Title of Report:	**Planning Committee Report – LA01/2022/0779/F**
Committee Report Submitted To:	**Planning Committee**
Date of Meeting:	**24th January 2024**
For Decision or For Information	**For Decision – Referred Application by Cllr Chivers**
To be discussed In Committee YES/NO	**No**

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

Budgetary Considerations	
Cost of Proposal	
Included in Current Year Estimates	**N/A**
Capital/Revenue	
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	**NO**
Legal Opinion Obtained	**N/A**

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

No:	**LA01/2022/0779/F**	**Ward: Drumsurn**	
App Type:	**Full**		
Address:	**60m NE of 45 Glenedra Road, Feeny**		
Proposal:	**A new one and a half storey dwelling on a farm. With associated ancillary works and water treatment system.**		
Con Area:	**N/A**	**Valid Date:**	**18th July 2022**
Listed Building Grade:	**N/A**		
Agent:	**LAM Architects 94 University Street, Belfast BT7 1HE**		
Applicant:	**John& Paul McGowan, 295 Drumsurn Road, Drumsurn, Llmavady BT49 0PX**		
Objections:	**0**	**Petitions of Objection:**	**0**
Support:	**0**	**Petitions of Support:**	**0**

Drawings and additional information are available to view on the Planning Portal- https://planningregister.planningsystemni.gov.uk

EXECUTIVE SUMMARY

- Full planning permission is sought for a one and a half storey dwelling on a farm

- The application site is located within the rural area as identified within the Northern Area Plan (NAP) 2016. The site is located on land 200 metres Northwest of no. 293 Drumsurn Road, Drumsurn

- The proposal fails to meet the criteria for the principle of development under Policy CTY10 (c) as the proposal fails to visually link or cluster with a group of buildings on the farm.

- As the proposal does not link with a group of buildings on the farm, the proposal is also contrary to criterion (g) of CTY 13.

- The proposal is also contrary to policy FLD1 of PPS 15 as no River Model to identify the extent of the floodplain affecting the site or a Flood Risk Assessment has been submitted.

- The proposed design is considered acceptable.

- DfI Roads, NI Water and NIEA (Water Management Unit), Environmental Health, DAERA and SES were consulted on the application and raise no objection.

- DfI Rivers was also consulted, and it raises objection to the proposal under FLD 1 of PPS 15 due to the lack of river modelling and absence of a flood risk assessment.

- There are no third-party representations on the proposal.

- The application is recommended for Refusal.

- Reasons for referral by elected member are attached as an annex to this report.

1 RECOMMENDATION

1.1 That the Committee has taken into consideration and agrees with the reasons for recommendation set out in Section 9 and the policies and guidance in sections 7 and 8 and resolves to **REFUSE** planning permission subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

2.1 The application site is located within the rural area as identified within the Northern Area Plan (NAP) 2016. The site is located on land at 200 metres Northwest of no. 293 Drumsurn Road, Drumsurn.

2.2 The site is located at the end of a private lane to the south of the main Drumsurn Road and travelling past on the western boundary of the GAA pitch. The laneway currently serves several dwellings on the western side of the laneway.

2.3 The site itself is @350 metres from the Drumsurn road. The site is on a lower level than the 2 storey dwellings on the western side as travelling down the laneway in a south westerly direction and sits roughly level with property number 293 which is single storey. The land falls from the Drumsurn Road to the site in a south westerly direction. The site backs onto the Castle River where heavy vegetation runs along the river bank. The site and surrounding land are presently used for agricultural purposes.

2.4 The southern and eastern boundary are undefined. The western boundary is defined with post and wire fencing and extensive mature vegetation along the river. The northern boundary is again defined by post and wire fencing with mature bushes and trees. The access point taken of the laneway has a number of mature trees and runs for roughly 170metres in a north western direction before reaching the site.

3 RELEVANT HISTORY

While there is some history within the wider area, there is no relevant planning history on the application site.

