

SITE VISIT REPORT: Monday 20 January 2025

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

LA01/2024/0037/F Lands to the immediate north and west of Nos. 5 & 6
Kilnadore Brae, Cushendall

App Type: Full

Proposal: RETENTION OF FARM SHED

Present: Ald Hunter, Councillors, Storey and McMullan

Officials: E Hudson

Comments: The site visit commenced at the application site. The official outlined the background to the application. The planning application was submitted following an enforcement investigation as the shed was unauthorised. During the processing of the application an enforcement notice was served on the applicant, and this was subsequently appealed to the Planning Appeals Commission (PAC). One of the grounds of appeal was under ground (a) which dealt with the consideration of the planning application. An informal hearing took place, and the PAC Commissioner issued their decision on 1st November 2024. The Commissioner agreed with the Councils recommendation and that the appeal fails under ground (a) and the deemed application is refused. The official outlined the reasons for refusal under Policy CTY 12 of PPS 21. The official showed an overview to show the application site in relation to the applicants farm holding which is located at 45 Middlepark Road, not far from the application site. The existing holding has a number of existing farm sheds which are under utilised for farming purposes and there are opportunities for renovation, alteration or redevelopment opportunities which would serve to meet the needs of a farm holding of this size and would not necessitate another shed of this scale at this site, remote from the existing grouping. The applicant, through supporting information, submitted an extensive list of machinery. This extent of machinery would appear excessive for a holding of this scale. It was confirmed at the appeal hearing that the majority of this machinery was purchased after the shed was built demonstrating that the holding could operate up until this date without this

extensive amount of equipment. It has not been demonstrated that the proposal is essential for the efficient functioning of the holding and it is remote from the existing farm grouping. Officials and members viewed the inside of the shed.

The official pointed out that the shed was constructed in close proximity to dwellings at Kilnadore Brae and at a higher level. Views from the rear of nos. 5 and 6 Kilnadore demonstrate the shed, due to its size and scale, elevated position and close proximity to the boundary will result in an adverse impact on residential amenity due to its dominance and impact on outlook. The Commission agreed with his position. Councillor McMullan referred to the close proximity of dwellings under construction and the adjacent shed to the rear of properties on Kilnadore Brae.

Official and members also viewed the existing farm yard at 45 Middlepark Road. The official advised that the Commissioner had also considered the existing sheds and concluded that opportunities existed to utilise these sheds as they are not fully utilised for farming activities nor does the scale of the farm holding warrant the level of equipment essential for the efficient functioning of the holding. The official pointed out the area of land to the rear of the farm sheds which has permission for housing. The official also advised the applicant has another farm shed located further south along the Middlepark Road.

E Hudson 20.01.24