

Title of Report:	Planning Committee Report – LA01/2024/0061/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	26th November 2025
For Decision or For Information	For Decision – Referred Item – Cllr. Peacock
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

Estimated Timescale for Completion	
Date to be Completed	N/a

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

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

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:

<u>App No:</u>	LA01/2024/0061/F	<u>Ward:</u>	
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Agricultural lands 12m North-West of No. 18 Harbour Road, Ballintoy		
<u>Proposal:</u>	Three proposed glamping pods as part of a Farm Diversification Scheme		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	16.01.24
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	30.04.24
<u>Agent:</u>	Pro Planning Consultancy, 26 Glen Manor Avenue, Newtownabbey		
<u>Applicant:</u>	Seamus Og McShane, 18 Harbour Road, Ballintoy, BT56 6NA		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

Executive Summary

- Planning permission is sought for three proposed glamping pods as part of a Farm Diversification Scheme
- The application site is located within the countryside, outside the settlement limit of Ballintoy.
- The application has been assessed against the relevant policies within the NAP, SPPS, PPS2, PPS3, PPS6, PPS 16 & PPS 21.
- The proposal, if permitted, would have a significant impact on the character of the area and LLPA as it would extend development into the landscape setting of Ballintoy in this locality.
- The proposal, if permitted, would have an adverse impact on the Causeway Coast Area of Outstanding Natural Beauty and would be contrary to Policy NH 6 of PPS 2 Natural Heritage.
- The proposal is contrary to Policy BH 11 of PPS 6 in that it adversely impacts the setting of the listed building at 130 Whitepark Road.
- Refusal is recommended.

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

1 RECOMMENDATION

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

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site comprises part of an agricultural field which is accessed from a shared laneway off Harbour Road. There are residential dwellings and holiday lets located along the laneway. The site is bounded by a 1m high post and wire fence to the southern and western boundaries. The northern and eastern boundaries are currently undefined. The ground level of the site falls from south to north.
- 2.2 The site is located within the countryside outside the settlement limit of Ballintoy. It is within Ballintoy Harbour LLPA (designation BAL 01). The site also lies within the Causeway Coast Area of Outstanding Natural Beauty.

3.0 RELEVANT HISTORY

- 3.1 LA01/2019/0230/O - Development of 5 no ancillary new build self-catering holiday cottages located within McShane Glen Leisure/holiday park. Permission granted 20/12/2019.

LA01/2021/0945/RM - Development of 5 No. ancillary new build self-catering holiday cottages located within McShane Glen Leisure/Holiday Park. Permission granted 07/11/2022.

4.0 THE APPLICATION

- 4.1 The application seeks full planning permission for three proposed glamping pods as part of a Farm Diversification Scheme.
- 4.2 The application was amended during the processing of the application to include a reduction in size and scale and amendment to proposed materials. The latest and revised scheme is considered within this report.
- 4.3 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.

5.0 PUBLICITY & CONSULTATIONS

- 5.1 **External:** No letters of objection have been received.

- 5.2 **Internal:**

Environmental Health: No objection to the proposal.

Northern Ireland Water: No objections to the proposal.

NIEA Water Management Unit: No objections to the proposal.

DAERA: Farm business active & established

DFI Roads: No objections to the proposal.

Historical Environment Division (Historic Buildings) – contrary to policy. (Historic Monuments) - No objection.

Development Plan: Concerns regarding impact on LLPA.

6.0 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

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 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.

7.0 RELEVANT POLICIES & GUIDANCE

[The Northern Area Plan 2016](#)

[Strategic Planning Policy Statement \(SPPS\)](#)

[Planning Policy Statement 2: Natural Heritage](#)

[Planning Policy Statement 3: Access, Movement and Parking](#)

[Planning Policy Statement 6 \(PPS 6\) Planning, Archaeology and Built Heritage](#)

[Planning Policy Statement 16 – Tourism](#)

[Planning Policy Statement 21 – Sustainable Development in the Countryside](#)

[Destination Management Strategy 2025-2035](#)

[Causeway Coast AONB Action Plan 2020-2025](#)

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to principle of development, impact on the LLPA, impact on natural heritage, impact on listed buildings, visual impact and other matters.