4 THE APPLICATION

4.1 Full Planning Permission is sought for a new one and a half storey dwelling on a farm. With associated ancillary works and water treatment system.

Habitat Regulations Assessment

4.2 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the conservation (Natural habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

5 PUBLICITY & CONSULTATIONS

5.1 **External**

Neighbours: There are no objections to the application

5.2 **Internal**

DFI Roads – No objection to the proposal.
NI Water – No objection to the proposal.
NIEA WMU – No objection to the proposal.
Environmental Health- No objection to the proposal.
SES – No objection to the proposal.
Rivers Agency – Objects to the proposal under Policy FLD1.
DAERA – Has not been claiming SFP for the required least 6 years.

6 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 The development plan is:

- Northern Area Plan 2016 (NAP)

6.3 The Regional Development Strategy (RDS) is a material consideration.

6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as both a new local plan strategy is adopted, councils will apply specified retained operational policies.

6.5 Due weight should be given to the relevant policies in the development plan.

6.6 All material considerations and any policy conflicts are identified in the "Considerations and Assessment" section of the report.

7 RELEVANT POLICIES & GUIDANCE

The application has been assessed against the following planning policy and guidance:

Regional Development Strategy 2035
Northern Area Plan 2016.
Strategic Planning Policy Statement.

PPS 3: Access, Movement and Parking.
PPS 15: Planning and Flood Risk.
PPS 21: Sustainable Development in the Countryside.

Supplementary Planning Guidance
Building on Tradition: A Sustainable Design guide for Northern Ireland.

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of development, flooding, integration and rural character, design and; access.

Planning Policy

8.2 The principle of development must be considered having regard to the SPPS and PPS policy documents.

8.3 Policy CTY1 of PPS21 sets out a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. Policy CTY1 indicates that the development of a dwelling sited within an existing cluster of buildings in accordance with Policy CTY10 may be acceptable.

Principle of Development

8.4 The application has been submitted as a dwelling on the farm. PPS 21 states under CTY 10 that planning permission will be granted for a dwelling house on a farm where all of the criteria (set out below) can be met. An assessment of the proposal against each criterion is provided.

(a) the farm business is currently active and has been established for at least 6 years;

DAERA was consulted on the application and it confirmed that the farm business had not claimed payments through the Basic Payment Scheme, or Agri Environment Scheme in each of the last 6 years. It was clarified in the consultation response that these had only been claimed in each of the last three years; 2019-2022. The agent was afforded further time to submit additional information for consideration.

Further information was subsequently submitted to demonstrate the farm was active during the years 2016-2018 to comply with the 6 year active test.

Having regard to the information submitted, together with the farm business ID identified on the form P1C which has been in existence for more than 6 years, it is considered, on balance, that the proposal meets this policy test.

(b) no dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application. This provision will only apply from 25 November 2008;

A history search of farm lands has been carried out and it is considered that no dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application. The proposal meets this policy test.

(c) the new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable, access to the dwelling should be obtained from an existing lane. Exceptionally, consideration may be given to an alternative site elsewhere on the farm, provided there are no other sites available at another group of buildings on the farm or out-farm, and where there are either:

- *demonstrable health and safety reasons; or*

- *verifiable plans to expand the farm business at the existing building group(s).*

The proposal fails to visually link or cluster with a group of buildings on the farm. The policy objective for clustering or visual linkage is to contain development within the rural area.

The Applicant's agent has put forward a case that this site does not need to visually link or cluster as there are demonstrable health and safety reasons not to. It is noted that the policy states this is an exceptional test. The first reason put forward is that to cluster or visually link with a group of farm buildings would be unacceptable due to the noise, odour and pests arising from activities associated with an agricultural business. As the policy head note is a dwelling on a farm, it would be expected that some loss of amenity may be likely and given this very policy objective is to associate dwellings with a group of buildings on the farm, general activities associated with farming/buildings on farms would not carry determining weight in seeking a site elsewhere as this would entirely undermine the policy intention.

