

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2022/0238/O
Name	Richard Hunter
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).

Dwellings On Farms:- Policy CTY10

Permission will be granted for a dwelling house on a farm where all of the following criteria can be met:-

1. The farm business is currently active and has been established for at least 6 years.
2. No dwellings have been should off from the farm holding within 10 years of the date of the application
3. The new building is visually linked or sited to cluster with an established group of building on the farm. Exceptionally consideration may be given to an alternative site elsewhere on the farm, provided there are no other sites available at another group of buildings on the farm and where there are either :
 - Demonstrable health and safety reasons or
 - Verifiable plans to expand the farm business at the existing farm.

Point 1

The site is in the ownership of the applicant who leases the land to another party. (confirmed by DAERA). Emails from the case officer to the agent on 24 & 31 May 2022 relaying information from the senior planner stated as follows:-

'If the land is owned by the applicant (and is then leased) it is up to the applicant/agent to

demonstrate that the farm is active and established for the past 6 years, this can be done by providing receipts of farm maintenance over 6 years on the land.'

Receipts (for fencing, hedge cutting etc) were forwarded to the planners to prove the applicant had maintained the land during this time as per the emails. Additional information was provided showing provision of water troughs on the land. The applicant has demonstrated that he maintains the land which the planners deemed to meet the conditions of CTY10.

Point 2

No dwellings have been sold off.

Point 3

The applicant had considered other sites on his land closer to the farm buildings but however due to a Health & Safety risk (the land is in the flood plain – flood maps were submitted to the planners) this was the closest land available to build on. This should be considered and exception to point 3 of the policy above.

Our site meets all the criteria in CTY10 and should therefore be considered for approval.

There have been no objections or no issues raised by consultees.

The reasons for refusal have been addressed by the applicant throughout the process and there should be no reason for the application to be refused. The applicant offered to provide additional information and also landscaping to the site but the planners did not respond and recommended the application for refusal without further correspondence with the agent/applicant.