

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	LA01/2025/0530/F
Name	Lee Kennedy – Agent
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).

This statement is submitted in support of planning application LA01/2025/0530/F for the retention of an agricultural storage building and associated concrete hardstanding at lands to the rear of No. 127 Glenhead Road, Limavady.

The officer report recommends refusal for two reasons. The following comments are respectfully submitted in response to each refusal reason.

REFUSAL REASON 1:

“The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.”

It is respectfully submitted that the proposal is agricultural in nature and relates to the retention of a modest agricultural storage building located on lands actively used for agricultural purposes. The proposal is not commercial, industrial or residential development that could reasonably be relocated

within a settlement.

The proposal is directly associated with the management of agricultural lands and the storage of agricultural equipment and materials in connection with the applicant's farming activities. By its nature, the development requires a countryside location associated with the agricultural holding.

The building is modest in scale, visually contained and rural in character. Importantly, the officer's report accepts that:

- the building integrates into the landscape;
- the proposal does not harm rural character;
- there are no amenity concerns;
- there are no environmental concerns; and
- there are no road safety objections.

The proposal therefore does not give rise to any identifiable planning harm.

The applicant is a genuine small-scale farmer who is seeking to manage and improve his agricultural holding. It is respectfully submitted that the proposal represents an appropriate form of rural development associated with agricultural land use and should not be treated in the same manner as unrelated countryside development.

REFUSAL REASON 2:

"The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not demonstrated that the proposed building is located on an active and established agricultural holding; that the proposal is necessary for the efficient use of the agricultural holding."

The applicant accepts that the DAERA Farm Business ID was formally established in 2024. However, it is respectfully submitted that the evidence provided demonstrates genuine agricultural activity and active management of the lands.

Supporting information submitted with the application included:

- evidence of livestock;
- agricultural invoices and receipts;
- agricultural equipment associated with the holding;
- ongoing land management and maintenance activities; and
- photographs demonstrating agricultural use of the site.

The applicant has maintained the lands in active agricultural use and has demonstrated a genuine intention to establish and develop the holding. It is respectfully submitted that policy should not operate in a manner which unfairly disadvantages newly established or small-scale farmers where legitimate agricultural activity is clearly evident.

The proposed building is modest in nature and serves an important functional purpose in relation to the storage of agricultural machinery, feed, tools, equipment and associated farming materials. The proposal assists in the practical and efficient management of the holding and reduces the need for

external storage arrangements.

The officer report accepts that the proposal complies with:

- CTY12(b) – character and scale;
- CTY12(c) – visual integration;
- CTY12(d) – natural and built heritage; and
- CTY12(e) – residential amenity.

Furthermore:

- no objections were received from neighbours;
- no statutory consultee objections were raised;
- DFI Roads offered no objection;
- Environmental Health offered no objection; and
- NIEA and Shared Environmental Services raised no concerns.

The proposal therefore represents a modest agricultural development which is environmentally acceptable and compatible with the rural area.

It is respectfully requested that Planning Committee take into account the absence of demonstrable planning harm, the agricultural nature of the proposal, and the practical realities of small-scale farming activity when determining this application.

Accordingly, members are requested to give favourable consideration to the application.