A second health and safety reason put forward by the Applicant's agent is there is a noise and light issue associated with locating the dwelling close to the GAA pitches. However, this is not a constant disturbance, and there are several existing dwellings in proximity to the GAA pitch. Furthermore, there are 2 dwellings that abut it, and share a boundary with the Club. It is commonplace throughout the countryside (and pitches in urban areas) that dwellings are located next and near to GAA and other sporting pitches/facilities. The argument suggested that a dwelling cannot be located near to a GAA pitch due to potential noise and light disturbances does not carry sufficient weight to set policy aside.

There is a further argument that a site near the farm buildings would be liable to flood, but this issue remains with the site under consideration as set out below in Paras 8.6-8.7 and is given little weight.

8.5 As there are no demonstrable health and safety reasons as to why a dwelling cannot be sited to cluster or visually link with a group of buildings on the farm, the proposal fails to meet criterion (c) of Policy CTY 10 as these cannot be considered as exceptional.

Flooding

8.6 DfI Rivers has been consulted as the competent authority in flooding and drainage matters. DfI Rivers has responded that there is a potential flood risk to this site from both the bounding watercourses and the mill race located to the north east.

8.7 PPS 15 adopts a precautionary principle to development. Due to the nature of the Strategic Flood Map for Northern Ireland the geographical extent of predicted flood areas cannot be precisely defined. River modelling is necessary to determine a more accurate extent of flooding for development proposals located in proximity to the margins of the predicted flood plain, irrespective of whether the site lies just outside or just inside (wholly or partially) the extent as depicted on the Strategic Flood Map.

8.8 PPS 15 goes on to state that if the development site or part thereof lies within the flood plain, then the applicant should consider a more suitable alternative location. Neither the river modelling to verify the more accurate extent of the floodplain affecting the site under paragraph D4 of Planning Policy Statement 15 nor a Flood Risk Assessment have been submitted for consideration as required under policy and as requested by DfI Rivers . The proposal fails to meet the policy requirements of FLD1.

Integration and rural character

8.9 Policy CTY 13 states that planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design and policy CTY14 of PPS21 states planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area.

8.10 The application site is a portion of an existing field some 360 metres from the Drumsurn Road. From the Drumsurn Road the level of the land falls slightly towards the site, to the river where the banking is defined by post and wire fencing and mature vegetation and trees, this forms the western boundary. The northern boundary is again defined by mature vegetation. The remainder of the boundaries are undefined. The surrounding land undulates from being quite level at the proposed access of the laneway to then falling away slightly towards the Castle River. The site a mature setting for a dwelling with good integration. Available views from the Drumsurn road would be fleeting. The site would not appear prominent in the landscape or damage the rural character due to the difference in level of the land from the Drumsurn Road and the proposed site.

8.11 However, criterion (g) of Policy CTY 13 requires that in the case of a proposed dwelling on a farm, a proposed dwelling is unacceptable if it is not visually linked or sited to cluster with an established group of buildings on a farm. As considered under Para 8.4 (c) of this Report, the proposal fails to visually link or cluster with an established group of buildings on a farm. The proposal is therefore contrary to Policy CTY 13.

Design

8.12 The existing dwellings along the laneway are mostly 2 storey, with dwelling number 293 being single storey, with a fairly large agricultural storage shed to the side. The design of the proposed dwelling is made up of two main elements with an interconnecting entrance hall. The two elements have differing ridge heights. The single storey element has a ridge height of 6 metres and the two-storey element has a ridge height of 8.5 metres from ground level. The orientation of the building runs east to west direction, so it appears gable ended from surrounding vantage points. With the mature trees and bushes on the western and northern boundaries, the two-storey element will have a back drop which will further integrate the dwelling. The proposed finishes of the dwelling are roof to be clad in slate, smooth render and stone feature walls and are considered acceptable.

8.13 Notwithstanding that the principle of development is unacceptable, and that there is a requirement to carry out river modelling and submit a flood risk assessment, the proposed design of the dwelling is considered to meet the requirements of the SPPS and criterion (e) of Policy CTY 13, and is acceptable on this site.