Principle of Development

- 8.2 The policies outlined in paragraph 6.73 of the SPPS and Policy CTY 1 of PPS 21 state that there are a range of types of development which are considered acceptable in principle in the countryside. Other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan. The application was submitted for three glamping pods as part of a farm diversification scheme and therefore, falls to be assessed under paragraph 6.73 of the SPPS and Policy CTY 11 of PPS 21.

Farm Diversification

- 8.3 Policy CTY 11 states that planning permission will be granted for a farm or forestry diversification proposal where it has been demonstrated that it is to be run in conjunction with the agricultural operations on the farm. The following criteria will apply:

(a) The farm or forestry business is currently active and established;

- 8.4 A farm business number has been included within the submitted P1c form. DARD was consulted and have advised that the farm business has been established for at least 6 years and that payments have been claimed in each of the last 6 years. The application site is on land for which payments are currently being claimed by the farm business. The farm is currently active and established and therefore meets this policy test.

(b) In terms of character and scale it is appropriate to its location;

- 8.5 The proposal comprises 3 glamping pods measuring 7.5m x 4m with a height of 2.4m. The pods are rectangular in shape with a flat roof and are situated on a raised decking area which brings the overall height to approximately 3m. The decking area to the front of the pods measure 3m x 4m. The Proposed finishes include treated timber walls with insulated sheeting to the roof coloured green and timber framed windows and doors. The proposal is located within the countryside along a shared lane which comprises a cluster of buildings including 2 storey and single storey residential dwellings, outbuildings and holiday cottages. There is a further group of holiday cottages at McShane Glen which is located at the end of the lane to the west of the application site. The proposed pods are situated between two existing clusters of development. This is an important visual gap as there are currently clear views across this area of land out to the coast and towards Ballintoy Church. When viewed from parts of the Whitepark Road, the proposal will read as an extension of development into the open countryside. An alternative site clustering with existing development was suggested. However, the agent advised that the current location is more suitable as it is located at a lower ground level. However, grouping with development further east along the laneway will maintain the clusters of development along Harbour Road, and visually will be less intrusive into this visual gap. It is considered that the proposal is not appropriate in this location for the reason above. Therefore, it is contrary to criteria (b).

(c) It will not have an adverse impact on the natural or built heritage

- 8.6 The application site comprises an agricultural field which is bounded by a post and wire fence to the southern and western boundaries. The northern and eastern boundaries are undefined on the ground. There are no hedgerows to be removed as part of the proposal and there are no mature trees within the site. There are no watercourses in the immediate vicinity of the proposal. DAERA Standing Advice was consulted for guidance

and it is considered that the proposal will not have an impact on habitats, species or features of natural heritage importance.

- 8.7 The application site is within proximity of Ballintoy castle (ANT 004:007); a 17th-century fortified residence. HED (Historic Monuments) is content that the proposal satisfies SPPS and PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.
- 8.8 HED (Historic Buildings) consider that the proposal as presented adversely impacts the historic setting of the listed buildings. In particular adverse impact on the historic borrowed verdant landscaped that leads to and from HB05/10/007 130 Whitepark Road. Further to submission of amended plans by the agent and an accompanied site visit with the HED case officer, HED's opinion in relation to the impact on the listed building remains the same. Therefore, it is considered that the proposal fails to comply with criteria (c).

(d) It will not result in detrimental impact on the amenity of nearby residential dwellings including potential problems arising from noise, smell and pollution

- 8.9 The proposal is sited along a shared lane which comprises residential dwellings. The Environmental Health department was consulted and have no concerns with the proposal in relation to noise, smell or pollution. The response advises that, to ensure no excessive noise impact is created at neighbouring properties, it will be necessary to employ good management practices to prevent anti-social activity from patrons affecting the immediate vicinity of the premises.
- 8.10 Proposals will only be acceptable where they involve the re-use or adaptation of existing farm buildings. Exceptionally, a new building may be permitted where there is no existing building available to accommodate the proposed use, either because they are essential for the maintenance of the existing farm enterprise, are clearly unsuitable for adaptation and re-use or cannot be adapted to meeting the requirements of other statutory agencies. Where a new building is justified it should be satisfactorily integrated with an existing group of buildings. The proposal is for glamping pods and as such it is acknowledged

this type of facility is not easily accommodated through the re-use or adaptation of a building. The proposed siting is not grouped with an existing group of buildings. It projects into a visual gap creating a linear form of development along the laneway which has an adverse impact on this highly scenic landscape.

