

**SITE VISIT REPORT: MONDAY 22 January 2024**

*Committee Members: Alderman, Boyle, Coyle, Scott, Stewart, S McKillop (Vice Chair) and; Councillors Anderson, C Archibald, Hunter, Kennedy, McGurk, McMullan (Chair), Peacock, Nicholl, Storey, Wallace and Watton*

**LA01/2022/0729/F- 141m North East of 30 Clontyfinnan Road, Armoy**

Proposed by Cllr Archibald, Seconded by Cllr Kennedy

**App Type: Full Application**

**Proposal: Proposed new farm shed (clustered with existing cattle crush)**

**Present:** Ald Stewart and Cllrs Archibald, Storey and Watton

Officials S Mathers, E Hudson

**Apologies:** Ald Boyle, Cllr Hunter

**Comments:**

Site visit commenced in the curtilage of No. 30 Clontyfinnan Road. E Hudson outlined the details of the application and shown members a copy of the site location plan and detailed drawings. Advised that the relevant policy for determination of the application was Policy CTY12 of PPS 21. E Hudson outlined the relevant farming details of the applicant – the applicant has a farm business ID in existence for more than 6 years; he has claimed SFP in each of the last 6 years; his farm maps indicate lands he takes in conacre at Castlecat Road, Dervock and Bregagh Road, Armoy; the land on which he wants to site the shed was purchased by the applicant in 2022 prior to which it associated with another farm business. As the site is not on land which has been part of the applicant's farm holding for the required 6 years it fails to meet the requires of Policy CTY 12. This is the position taken by the PAC in a number of relevant appeals. Members asked if this was the only reason for refusal. E Hudson advised the reason for refusal under CTY 12 also referred to failing to meet criteria (a) as it has not been demonstrated that the shed is necessary for the efficient use of the holding. During the processing of the application the agent advised that the applicant was currently renting sheds at lands at Castlecat Road, Dervock and that machinery was stored here. To verify this the case officer inspected this site. During this inspection there were no farm machinery/supplies being stored at these sheds and the owner confirmed they were not rented out to the applicant. Following this the agent has recently advised that this arrangement is no longer taking place and the applicant is

currently storing machinery around this dwelling. Members asked when would he be able to get a shed on the site. E Hudson clarified that it would be 6 years from when he began to claim SFP – 2028. It was confirmed that there were no concerns in terms of the siting of the shed in relation to integration or rural character.