Access

8.14 DfI Roads was consulted as the competent authority on these matters and raises no objection to the proposal. The application is unlikely to prejudice road safety or significantly inconvenience the flow of traffic at this location and meets the requirements of AMP 2 of PPS 3

9 CONCLUSION

9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan 2016 and other material considerations, including the SPPS.

9.2 The proposal fails to meet the principle policy requirements under CTY10 for a dwelling on the farm as as the proposal does not visually link or cluster with a group of buildings on the farm. As the proposal does not link with a group of buidings on the farm, the proposal is also contrary to criterion (g) of CTY 13.

9.3 The proposal is contrary to policy FLD1 of PPS 15 as no River Model to identify the extent of the floodplain affecting the site or a Flood Risk Assessment has been submitted. PPS 15 adopts a precautionary principle to development at risk of flooding.

9.4 The proposed design is considered acceptable and there is no objection from DfI Roads. Refusal is recommended.

10 REFUSAL REASONS

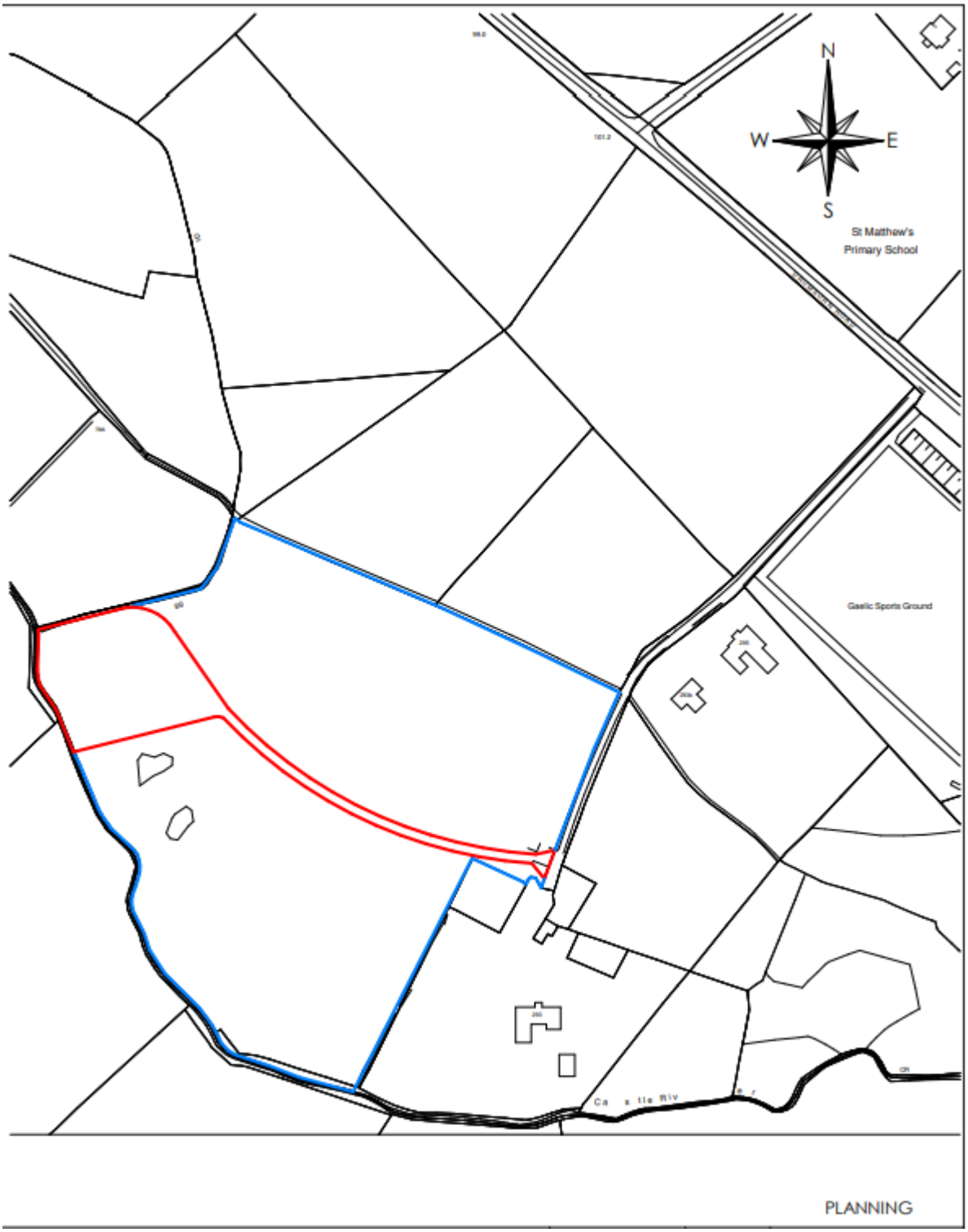
1. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policies CTY 1 and criterion (c) of CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.

