Causeway Coast & Glens Borough Council

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	LA01/2020/1235
Name	Alan Boyle
Contact Details	Tel: Email:
We are committed to ensuring our meetings are accessible and inclusive. **Please let us know if you require any reasonable adjustments to support your participation (e.g. accessible formats, changes to agenda timing, or other requirements).**	
Support or Objection – please tick relevant box	Support [v] Objection [ ]
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).	

As the finding in Glassdrumman Case "ultimately a matter of judgement" and it is "irrational" to imply that CC&GBC Planning Committee decision is "unreasonable".

Para (66) "the decision maker …. Must take reasonable steps to acquaint itself with the relevant information", this was the case given the Site Visit and detailed discussion.

"the role of the court is emphatically not to substitute its own view on the Planning merits. Planning Authorities are trusted to make these judgements partly on the basis of their expertise and, in the case of elected district councillors, on the basis of their local knowledge and democratic accountability."

As the curtilage of no.51 meets East road, the refusal reason has evaporated; This allows approval of the application at this stage.
Particularly in light of the physical changes to the site from the time of the 2020 planning application.

These include;

- Removal of hedgerows
- Formation of an approved access including visibility splays.
- Proper definition of boundaries
- Physical commencement of works on-site.

the primary reason against the approval decision as recorded in the case officer's report, relied on within the courts was:

(a) The fact that No 51 is accessed by a laneway which opens out onto the road does not mean that the dwelling, which sits to the rear of the application site, has or forms part of a frontage along the road. The curtilage of the property ends some 25m back from the road edge (where it accesses onto the laneway). It is only the laneway which meets the road; and the access to No 51, beyond gates on the lane, is well back from the road on which the application site and other houses do have frontage.

We attached site plan and location map which accurately reflect the position on site; The curtilage of No51 meets the public road and therefore has a common frontage.

As there was no representations made against the Reserved Matters application,
the position on the RM approval plan ref la01/2024/0475/RM which has commenced on-site.

No one would have standing to make representation at this stage;
(Scoffield, original High Court decision)