

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2024/0718/F
Name	Matt Kennedy
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>
<p>Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).</p> <p>Reason 1</p> <p>Reason 1 cannot be sustained as the this is an objection in principle only. If the other refusal reasons are not sustained and the proposal is considered to be policy compliant this refusal reason also falls.</p> <p>Reason 2</p> <p>The Applicant’s late husband, Mr Henry J Currie, purchased the farm in 1982, consisting of arable land, bee hives and six commercial poultry houses. He actively farmed until his death in December 2014. From 2015 the Applicant’s nephew Mr James Currie has actively farmed the arable land. DARD will hold the relevant farm maps showing this activity continues to the present day.</p> <p>The Applicant’s farm business – dates back to 1982 proving the farm business is long established and still active. The Applicant indicates that the rearing of poultry ceased in 2019 due to the Applicant’s ill health and Moy Park wanting the sheds upgraded at significant financial expense to Mrs Currie who was ill and not prepared to take on this level of debit.</p>	

In terms of active farming it is noted that Paragraph 5.39 indicates that agricultural activity involves the maintaining of the land in good agricultural and environmental condition. The Applicant's nephew ensures that the farm is still kept in good agricultural and environmental condition. The proposal is therefore in compliance with criteria (a) of Policy CTY 11.

In terms of criteria (b) I see no reason why the scale and character of the proposal is unacceptable. There are a number of commercial businesses in the surrounding area. This proposal is hardly out of scale or character. The proposal replaces two visually unsightly, derelict poultry sheds that were a health and safety hazard, detracted from the character of the area and gathered vermin and led to fly tipping. The derelict buildings have been removed, vermin exterminated and fly tipping cleared. The visual impact and scale of the proposal is less than the previous use on site. This is a brownfield site in the rural area and the proposed use utilises the existing hardstand and brings it back into beneficial economic use. Screening has been planted along the roadside boundary to minimise visual impact.

Reason 3.

The rearing of poultry by the Applicant for Moy Park was clearly an commercial agri-industrial activity and an established economic development use in the countryside utilising six factory units for the production of poultry.

Therefore the proposal falls under PED 4 as a redevelopment of an established economic development use in the Countryside.

The proposal also runs in conjunction with farming operations on the farm.

The Applicant's severe ill health and the poor visual appearance of the buildings, the danger to health and safety, the attraction of vermin and fly tipping all stands as clear exceptional circumstances that justify the proposal.

The Applicant was keen that a new business use operate on the site rather than allowing the buildings to decay further and detract from the visual amenity and character of the area.

I believe that the Planning Committee would be greatly assisted in visiting the site and seeing (1) the poor condition of the existing poultry sheds still on the farm and (2) the visual and environmental improvements that the proposed use has made to the site.

Reason 4.

The last part of this refusal reason does not make sense and is not applicable to the proposal considering DFI Roads, the competent authority has cleared the proposal.

Any assessment of the proposal's positive impact on visual amenity and rural character must also factor in and consider the extremely negative impact of the previously derelict poultry sheds on the rural environment.

This proposal has replaced rotting and dangerous roadside buildings and re-used the concrete bases to allow the site to be brought back into beneficial economic use.

I believe that the proposal has enhanced and positively improved the appearance of the site.

