

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 /1227/0
Name	Les Ross Planning (Les Ross)
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

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).

Summary of Case	
Proposal:	Managers Dwelling LA01/2024/1227/0
Site:	Hillfoot Caravan Park
Item:	5.12

Key Planning Considerations

1. Long-established and popular caravan park.
2. Important rural tourism asset contributing to the local economy.
3. No objections from statutory consultees or third parties.
4. No landscape, access, environmental or amenity concerns identified.

Policy Context – PPS21 Policy CTY7

5. The only matter in dispute is whether a dwelling is essential for the proper functioning of the enterprise.
6. All other planning considerations are acceptable

Nature of the Business – 24/7 Operational Requirement

7. Guests arrive and leave at all times, often at night.
8. Management responsibilities include:
 - a. Registration and supervision.
 - b. Dealing with faults - electricity hook-ups and water.

- c. Overseeing the shared facilities.
 - d. Dealing with noise/disturbance and rule compliance.
 - e. Health and safety responsibilities.
 - f. Tourism experience responsibilities – directions etc.
9. This is not a passive land use; it is an active tourism enterprise requiring continuous on-site oversight.

Retirement and Succession

- 10. Mr Scott is retiring due to age and ill health.
- 11. The existing dwelling is his lifelong home and not realistically available for a successor.
- 12. Without on-site residential management, the facility will close.

Planning Judgment

- 13. The question is not whether the park can theoretically operate without a dwelling, but whether:
 - a. Continuous on-site presence is reasonably necessary for proper management; and
 - b. Refusal would undermine the viability and succession of an established rural business.
- 14. Policy CTY7 allows for a dwelling where it is essential for the functioning of an enterprise.
- 15. The proposal supports rural tourism and economic activity.
- 16. No policy conflict arises beyond the interpretation of 'essential'.