3. The proposal is contrary to paragraph 6.77 of the Strategic Planning Policy for Northern Ireland (SPPS) and criterion (g) of Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the countryside, in that the proposed site does not visually link with an established group of farm buildings.

4. The proposal is contrary to Policy FLD 1 of Revised Planning Policy Statement 15 – Planning and Flood Risk, in that the applicant has failed to submit a River Model to identify the extent of the floodplain affecting the site and a Flood Risk Assessment in order to demonstrate that all sources of flood risk to and from the proposed development have been identified and that there are adequate measures to manage and mitigate any increase in flood risk arising from the development.

Location Plan



Referral Reasons

From: BRENDA CHIVERS < >
Sent: Wednesday, October 25, 2023 5:15 PM
To: Planning <Planning@causewaycoastandglens.gov.uk>
Subject: RE: LA01/2022/0779/F - LAND NW OF NO.293 DRUMSURN ROAD

I would like the above application to be deferred to the next planning committee for the reasons below.
RE: LA01/2022/0779/F - LAND NW OF NO.293 DRUMSURN ROAD

Further to the publication of the Development Management Officer Report for the above application, please see below our reasons to request deferral to the Planning Committee.

Recommendation for refusal is on the grounds that the dwelling would not cluster with the farm buildings. As you will be aware, a dwelling does not have to cluster with other buildings on the farm if there are demonstrable health and safety reasons and in this case there are several:

1. As per the consultation response from the Environmental Health Services Department,"*Occupants of the dwelling or future occupants may suffer intermittent disturbance and loss of amenity, as a result of noise, odour and pests arising from activities associated with agricultural business*". Though our proposal is deemed within acceptable tolerances, siting the dwelling to cluster with the farm would exacerbate the issue.

2. Siting the dwelling to cluster with the farm would also mean siting the dwelling much closer to the flood plain which would be ill advised.

3. Finally, there is a noise issue with locating the dwelling in close proximity to the GAA pitches. As per the consultation response from the Environmental Health Services Department, "Future occupants of the development may suffer intermittent disturbance and loss of amenity, as a result of noise and light arising from activities associated with these facilities". Though our proposal is deemed within acceptable tolerances, siting the dwelling to cluster with the farm would bring the dwelling closer to the health and safety issue.

The location that we have chosen satisfies the planning criteria for integration into the existing landscape. The Development Management Officer Report states "*The site is a mature setting for a dwelling with good integration*" and that "*The site would not appear prominent in the landscape or damage the rural character*".

For the above reasons we believe the Planning Committee should be given the opportunity to decide on the application and kindly request your referral within the Local Authority timescales.

Brenda Chivers(Cllr)
Limavady DEA

Erratum
LA01/2022/0779/F

1.0 Update

1.1 This is to make an amendment to the second page of the Planning Committee Report; which is the title page with the “Details Box”. The address referred to within this box gives the incorrect location and refers to:

“60m NE of 45 Glenedra Road, Feeny”

1.2 However, the address should read as:

“200m NW of 293 Drumsurn Road”

The address is correct elsewhere in the Report.