Tourism

8.11 Proposals for tourism development will be facilitated through PPS 16 and other planning policy documents that provide scope for tourism development in the countryside. As this proposal is for farm diversification, it has been considered under Policy CTY 11 of PPS 21, Sustainable Development in the Countryside.

8.12 A proposal for a tourism use, in addition to the other policy provisions of this Statement, will be subject to the following design criteria:

- (a) a movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport;*
- (b) the site layout, building design, associated infrastructure and landscaping arrangements (including flood lighting) are of high quality in accordance with the Department's published guidance and assist the promotion of sustainability and biodiversity;*
- (c) appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are screened from public view;*
- (d) utilisation of sustainable drainage systems where feasible and practicable to ensure that surface water run-off is managed in a sustainable way;*
- (e) is designed to deter crime and promote personal safety;*
- (f) development involving public art, where it is linked to a tourism development, needs to be of high quality, to complement the design of associated buildings and to respect the surrounding site context.*

8.13 The proposal is for glamping pods in the countryside. The proposal is located just off the Whitepark Road, which is a main coastal route. The site is within walking distance of Ballintoy and

access to public transport is available. The proposal is relatively small scale, comprising 3 pods measuring 7.5m x 4m with an overall height of 3m. Proposed finishes include treated timber walls with insulated sheeting to the roof coloured green and timber framed windows and doors. The application site is currently defined by a 1m high post and wire fence to the southern and western boundaries. The northern and eastern boundaries are undefined. The application form indicates that surface water will be disposed of via soakaway. NIEA Water Management Unit have no concerns relating to surface water disposal.

- 8.14 In addition to the above design criteria, a proposal will also be subject to the following general criteria (g – o).

(g) it is compatible with surrounding land uses and neither the use or built form will detract from the landscape quality and character of the surrounding area;
(h) it does not harm the amenities of nearby residents;
(i) it does not adversely affect features of the natural or built heritage;
(j) it is capable of dealing with any emission or effluent in accordance with legislative requirements. The safeguarding of water quality through adequate means of sewage disposal is of particular importance and accordingly mains sewerage and water supply services must be utilised where available and practicable;
(k) access arrangements must be in accordance with the Department's published guidance;
(l) access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic;
(m) the existing road network can safely handle any extra vehicular traffic the proposal will generate;

- 8.15 The proposal is for 3 glamping pods in the countryside to be used as tourist accommodation. There are other examples of tourist accommodation in the immediate area including the McShane Glen holiday cottages to the west of the site and further holiday cottages and a B&B to the eastern part of Harbour Road. While the proposal is compatible with surrounding land uses, it is considered that the built form will detract from the landscape quality and character of the surrounding area since it extends development from the existing,

established clusters along Harbour Road into the open countryside. The proposal does not satisfy criteria (g).

- 8.16 The proposal is not considered to harm the amenities of nearby residents. The proposal will not have an adverse impact on protected species or priority species or habitats. Historic Environment Division have advised that the proposal will have an adverse impact on listed buildings, therefore the proposal does not satisfy criteria (i). NI Water, NIEA Water Management and Environmental Health have not raised any concerns, therefore it is considered that the proposal is capable of dealing with any emission or effluent in accordance with legislative requirements. DfI Roads have no objections to the proposal in terms of access, traffic or road safety.

