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.

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|---|---|
| **Planning Reference** | LA01/2023/0755/O |
| **Name** | Seamus Bailey |
| **Contact Details** | Tel:<br><br>Email: |
| **We are committed to ensuring our meetings are accessible and inclusive.**<br>**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 [x]<br><br>Objection [ ]<br>Support the application and object to the planners recommendation for refusal. |
| **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).** | |

See below our assessment of the single reason for refusal. We ask that this and the attached is considered and the reason for refusal be considered by the planning committee with recommendation for refusal is overturned and approval granted

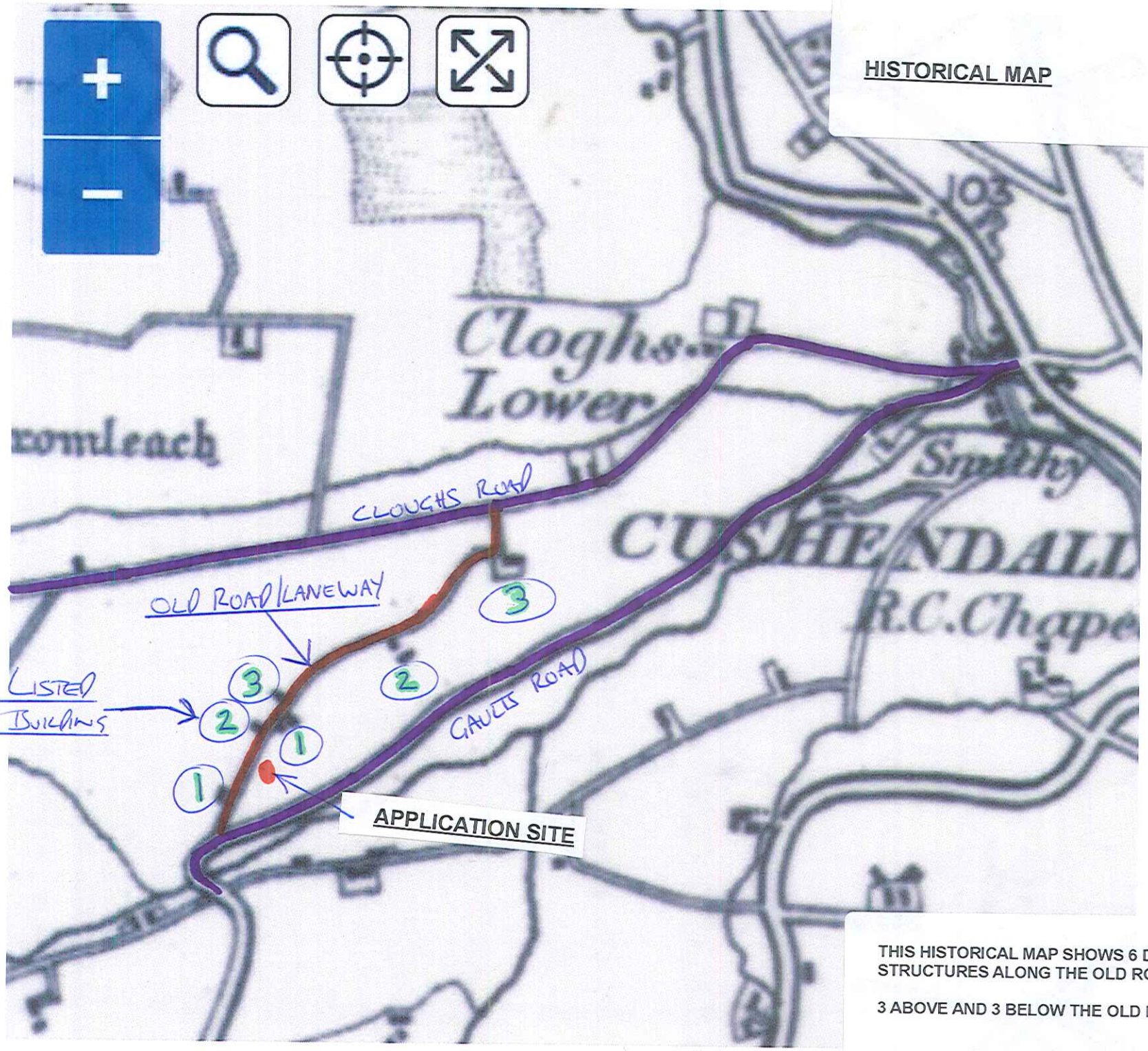
**HED consider the proposed site forms part of the immediate setting of the listed building.**
The distance from the listed building at No. 21 Gaults Road to the application site is approx. 80 metres. 80 Metres is not what I would consider the immediate setting in a rural location. From the application site there is no clear view of the listed building there are other buildings including houses, farm buildings which obscure the view.

**HED states that following our own desktop survey and given the limited information provided in the outline application to suggest otherwise HED query the appropriateness of the proposed site location.**
HED in their consultation have said that their assessment was solely a desktop survey which despite our requests for them to visit the site their consultation reply suggests they didn't carry out a site visit.