Addendum
LA01/2022/0779/F

1.0 Update

1.1 Following the publication of this application on the Schedule of Applications for Planning Committee for January's meeting of the Planning Committee, the Applicant's agent submitted further information to the Planning Office. This included a noise impact assessment.

2.0 Consideration

2.1 It should be noted that a Noise Impact Assessment was not required or sought in relation to this application. However, this has now been submitted on behalf of the applicant.

2.2 Environmental Health has not been consulted on this Noise Impact Assessment as there was no objection from Environmental Health relating to noise, and carrying out consultation would further delay the processing of this application when no principle concern was raised previously by the consultee.

2.3 Notwithstanding this, the Noise Impact Assessment has been conducted at No. 293 Drumsurn Road rather than the proposed site under consideration. The Assessment states that it was not carried out at the proposed site due to concerns over the safety and security of equipment on the site. The Assessment goes on to state that No.293 was the preferred receptor as it is a similar distance from the potential sources. However, there is a need to be mindful that there may be other matters which influence the potential impact of noise, such as intervening vegetation/land, topography, buildings or wind direction. The Assessment concludes that in terms of noise, the predominant noise source is transportation noise and distant agricultural activity, and that the proposed site is suitable for development.

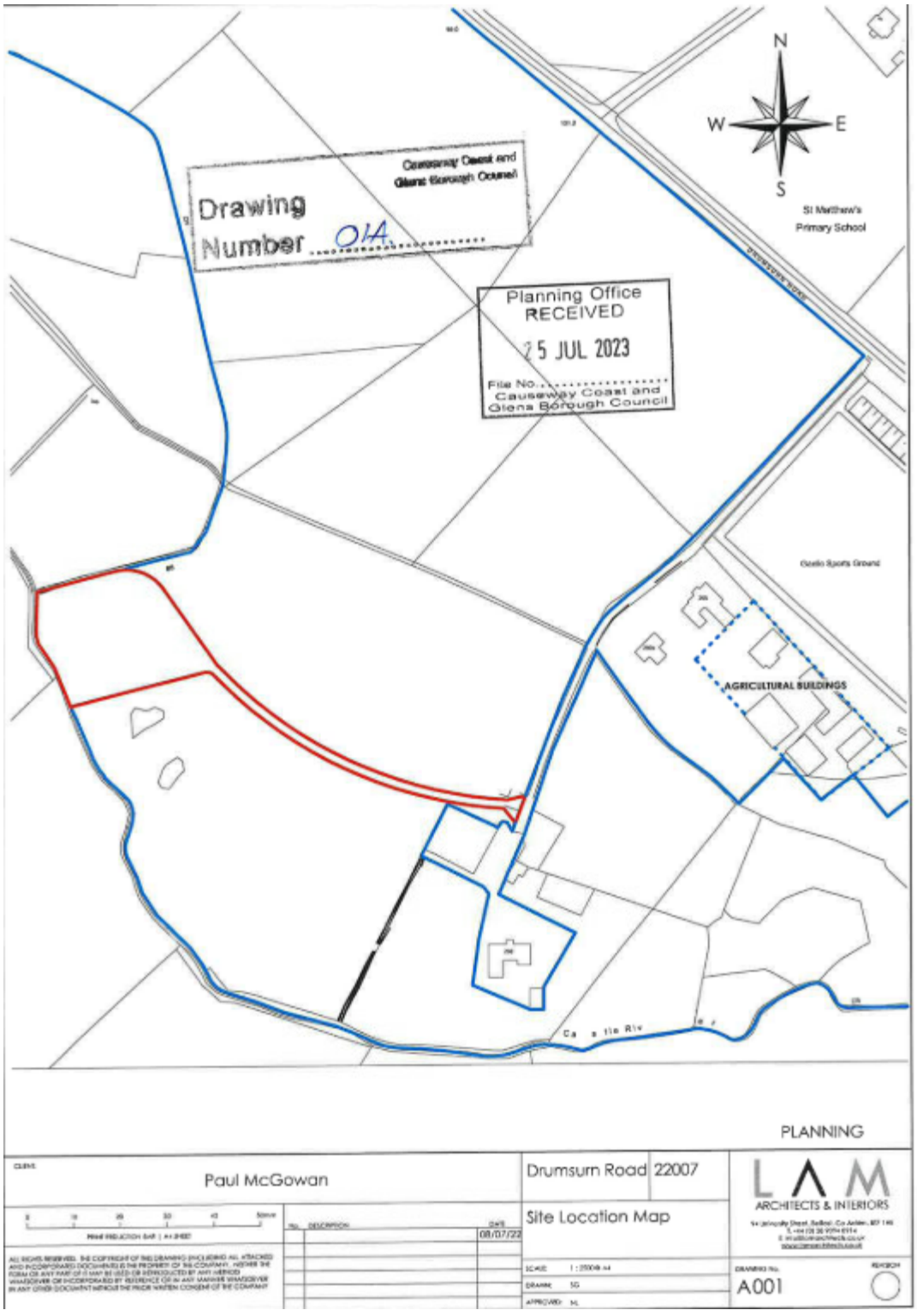
2.4 That said, despite the survey not being carried out on the proposed site, as there is no reason for refusal or objection relating to noise impact, the proposed site is acceptable in this regard.