Impact on LLPA

- 8.17 Policy ENV 1 of the Northern Area Plan 2016 states that planning permission will not be granted for development proposals that would be liable to adversely affect those features, or combination of features that contribute to the environmental quality, integrity or character of a designated LLPA. Where development is permitted, it will be required to comply with any requirements set out for individual LLPA's in the district proposals.
- 8.18 The application site lies within Ballintoy Harbour LLPA (BAL 01). Those features or combination of features that contribute to the environmental quality, integrity or character of this area include;
1. This LLPA to the north-west of the village includes the setting of the dramatically located Ballintoy Church and the cluster along Harbour Road.
 2. It is visually important that this cluster remains compact in this exceptional coastal landscape.
- 8.19 The application site forms part of the agricultural foreground setting to Ballintoy Church and also forms part of the important visual gap between the development around 18 Harbour Road and the McShane Glen holiday homes. The proposal seeks to introduce new built form into this important visual gap. It would create an extension to the cluster that would undermine its

compactness and create an encroachment of development into the landscape setting to the Church and to the detriment of the wider LLPA landscape. The proposal is reliant on new planting. However, planting on three boundaries would be at odds with the prevailing character of the current historic field pattern. The Development Plan team advised that the proposal is considered to be contrary to Policy ENV 1 of the Northern Area Plan in that it would adversely affect the features that contribute to the environmental quality, integrity and character of LLPA Designation BAL 01 as it would extend development into the landscape setting of Ballintoy in this locality which is of high scenic value.

- 8.20 The agent provided additional information and proposed views. The agent is of the opinion that the visual cluster at this location will remain compact, and the application will not break the landscape or cause detrimental harm to the rural character at this location.
- 8.21 Amended plans were received showing a reduction in scale of the proposed glamping pods. A further site visit was carried out to determine the impact of the proposal on the LLPA. Critical views of the proposed development will be on approach along the Whitepark Road, the laneway and the Listed Buildings. The application site sits at a lower level than the Whitepark Road with clear views towards the coast and Ballintoy Parish Church. There are clearly defined clusters of development at McShane Glen holiday homes to the west of the private lane and development to the east of the private lane accessed from Harbour Road. The proposal will introduce new development away from these defined clusters and will alter the existing field pattern in this location. A cross section was submitted which indicates that the ridge level of the proposed pods will sit approximately 2m below the level of the existing lane. This also indicates that part of the site will be infilled to provide access to the pods and part of the existing site level will be reduced to allow for the pods to be situated on level ground. Although the agent states that the pods will sit below the existing laneway and will not be viewed from the Whitepark Road, the cumulative impact of the pods, associated landscaping, groundworks and car parking will have an adverse impact on the LLPA. The proposed development will also be viewed from the nearby Listed Buildings where it will read as an extension of

development outside the existing, established clusters of development.

- 8.22 Planning permission was granted for 5 ancillary new-build self-catering holiday cottages at McShane Glen leisure/holiday park. This proposal involved a small extension of the existing site into the LLPA to provide 2 of the holiday cottages. During the processing of this application, concerns were raised regarding the need to retain the compact form of the cluster. These concerns were addressed through amendments which reduced the linear form of development into the LLPA. As such, it was considered that the proposal complied with Policy ENV 1 in relation to the LLPA.
- 8.23 It is considered that the proposal is contrary to Policy ENV 1 of the Northern Area Plan 2016.

Impact on Natural Heritage

- 8.24 The application site comprises an agricultural field which is bound by a post and wire fence to the southern and western boundaries. The northern and eastern boundaries are undefined on the ground. There are no hedgerows to be removed as part of the proposal and there are no mature trees within the site. There are no watercourses in the immediate vicinity of the proposal. DAERA Standing Advice was consulted for guidance, and it is considered that the proposal will not have an impact on habitats, species or features of natural heritage importance. The proposal complies with Policy NH 5 of PPS 2.
- 8.25 The proposal lies within the Causeway Coast Area of Outstanding Natural Beauty. Planning permission for new development within an Area of Outstanding Natural Beauty will only be granted where it is of an appropriate design, size and scale for the locality and all the following criteria are met:
- a) the siting and scale of the proposal is sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality; and
 - b) it respects or conserves features (including buildings and other man-made features) of importance to the character, appearance or heritage of the landscape; and

c) the proposal respects:

- local architectural styles and patterns;
- traditional boundary details, by retaining features such as hedges, walls, trees and gates; and
- local materials, design and colour.

