_NAME:

AGENT_ADDRESS: Site Express, 45 Church View, Holywood, BT18 9DP

REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Approval

ITEM NO 2

APPLIC NO C/2007/0046/O Outline Date Valid 10/01/2007
APPLICANT Mr M O'Reilly
APPLIC ADDRESS 39 Amethyst Drive, Sittingbourne, Kent, ME10 5JR
LOCATION 75 m SW of 170 Agivey Road, Coleraine.
PROPOSAL Site for detached dwelling and garage.

AGENT_NAME: Mr Mcdonald

AGENT_ADDRESS: 17 Lissadell Avenue, Portstewart, BT55 7SY

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Refusal

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
 - 2 The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwelling.
 - 3 The proposal is contrary to Policy CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.
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ITEM NO 3

APPLIC NO C/2007/0255/O Outline Date Valid 16/03/2007

APPLICANT Mr A McCreadie

APPLIC ADDRESS 98 Ballyrashane Road, Coleraine, BT52 2LJ

LOCATION Rear garden of 98 Ballyrashane Road Coleraine.

PROPOSAL Proposed domestic dwelling.

AGENT_NAME:

AGENT_ADDRESS:

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the intensification of use of an existing access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

ITEM NO 4

APPLIC NO C/2007/0375/F Full Date Valid 20/04/2007

APPLICANT Mr G Kiernan

APPLIC ADDRESS C/o, Vision Design, 5b Rainey Street, Magherafelt, BT45 5DA

LOCATION Adjacent to 51 Agivey Road, Movanagher, Kilrea

PROPOSAL Proposed infill dwelling and garage

AGENT_NAME:

AGENT_ADDRESS: Vision Design, 31 Rainey Street, Magherafelt, BT45 5DA

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Approval

ITEM NO 5

APPLIC NO C/2007/0560/O Outline Date Valid 12/06/2007
 APPLICANT Mr M Mc Gilligan
 APPLIC ADDRESS C/o Fleming McKernan Associates, 1 Upper Abbey Street, Coleraine
 LOCATION Between 28 & 30 Shanlongford Road, Ringsend, Coleraine
 PROPOSAL Proposed site for dwelling and garage.

AGENT_NAME:

AGENT_ADDRESS: Fleming McKernan Associates, 1 Upper Abbey Street, Coleraine,

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Shanlongford Road and would, if permitted, adversely impact on the amenities of neighbouring residents by reason of suburbanisation.

ITEM NO 6

APPLIC NO C/2007/0815/O Outline Date Valid 28/08/2007
 APPLICANT Mr M Stewart
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION Site between 70 & 72 Moneydig Road, Moneydig, Garvagh, Coleraine
 PROPOSAL Proposed infill site for dwelling and associated access

AGENT_NAME:

AGENT_ADDRESS: Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Approval

ITEM NO 8

APPLIC NO C/2007/1025/F Full Date Valid 26/10/2007

APPLICANT Mr J Stewart

APPLIC ADDRESS 12 Movenis Road, Garvagh

LOCATION Site 100m South of 16 Mayoghill Road Garvagh

PROPOSAL One private dwelling and septic tank

AGENT_NAME: Mr J Duddy

AGENT_ADDRESS: 95 Moneydig Road, Garvagh, BT51 5JW

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
 - 2 The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwelling and the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure.
 - 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building fails to blend with the landform, slopes and other natural features and therefore would not visually integrate into the surrounding landscape.
 - 4 Unacceptable access arrangements.
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ITEM NO 9

APPLIC NO C/2008/0233/O Outline Date Valid 18/03/2008

APPLICANT Mr G Bradley

APPLIC ADDRESS 46 Masteragwee Road, Coleraine, BT51 3NS

LOCATION Adjacent to 56 Masteragwee Road, Coleraine.

PROPOSAL Proposed 1 no. detached bungalow.

AGENT_NAME:

AGENT_ADDRESS:

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
 - 2 The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that:the farm business is currently active and has been established for at least six years or that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.
 - 3 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Masteragwee Road.
 - 4 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
 - 5 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing development and would therefore result in a detrimental change to the rural character of the countryside.
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ITEM NO 10

APPLIC NO C/2008/0234/O Outline Date Valid 18/03/2008

APPLICANT Mr G Bradley

APPLIC ADDRESS 46 Masteragwee Road, Coleraine, BT51 3NS

LOCATION Adjacent to 340 Masteragwee Road, Coleraine.

