

Addendum and Erratum

LA01/2016/0825/F

Full Planning Permission

Addendum

During the processing of the application, the agent submitted invoices, dockets and a letter from an agricultural consultant to demonstrate when a material start was made on the site (refer to committee report for analysis of information on material start). The aforementioned letter from the agricultural consultant acknowledges that the “foundations of the house they had planned to build were put in late”. In addition, the letter also mentions a case of need for the dwelling. The case is as follows.

The applicant has a 51% share in a farm business partnership with his father. The farm totals 95 hectares and has 65 beef cows and 130 breeding sheep. The case of need is that the applicant needs to reside close to the farm in order to be at hand during calving, lambing and general farm management as the applicant’s father is now not physically able to manage the farm.

Farm maps have not been provided so the exact location of the farm is unknown.

The applicant could make a case under policy CTY10 of PPS21 for a dwelling on a farm on an alternative site to visually link or cluster with the farm buildings to aid the efficient management of the farm business.

The needs of the farm business must be balanced with the current refusal reasons. The case of need in this case does not overcome the fact that the site is located within the 1 in 200 year coastal flood plain, the site would have a significant adverse impact on the water environment and it has not been demonstrated that the proposed access will not prejudice road safety or significantly inconvenience the flow of traffic. These matters are given determining weight.

Erratum

There is an error with the date in paragraph 3 (top of page 6) of the committee report. The date specified in the sentence which reads “In regard to the foundations they are not visible on site 27/7/2011 and in fact the site and surrounding field appears to be still in agricultural use at this time” should read 24/07/2011.

Recommendation

That the Committee agrees with the recommendation to refuse as provided in the committee report.