

Laura Crawford

From: Planning
Subject: FW: LA01/2018/1158/F Approx 30m South East of 20 Glenariffe Road, Glenariffe, Ballymena

From: Shane Mathers
Sent: 11 February 2022 17:28
To: Chris Cassidy <[REDACTED]>
Cc: Emma Hudson <[REDACTED]>; Adam Millar <[REDACTED]>
Subject: RE: LA01/2018/1158/F Approx 30m South East of 20 Glenariffe Road, Glenariffe, Ballymena

Chris

Thank you for contacting us about the content of Addendum 3 to the Planning Committee Report to the above application. For clarification, we shall issue a further Addendum prior to the Planning Committee meeting adjusting Paragraph 1.2 along the following line:

The Planning Department has not accepted that a building contracting business has operated from the long-established sheds on this site in excess of five years.

It is the use of the long-established sheds that is a relevant consideration to this application.

Shane Mathers
Principal Planning Officer
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From: Chris Cassidy <[REDACTED]>
Sent: 11 February 2022 12:53
To: Adam Millar <[REDACTED]>; Shane Mathers <[REDACTED]>
Subject: LA01/2018/1158/F

Adam, having now read the new report I note paragraph 1.2 denoted below states the Planning Department has not accepted that a building contracting business has operated from this site in excess of five years.

I have copied an extract from the Council's statement of case on the recent appeal at the site. In the statement paragraph 5.9 addressed the existing construction business and stated the existing construction contractors yard has been operating on an increasing intensity since 2013. This report also included aerial photos confirming same. The report is also denoted below.

I would ask this is related to Committee members as I am concerned that misleading information is now being put in front of the Planning Committee in order to support a refusal.

Current report to members

1.2 The supporting information outlines the use of the existing, long established sheds on site. This remains unchanged with some being used for agricultural purposes, others used for storage of what appears to be non-agricultural equipment/ materials associated with the applicant's commercial construction business and others showing a combination of both. It also states that the exposed landscape and roadside location leaves the storage of machinery and fodder outside vulnerable to the elements and theft. Notwithstanding the assertion of the Agent, the Planning Department has not accepted that a building contracting business has operated from this site in excess of five years.

Report to Planning Appeal

Existing construction business

- 5.9 The Council considers that there is an existing construction storage use on the site which has been operating on an increasing intensity since 2013. *Appendix 15* demonstrates the growing intensification of stored materials on the site between 2013 and prior to the construction of the subject sheds. The ESRI OS aerial image of 18 April 2003 demonstrates that the site was relatively free from stored materials.
- 5.10 On 3 July 2004 Glenview Contracts Ltd was incorporated (*Appendix 15* refers). The appellant is listed as an active Director and Secretary of this company, the nature of the business cited as the "Construction of domestic buildings." The successive ESRI OS aerial images of September 2006, 12 April 2010, 7 May 2013 and 17 April 2015 demonstrate an increasing intensification of stored materials, growing in successive years following the commencement of the construction company.