- 8.26 The application site lies within the Causeway Coast AONB. Proposals should be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife. The proposal comprises 3 glamping pods and associated works on an area of agricultural land which is accessed by an existing lane. The size and scale of the proposal is relatively small. In terms of the siting, the proposed development is considered to introduce new development away from the existing clusters along Harbour Road, which will have an adverse impact on both the LLPA and listed buildings in proximity to the site. Therefore, the proposal would fail to meet criteria (a). The proposal will have an adverse impact on the AONB.

Impact on Listed Buildings

- 8.27 The application site is in close proximity to/impacts upon listed buildings which are of special architectural or historic interest. These include 130 Whitepark Road and Ballintoy Parish Church. As such, Policy BH 11 (Development affecting the Setting of a Listed Building) of PPS 6 (Planning, Archaeology and the Built Heritage) is applicable. HED Historic Buildings consider that the proposal as presented adversely impacts the setting of the listed buildings. In particular, the historic borrowed verdant landscape that leads to and from HB05/10/007 130 Whitepark Road.
- 8.28 In response to HED concerns, the agent submitted amended plans showing a reduction in the scale and massing of the glamping pods and a cross section showing the pods set below the level of the existing private lane. HED acknowledge the revised and additional information and reiterates comments and concerns made within their previous response.
- 8.29 The current views towards the sea from HB05/10/007 130 Whitepark Road are framed by two existing groups of structures to the east and the west. The current proposal of 3 number

residential structures, within its proposed location, with hard landscaping for parking and landscaping features such as gates and fencing etc. form a centralised competing focus within this historic landscape. HED consider that any proposed structures should integrate with the existing structural groupings to avoid impacting the existing historic setting of the listed buildings. HED advised that any proposal should avoid projecting beyond the existing two-storey residential structure on the opposite side of the road at No. 18 Harbour Road.

- 8.30 A site visit was carried out with the case officer from HED on 7th February 2025. Following this site visit, HED reiterate that the proposal, as presented, shall have an adverse impact on listed buildings. In particular, adverse impact on the historic verdant landscape that leads to and from HB05/10/007 130 Whitepark Road. HED highlights that the posted system installed on site by the agent does not illustrate the height, form, mass, detail and associated landscaping of the proposal. Consideration should also be given to the impact of associated night lighting that will be required for the proposal which will adversely affect its bucolic setting.
- 8.31 The agent provided supporting information in which they refer to a farm dwelling approved to the north-east of the application site under LA01/2019/0265/F. The agent advises that the proposed glamping pods will not be visible from Ballintoy Church as this farm dwelling is set between Ballintoy Church and the application site and will screen the pods. This dwelling has not been completed. However, the agent advised that a material start has been made. There are foundations on site and aerial images indicate that the foundations were commenced prior to the expiry date of 19th December 2024.
- 8.32 HED have considered the information regarding the dwelling approved under LA01/2019/0265/F. HED acknowledges that the approved dwelling will restrict views from Ballintoy Parish Church (HB05 10 001) towards the application site (LA01/2024/0061/F). Therefore, HED remove their concerns of this application's impact on Ballintoy Church. However, HED have advised that this does not lessen their concerns regarding the listed building at 130 Whitepark Road, Ballintoy (HB05 10 007).

- 8.33 The proposal fails to contribute to the intrinsic value of the special architectural character and quality of the surrounding setting of the listed buildings. The proposal fails to demonstrate it would not adversely affect (harm) the setting of the listed buildings by neglecting to ensure the following criteria are met:
- The nature of the use proposed respects the character of the setting of the building;
 - The proposal respects existing characters visual harmony of the setting of the building.

The proposal is considered contrary to paragraph 6.12 of the SPPS and Policy BH 11 of PPS 6.

Traffic & Road Safety

- 8.34 The proposed development involves the use of an existing unaltered access to the public road. DfI Roads was consulted and have no objections to the proposal.