2.5 A plan has also been attached showing the buildings on the farm in relation to the proposed site (Appendix 1).

3.0 Recommendation

3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application as set out in Section 1 of the Planning Committee report.

Appendix 1 - Plan showing location of buildings on the farm



Addendum 2
LA01/2024/0779/F

1.0 Update

1.1 The above application was presented at the January 2024 Planning Committee with a recommendation to Refuse, as set out in section 10 of the Planning Committee Report (PRC). The application was deferred for a site visit and the application was returned to the February 2024 Planning Committee.

1.2 The Planning Committee disagreed with the recommendation and granted approval, subject to receipt of further flood information.

1.3 The agent submitted a Flood Risk Assessment on the 28th June 2024. A PEA was received ,13th and 25th February 2025.

1.4 Four objections were received from 2 properties in May 2024. The issues raised in these objections raised the following:

- Flood risk concerns and the impact this will have on flooding to their property.
- Advised there is on-going infilling on the site and to the riverbank
- Loss of privacy/overlooking
- Distance from farm grouping, should be sited closer to other dwellings
- Impacts on wildlife

1.5 Additional correspondence was received from the applicant refuting the claims made in the letters of objection.

2.0 Assessment

2.1 Rivers were consulted on the FRA and initially provided responses on 26th July 2024 and 6th August 2024 noting;

> "The model has demonstrated the 1 in 100-year climate change fluvial flood level at this location to be 90.515mOD. The model indicates that portions of the site lie within the 1 in 100- year climate change fluvial flood plain, however the built development is taking place on elevated ground and out of the floodplain. Due to the near location to the flood plain the developer should be advised that for design purposes all finished floor levels (including gardens, driveways and paths) should be placed at a minimum of 600mm above the 1 in 100 climate change fluvial flood level. Infilling should not take place below the predicted 1 in 100-year climate change fluvial flood level, as infilling of the flood plain will only serve to undermine the flood plain's natural function of accommodating and attenuating flood flows. The area of the site affected by flood plain should be kept free from future unauthorised development."

2.2 DFI Rivers were reconsulted in relation to the infilling concerns raised in the letters of objection. They advised that they had noted following their site visit that a small portion of infilling within the 1 in 100 year fluvial flood plain had been undertaken which is contrary to PPS 15.

2.3 The agent and applicant have both advised that no infilling was carried out in the flood plain and the works on site related either to a laneway and/or drain.

2.4 Planning queried the difference in levels provided on the submitted existing and proposed plans and the levels shown within the FRA. The agent advised that the levels shown on the plans were provided in either error or to a different datum point and that the levels in the FRA are correct, these are shown as 500/600 higher.

