

**SITE VISIT REPORT: MONDAY 25<sup>th</sup> October 2021**

*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**

LA01/2019/0849/F – Lands 125m SW of 132 Clooney Road, Eglinton

**App Type: Full Application**

**Proposal: Retention of existing farm shop for Longfield Farm, ancillary storage of farm produce and car parking.**

**Present:** Alderman Baird, McKeown, Councillors Hunter, Nicholl and Scott, Officials J McMath

**Comments:**

Viewed site. Officials commenced the meeting by showing the submitted maps and plans and by outlining the proposal and identifying the boundaries and viewpoints. Officials outlined the planning context of the SPPS and PPS21. Officials explained that the SPPS expressed a town centre first approach to retailing and gave a few exceptions one of which was development of a farm shop and SPPS states that such development should be required to be located within existing buildings. Policy CTY11 supports a farm diversification project providing it meets certain criteria, one of which is where it involves the re-use or adaptation of existing farm buildings. Exceptionally the policy will permit a new building where there is no existing building available but in this circumstance where a new building is justified it should be satisfactorily integrated with an existing group of buildings.

In this case the applicant had explained that the buildings were all in use and raised Bio security, H&S, farm security, flooding and surface water flooding as the reasons for not locating within the farm yard. Having considered all the information, officials were of the opinion that a new building was justified as all existing buildings were in use but CTY11 still required the new building to be integrated with an existing group of buildings. Discussed Bio security, H&S, farm security and explained that there are other lands on the farm that could integrate with existing buildings without entering into the farm yard. Officials advised that Strategic Flood maps indicated lands which flood are to north of farm buildings and any surface water could be dealt with appropriate drainage which would not restrict lands to S,W or E of farm buildings from providing an

alternative site to integrate with buildings. Officials also pointed out that metal container on concrete base was not appropriate as site is open, prominent when viewed from road with no mature boundaries and fails to integrate and would impact on rural character. All in attendance walked along farm lane to view lands in front of farm house.

J McMath      25/10/2021