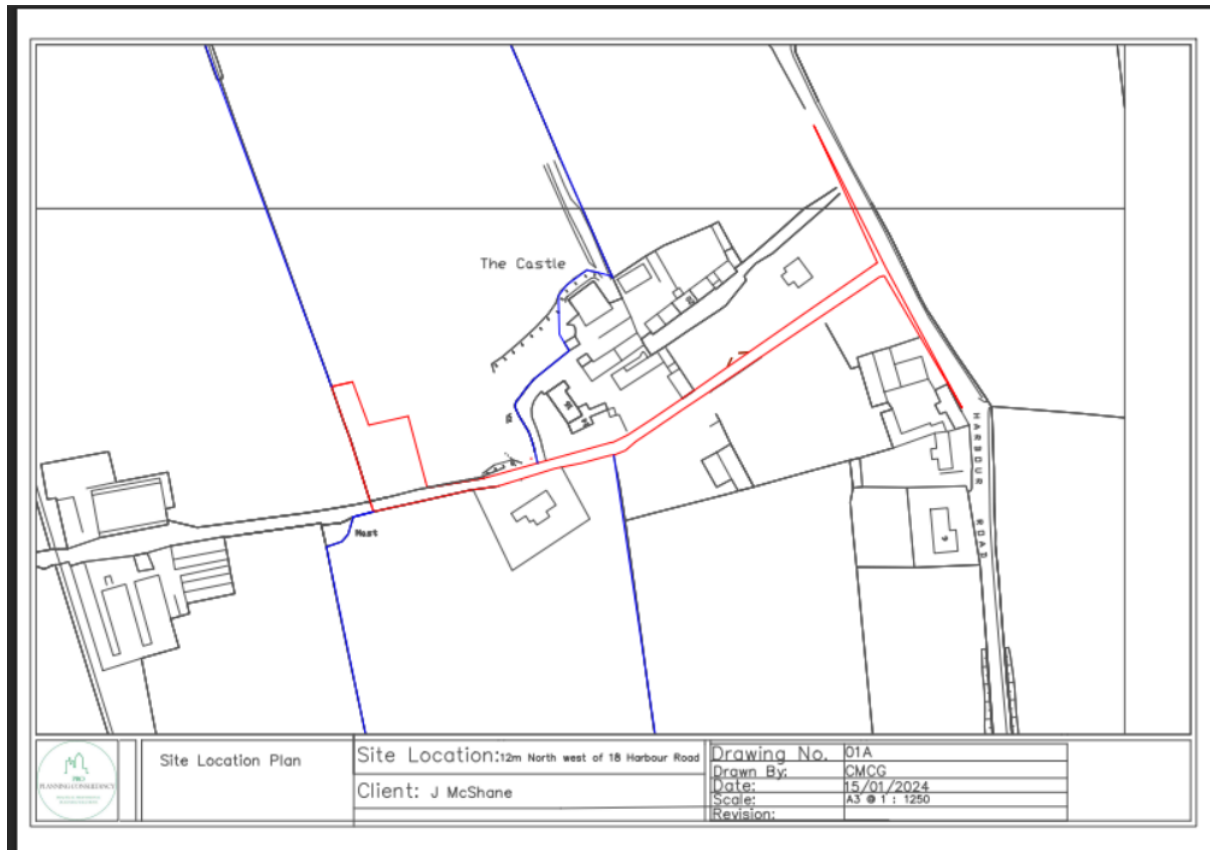
9.0 CONCLUSION

- 9.1 The proposal is considered unacceptable at this location having regard to the Northern Area Plan and other material considerations, including the SPPS, PPS 2, PPS 16 and PPS 21. The proposal would detract from the landscape quality and character of the surrounding area. The proposal will extend development into the open countryside which is contrary to Policy ENV 1 of the Northern Area Plan. The proposal is also contrary to PPS 6 as it is considered to have an unacceptable impact on the setting of the listed building at 130 Whitepark Road. Refusal is recommended.