DFI Rivers advised that “they have no reason to question the levels taken by JKB Consulting and therefore no reason to doubt the FRA. The Agent’s comment that there was ‘no ground added or fill to the site’ is contrary to the claims made by Mr. Forsythe in his email dated 20th May 2024. Rivers Directorate does not have any ground levels at the site other than those supplied in the application and therefore can’t prove or disprove claims of flood plain infilling.”

2.5 In consideration of the above and information provided, Policy FLD 1 of PPS 15 has been met, the built development is proposed outwith the defined flood plain, refusal reason refusal reason 4 as set out in section 10 of the PCR has been withdrawn.

2.6 In response to the potential impact on residential amenity, the application site boundary is located some 80m from the nearest properties. Mature vegetation exists to the western boundary of the site. It is not considered a dwelling of this scale would result in any detrimental impacts to amenity of the neighbouring properties due to the separation distance and vegetation.

2.7 Distance to the established group of buildings on the farm and siting has been considered under para 8.4 – 8.5 of the Planning Committee Report. Planning Committee members disagreed with the recommendation and accepted this siting and principle of development at the February 2024 Committee.

2.8 A Preliminary Ecological Statement was submitted in February 2025. NIEA NED have been consulted on this information and in their consultation response dated 8th May 2025 noted “ NED has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns subject to recommendations… NED advises that a 10m buffer zone to the watercourse is achievable in this case and advises that a condition is attached to the decision

notice to ensure that a 10m buffer is maintained throughout the construction phase of the development… NED is content that the proposed development is unlikely to significantly impact priority habitats or priority species. NED notes that some vegetation may require removal and advises that the vegetation on the site may support breeding birds. All wild birds and their nests are protected under the Wildlife (Northern Ireland) Order 1985 (as amended), known as the Wildlife Order. NED thus advises that any removal of buildings/structures and vegetation on site should be undertaken outside the bird breeding season which occurs from 1st March to 31st August, or checked by a suitably qualified ecologist with protective measures undertaken if any active nest is found.

3.0 Recommendation

It is recommended that the Committee note the contents of this Addendum and agree to refuse planning permission in accordance with Refusal Reasons 1, 2 and 3 of Section 10 of the Planning Committee Report.

Causeway Coast & Glens Borough Council

SITE VISIT REPORT: MONDAY 26 February 2024

Committee Members: Alderman, Boyle, Coyle, Scott, Stewart, S McKillop (Vice Chair) and; Councillors Anderson, C Archibald, Hunter, Kennedy, McGurk, McMullan (Chair), Peacock, Nicholl, Storey, Wallace and Watton

LA01/2022/0779/F – Lands at 200m NW of 293 Drumsurn Road, Drumsurn

App Type: **Full Application**
Proposal: **A new one and a half storey dwelling on a farm. With associated ancillary works and water treatment system.**

Present: Alderman Coyle, Councillor Archibald and Watton
Officials S Mathers and M Wilson
Apologies: Ald Boyle, Cllr Hunter, Ald Stewart

Comments:

Site visit commenced at the existing access point from Drumsurn Road, adjacent to the Gaelic Pitch. Those in attendance then walked up this access road to close to No.235 Drumsurn Road. Officials pointed out where the proposed access to the site would be configured, and where the site is.

The reasons for the application being unacceptable were explained to Members, including the reasons (noise etc from farm buildings and noise etc from GAA Pitch) for seeking to site away from the buildings on the farm and why this doesn't qualify as an exception under criterion C of CTY 10. Members sought some further detail in relation to the Gaelic pitch and gave their experiences of such clubs, and particularly this Club, which they experience is used often, and the associated disturbances that this brings.

Members were further informed of the situation regarding potential flooding and the indicative information from Rivers Agency and its requirements for flood modelling to be undertaken.

The site visit concluded with Members being reminded that this is a full application, and the proposed design is acceptable, and there are no issues with integration.