PROPOSAL Proposed 2 no, detached one and a half storey dwellings.

AGENT_NAME:

AGENT_ADDRESS:

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
 - 2 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Masteragwee Road.
 - 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
 - 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted create or add to a ribbon of development and would therefore result further erode the rural character of the countryside.
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ITEM NO 11

APPLIC NO C/2008/0368/O Outline Date Valid 01/05/2008

APPLICANT Mr J Mc Collum

APPLIC ADDRESS 8 Blagh Road, Blagh, Coleraine, BT52 2PG

LOCATION Adjacent to 1 Blagh Road, Blagh TD, Coleraine.

PROPOSAL Site for storey and a half dwelling and garage (farm house).

AGENT_NAME: Mr N Rowe

AGENT_ADDRESS: 66 Burnside Road, Portstewart, BT55 7LD

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
 - 2 The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.
 - 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
 - 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing development and would therefore result in a detrimental change to the rural character of the countryside.
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ITEM NO 12

APPLIC NO C/2008/0406/F Full Date Valid 15/05/2008
 APPLICANT Ms Quigg
 APPLIC ADDRESS C/o Agent
 LOCATION 40m NE of 10&12 Movanagher Road, Kilrea
 PROPOSAL Retention of existing dwelling (log cabin) single storey and associated hardstanding

AGENT_NAME:

AGENT_ADDRESS: Fleming McKernan Associates, 1 Upper Abbey Street, Coleraine,

REPRESENTATION 1 Objections 2 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.

ITEM NO 13

APPLIC NO C/2008/0804/F Full Date Valid 08/10/2008
 APPLICANT Union Arch Properties
 APPLIC ADDRESS C/o W J Dickson, Chartered Architects, 73 Catherine Street, Limavady, BT49 9DA
 LOCATION No. 9 and 10 The Diamond Kilrea. Co L'Derry.
 PROPOSAL Proposed three storey apartment block with ground floor retail unit replacing the existing buildings. (New build)

AGENT_NAME:

AGENT_ADDRESS: W J Dickson, Chartered Architects, 73 Catherine Street, Limavady

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Approval

ITEM NO 14

APPLIC NO C/2008/0882/F Full Date Valid 14/11/2008
APPLICANT Mr Mullan
APPLIC ADDRESS C/O Agent
LOCATION Lands adjacent to Shellbridge Park and to the rear of No1 Atlantic Road, Coleraine
PROPOSAL Residential development comprising of 117 units (consisting of 50 no apartments, 35 townhouses and 32 no semi-detached dwellings) with associated car parking, infrasture and landscaping
AGENT_NAME: Mr Hughes
AGENT_ADDRESS: Turley Associates, 29-31 Montgomery Street, Belfast, BT1 4NX
REPRESENTATION 2 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Approval

ITEM NO 15

APPLIC NO C/2009/0026/F Full Date Valid 20/01/2009
APPLICANT Mr R Martin
APPLIC ADDRESS C/o Agent
LOCATION Rear of no.9 Hopefield Avenue Portrush
PROPOSAL Variation of condition no. 2 of planning approval C/2006/1001/RM to allow retention of built dwelling with amended vehicular access from Rodney Square.
AGENT_NAME:
AGENT_ADDRESS: MKA Planning, 15 Harpers Quay, Spencer Road, Londonderry, B
REPRESENTATION 28 Objections 0 Support 8 Petition of Objection 0 Support Petitions
OPINION Approval

ITEM NO 16

APPLIC NO C/2009/0231/F Full Date Valid 08/04/2009
 APPLICANT Kennedy Entertainments Ltd.
 APPLIC ADDRESS C/o Moore Design, Market Court, 63 New Row, Coleraine, BT52 1EJ
 LOCATION Former Port Centre site, Glenmanus Road, Portrush. Sites nos. 1-10 (inclusive) NW of nos. 104, 106, 108 & 110 Coleraine Road Portrush
 PROPOSAL Proposed change of house types, alterations to site layout and alterations to existing private streets determination

AGENT_NAME:

AGENT_ADDRESS: Moore Design, Market Court, 63 New Row, Coleraine, BT52 1EJ

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.
- 2 The proposed development would prejudice the road safety in that there is an unacceptable shortfall in car parking requirements.