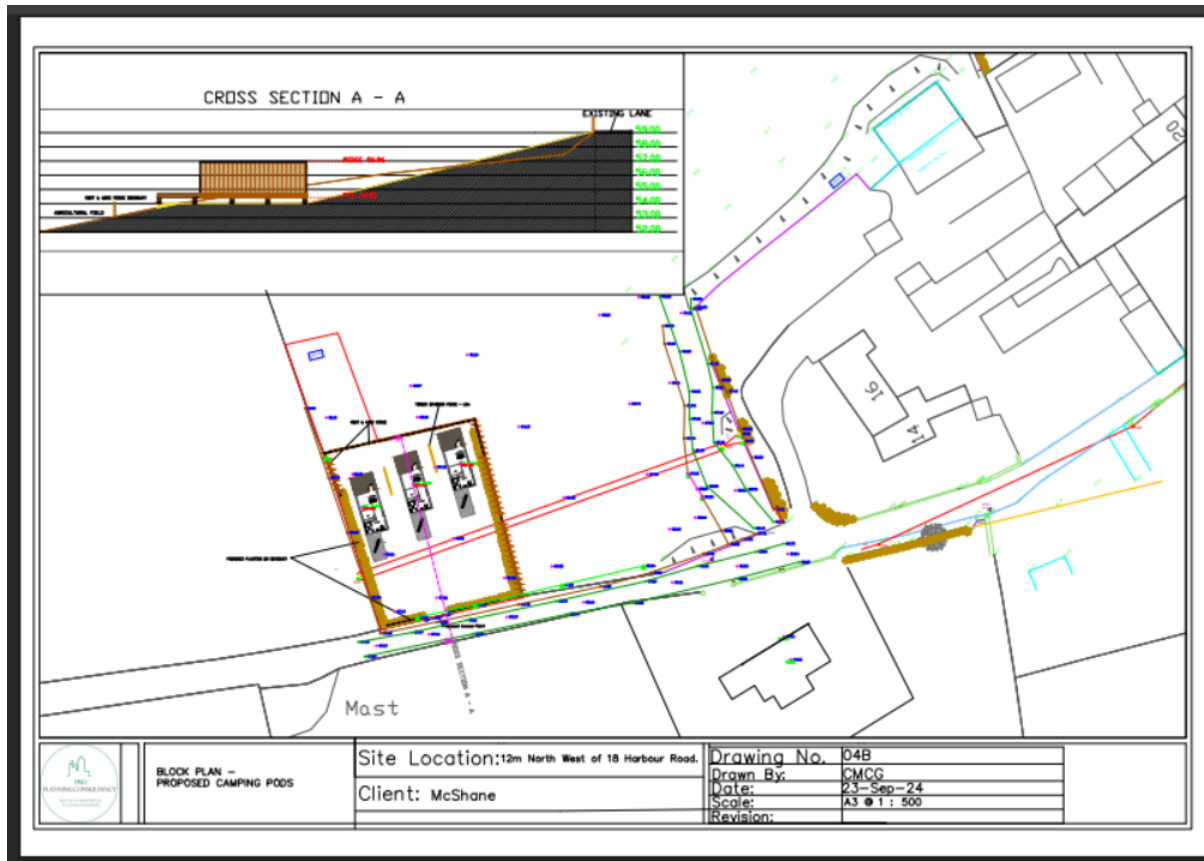
10.0 Reasons for Refusal

1. The proposal is contrary to paragraph 6.70 of the SPPS and Policy CTY 1 of PPS 21: Sustainable Development in the Countryside, in that the siting of the proposed development does not integrate with the surroundings as it extends built development into the open countryside.
2. The proposal is contrary to Policy ENV 1 of the Northern Area Plan 2016 in that it would adversely affect the features that contribute to the environmental quality, integrity and character of LLPA Designation BAL 01 as it would extend development into the landscape setting of Ballintoy in this locality.
3. The proposal is contrary to paragraph 6.12 of the SPPS, Policy BH 11 of PPS 6 and criteria (c) of Policy CTY 11 of PPS 21 in that the proposal adversely impacts the setting of the listed building at 130 Whitepark Road.
4. The proposal is contrary to paragraph 6.187 of the SPPS and Policy NH 6 of PPS 2: Natural Heritage; in that it would have an adverse impact on the Causeway Coast Area of Outstanding Natural Beauty in that it would introduce new development away from the existing clusters along Harbour Road.
5. The proposal is contrary to paragraph 6.265 of the SPPS and criteria (g) & (i) of Policy TSM 7 of PPS 16: Tourism, in that it would, if permitted, detract from the landscape quality and character of the surrounding area and will have an adverse impact on the built heritage.
6. The proposal is contrary to part (b) of Policy CTY 11 of PPS 21: Sustainable Development in the Countryside, in that the proposal would not be appropriate to its location since it extends development into the open countryside and will have an adverse impact the LLPA and listed building at 130 Whitepark Road.

