

**SITE VISIT REPORT: MONDAY 24<sup>th</sup> August 2020**

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

**LA01/2018/1497/F – 118 Drumcroon Road, Blackhill, Coleraine**

**App Type: Full Application**  
**Proposal: Proposed agricultural supplies/general purpose store at 118 Drumcroon Road, Blackhill, Coleraine.**

**Present:** Alderman McKeown, S McKillop, Councillors Dallat O'Driscoll, Hunter, McLaughlin, Nicholl, Officials D Dickson, E Hudson

**Comments:** Officials identified the site and advised that it was a full application for a proposed agricultural supplies/general purpose store. The site is adjacent to the applicant's current dwelling and is accessed off an existing agricultural laneway, off the Drumcroon Road which is a Protected route. Officials outlined the applicant's current business. He has been director of an agri supplies business for the past 5 years which has been operating out of a local merchants yard, approx. 5 miles from his home. He supplies agricultural supplies to the local farming community. His land is not associated with an active farm. The applicant is seeking a site adjacent to his home as this would be convenient for deliveries and he advised the owner of his current premises is retiring and has given him notice to find alternative premises. Officials advised that the proposal does not involve customers visiting the site but rather the applicant would delivery orders from the site.

As the site is in the open countryside it has been considered under PPS 21 and Policy CTY 1. The use is considered to be storage and distribution and as such falls to be assessed under PPS 4 and the SPPS. Policies within PPS 4 are restrictive and advise that development in the countryside will only be permitted in exceptional circumstances. This type of development should be directed towards a settlement and the agent has provided exceptional reasons why this

proposal couldn't be located in a settlement. Policy PED 6 clearly sets out a sequential approach to development in the countryside. Policy PED 6 also advises that storage or distribution uses will only be permitted where they are ancillary to a proposal for an industrial use. This is a stand-alone development and does not meet any policies for development in the countryside. There was an abundance of industrial land which could be used for this type of development in neighbouring settlements.

Officials also advised that as the principle of development was not considered acceptable and an existing access was not being used it was contrary to Policy AMP3 and Policy AMP 2 as it had not been demonstrated that the proposal would not prejudice road safety.

Officials advised that amended plans had been submitted in January for consideration. They were for a domestic garage in lieu of the proposal. The applicant has approached the owner of the shed he currently rents regarding long term lease of this shed to continue his business. The agent was advised that these drawings could not be considered as an amendment to this application as it was for a new proposal and included a new access. This application was not pursued further.

E. Hudson 24/08/2020