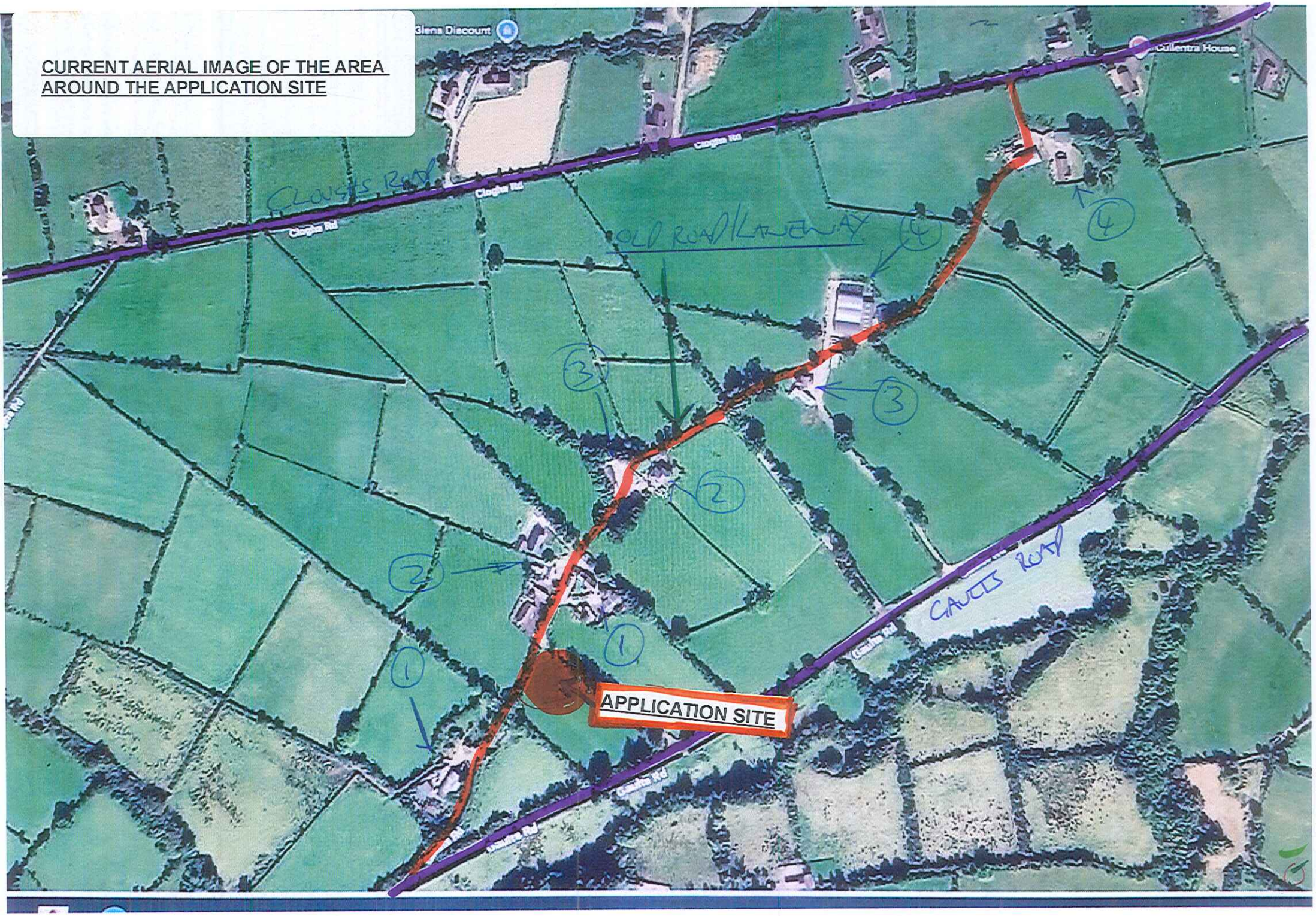
**HED state that from our assessment of the setting of the listed building, the historic placement of structures was above the old road/laneway, to the north-west, which the listed building (No. 21 Gault Rd) fronted onto.**
This is inaccurate as the attached historical ordnance survey map illustrates. The old road/laneway which is no longer in use is half a mile long which would have run between what is now the Gaults Road and the Cloughs Road. The attached map shows that along the half mile of the old road/laneway there are 6 buildings of which 3 were located above the road and the other 3 are below the road. In the immediate vicinity of the listed dwelling at No. 21 there are 3 dwellings, one of these is an old farm house at 19 Gaults Road which is hundreds of years old is located below the old road/laneway the other two have been built in recent times No. 23 in the 1990s and No 19A Gaults Road was built within the past 15 years. The suggestion that "the **historic** placement of structures was above the old road/laneway" is inaccurate. Dwellings built in the context of historical linking them to the listed building is an unfair assessment as infact the historic placement pattern of structures was a shared distribution of structures between both sides of the old road/laneway.

**HED state that this old road/laneway, which is still evident on the landscape today, has been utilised by other new development in the locality of the listed building and this considered assessment of site placement should be used to inform this application to retain an authentic and integrated development pattern which is in-keeping with the established historic setting.**
The proposed dwelling location applied for under this application is in keeping with the pattern of development that was always there, i.e development on both sides of the old road/laneway
Yes the old laneway is still evident on the landscape but only in parts, there are now modern farm sheds located in the middle of the old road/laneway at three different locations along the half mile of the laneway. This is due to the expansion and change in uses of farming methods and modernisation of farms. You can no longer drive/ get access from the Gaults Road to the Cloughs Road via the old road/laneway due to development on parts and other parts being overgrown meaning it is no longer in use.

See attached maps.




THIS HISTORICAL MAP SHOWS 6 DIFFERENT STRUCTURES ALONG THE OLD ROAD/LANEWAY.

3 ABOVE AND 3 BELOW THE OLD ROAD LANEWAY

**CURRENT AERIAL IMAGE OF THE AREA AROUND THE APPLICATION SITE**