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	LA01/2025/0372/O
Name	DAVID DONALDSON
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support [*] 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).

This application has been submitted by Mr Sean Mullan. Officers have expressed concerns for two reasons: level of farm activity; and clustering with buildings on the farm.

PPS21 seeks to **support rural communities** and meet a need for dwellings to accommodate those engaged in farm business. This is just such a case.

Farm Activity
Mr Mullan has a **Category 1 farm business, registered by DAERA**. This was allocated in 2012.

His current holding at New Line comprises approximately 18 hectares.

He also has a Flock Number and grazes sheep on the land.

Payments have been claimed in 2025 and 2026.

Substantial evidence of expenditure and investment in the farm business has been submitted since he purchased this land in 2019. This includes receipts for plant hire, concrete, fencing, trees and nursery plants, items of machinery, grass seed etc. The laneways, planting, fencing etc are evident on site.

The farm is managed in an environmentally friendly manner. It includes not just grazing lands, but wildflower meadows and areas of woodland. Evidence has been submitted of a woodland grant for restocking of woodlands under the Applicant's Business Number.

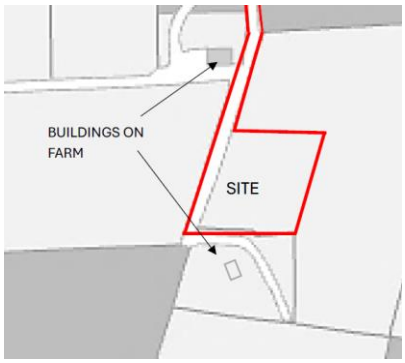
The Officer interpretation of farm activity is unduly narrow as the definition of activity includes '***maintaining the***

land in good agricultural and environmental condition'. There is more than ample evidence (both documentary and on site) that Mr Mullan has been meeting this requirement.

Mr Mullan can provide the Committee with details of his farming activity.

Clustering with Buildings on the Farm

The application site is located between a large farm barn and a former dwelling that remains on what was the historic building group. These represent 'buildings on the farm'.





Barn



The policy requires development to be clustered with '*buildings on the farm'*. The Officer comparison to Appeal 2024/L0007 is distinguishable from this case (as that related to agricultural permitted development provisions) and not Policy CTY10. However in this case it cannot reasonably be disputed that the former dwelling meets the definition of a 'building' in Section 250 of the Planning NI Act, and furthermore that it serves an agricultural purpose.

It is also noted that the Officers have no issues with integration, rural character, access etc.

No objections have been received.

Conclusion

This is a straightforward application which will support a rural business:

- The Applicant has had a farm business number for over 6 years;
- He has owned and actively farmed this land for over 6 years;
- No sites have been sold from the holding;
- The new dwelling will be integrated between a farm barn and an old dwelling which is part of the historic farm grouping; and
- The site is 400m from the road and there is no dispute that it is well integrated and has no impact on rural character.