

SITE VISIT REPORT: Monday 22nd September 2025

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

LA01/2023/0482/F Lands approximately 146m SW of no 132 Clooney Road, Eglinton

App Type: Full

Proposal: Retention of existing mobile coffee kiosk, ancillary portaloo and storage container

Present: Ald Coyle, Cllr Kane and Cllr Watton

Apologies: Ald Boyle and Ald Hunter

Officials: J McMath

Comments: The site visit commenced at the application site. The Official identified lands included within the red line, the boundaries and showed all parties the submitted drawings of the coffee kiosk, portaloo and storage container. The Official explained the planning history of the site and the policy context. All attendees visited the structures on site. Members questioned the advertisement structures and what the storage container was used for.

The Official clarified the refusal reasons under the SPPS and PPS21 in particular, policies CTY1 and CTY11. The Official explained that the proposal did not meet any of the exceptions in policy and that no overriding reasons why the development was essential had been demonstrated. In addition, it had not been demonstrated that the coffee kiosk is run in conjunction with the agricultural operations of the farm and the kiosk is of incongruous design which fails to integrate at this roadside location. The Official referred to a PAC decision contained within the Addendum which advised that conjunction suggests some sort of joint management of business or some business connection and that leasing of land to another business or farm business is not sufficient to justify farm diversification.

Members mentioned that there were other kiosks and food trucks throughout the country. Officials advised that some may have planning history and some may be

immune and referred to the concessionary trading applications which had been discussed previously at committee. Members asked if this was a concessionary trader site and if there were other policies to be considered. The Official advised that the application was submitted as farm diversification and considered under the farm diversification policy.

J McMath

22.09.25