

SITE VISIT REPORT: MONDAY 24th January 2022

Committee Members: Alderman Baird (Chair), Boyle, Duddy, Finlay, S McKillop and McKeown; Councillors Anderson, Dallat O'Driscoll, Hunter, McGurk, MA McKillop, McLaughlin, McMullan, P McShane (Vice Chair), Nicholl and Scott

10.30am

LA01/2018/1158/F – Approx. 30m South East of 20 Glenariffe Road, Glenariffe, Ballymena BT44 0QY

App Type: Full Application

Proposal: Retrospective planning application for retention of 2no. farm storage sheds

Present: Alderman Baird, Councillors Hunter, McMullan, Nicholl, MA McKillop and, Official D Dickson

Comments:

Viewed site from access and within the farm yard. Official commenced the meeting by indicating the site, location of the sheds and location of the farm land as identified on the farm maps. The Official outlined that the proposal was for retrospective application for 2 agricultural sheds measuring a total of 557sq.m. The existing farm is 6ha in size and there are already 400sq.m of sheds within the farm; this would total approx. 957sq.m of sheds. The herd comprises 11no. pedigree cattle.

The Official explained the proposal was considered unacceptable under policy CTY12. Official advised that CTY12 makes provision for an agricultural shed provided the criteria is met. In this case it was not considered that the supporting information demonstrated the need for additional sheds within the farm.

The Official advised that an enforcement notice had issued on this site in April 2020 in relation to the sheds and the PAC had dismissed the appeal advising that it was more likely that the sheds were used for storage of builders' materials at the time the Notice was issued. Members viewed the items within the sheds, noting silage bales and agricultural machinery.

The Official advised of an objector to the application and read out the key issues raised in the correspondence. The Official advised that DAERA Natural

Environment Division had considered the development and satisfied that it will not impact on designated sites provided that it was conditioned for storage purposes only and no livestock housed, slurry/manure/litter stored within the sheds at any time as these would result in unacceptable pollution of adjacent watercourses which enter Red Bay SAC. The Official pointed out the location of the overhead lines and advised that NIE reconsultation response is outstanding. DfI Roads are content.

The Official advised that based on the supporting information, the application is recommended for refusal under policy CTY12 as it has not been demonstrated that the sheds are necessary for the efficient functioning of the farm.

D Dickson 24/01/2022