ITEM NO 17

APPLIC NO C/2009/0425/F Full Date Valid 26/06/2009
 APPLICANT Ashmore Developments Ltd
 APPLIC ADDRESS C/o GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB
 LOCATION 9 - 12 Lansdowne Crescent Portrush
 PROPOSAL Demolition of existing buildings and erection of 85 bedroom nursing home

AGENT_NAME:

AGENT_ADDRESS: GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1N

REPRESENTATION 0 Objections 1 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policy ATC 1 of the Department's Addendum to Planning Policy Statement 6 (PPS 6): Areas of Townscape Character in that the development would, if permitted, result in the unacceptable demolition of a building that makes an important contribution to the Area of Townscape Character.
- 2 The proposed developemnt is contrary to Policy HO 3 of the North East Area Plan 2002 Alteration No. 1 Portrush and Development Control Advice Note 9: Residential Nursing Homes which place a presumption against the loss of tourist accommodation to institutional residential nursing homes.

ITEM NO 18

APPLIC NO C/2009/0776/F Full Date Valid 03/12/2009

APPLICANT Mr E Irwin

APPLIC ADDRESS C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN

LOCATION Site adjacent to 57 Newmills Road, Coleraine

PROPOSAL Erection of dwelling & garage on a farm

AGENT_NAME:

AGENT_ADDRESS: Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 8BF

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Approval

ITEM NO 19

APPLIC NO C/2009/0786/O Outline Date Valid 08/12/2009

APPLICANT Mr & Mrs Twaddle

APPLIC ADDRESS C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB

LOCATION Lands between 8 & 10 Leeke Road, Bushmills

PROPOSAL Proposed 2 No. semi-detached dwellings, domestic garages and associated amenity (2units)

AGENT_NAME: Mr N McCormick

AGENT_ADDRESS: Studiorogers, C/O The Egg Store, 1 Mountsandal Road, Coleraine

REPRESENTATION 2 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Approval

ITEM NO 20

APPLIC NO C/2009/0814/F Full Date Valid 18/12/2009

APPLICANT Mr C Convery

APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY

LOCATION 7 Wheatsheaf Park, Coleraine

PROPOSAL Proposed new two storey extension to rear of dwelling

AGENT_NAME:

AGENT_ADDRESS: Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Approval

ITEM NO 21

APPLIC NO C/2010/0038/F Full Date Valid 28/01/2010

APPLICANT Mr L Aversano

APPLIC ADDRESS 7 Wattstown Crescent, Coleraine, BT52 1SP

LOCATION 7 Wattstown Crescent, Mountsandel, Coleraine

PROPOSAL Retrospective extension to be used for ancillary accommodation

AGENT_NAME:

AGENT_ADDRESS:

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Approval

ITEM NO 22

APPLIC NO C/2010/0086/F Full Date Valid 16/02/2010
 APPLICANT Mc Closkey & O ' Kane
 APPLIC ADDRESS c/o Turley Associates, 29 - 31 Montgomery Street, Belfast, BT1 4NX
 LOCATION 17a Bath Terrace, Portrush.
 PROPOSAL Demolition of existing building and construction of three apartments

AGENT_NAME:

AGENT_ADDRESS: Turley Associates, 29-31 Montgomery Street, Belfast, BT1 4NX

REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Approval

ITEM NO 23

APPLIC NO C/2010/0152/A Advertisement Date Valid 22/03/2010
 APPLICANT Blair's Caravans
 APPLIC ADDRESS C/o G.M. Design Associates, 22 Lodge Road, Coleraine, BT52 1NB
 LOCATION Adjacent to Atlantic Road, 80m south west of Magheraboy House Hotel, Portrush
 PROPOSAL Retrospective application for retention of existing business directional sign (free standing)

AGENT_NAME:

AGENT_ADDRESS: GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1N

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposed sign would be visually intrusive and distract the attention of road users thereby prejudicing the safety and convenience of traffic on this Main Traffic Route Atlantic Road (Protected Route).
- 2 The proposed sign would direct cars with towed caravans along a public road which is unsuitable for the conveyance of vehicles with towed caravans thereby prejudicing the safety and convenience of road users on Louguestown Road.
- 3 The proposed sign is contrary to Policy AD1 of PPS17 in that it would be detrimental to the visual amenity of the countryside due to its inappropriate location, scale and height.