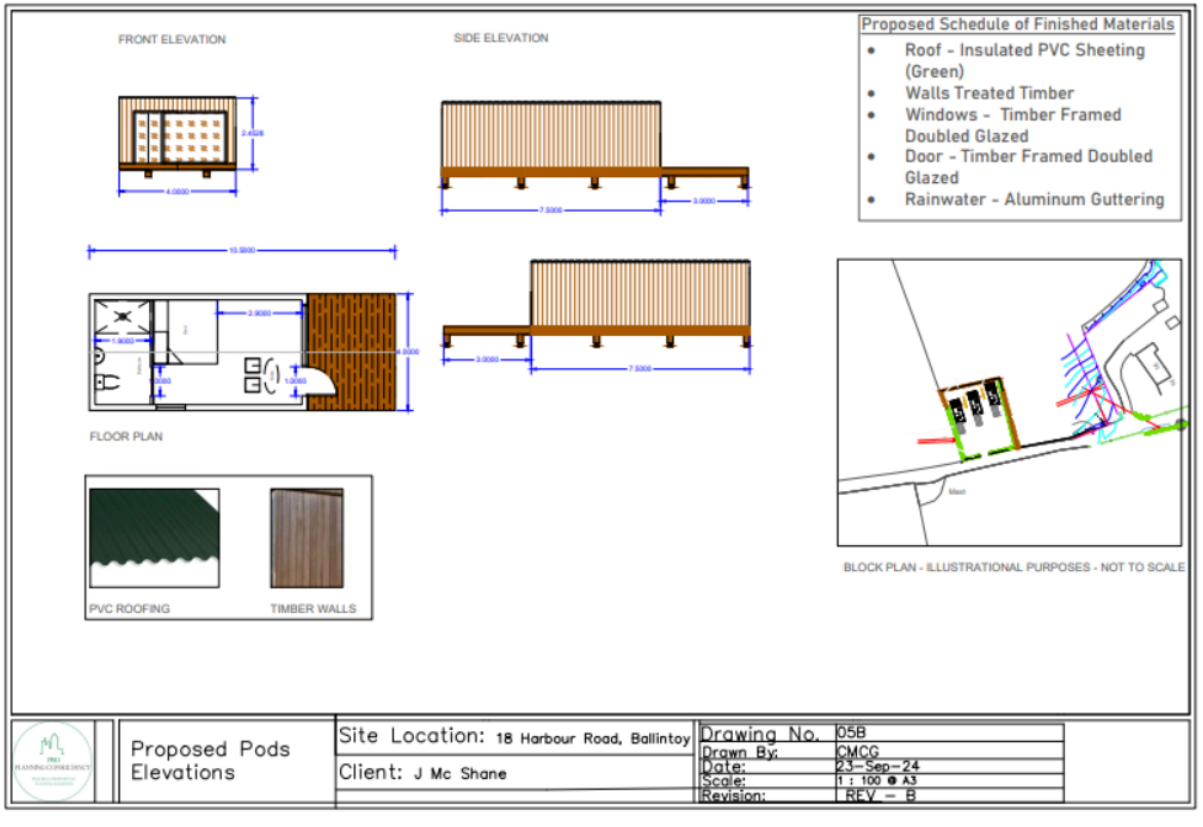
Site Location Plan



Proposed Site Layout



Proposed Elevations



Referral Request



**Causeway
Coast & Glens
Borough Council**

Development Management
Information Note 07

January 2024

Annex 1

Template for Requesting Referral of a Contentious Delegated Decision to Issue' List Planning Application to Planning Committee for Determination

The Protocol for the Operation of the Planning Committee provides for an Elected Member to request a planning application listed on the weekly list of 'contentious delegated decisions ready' to be referred to Planning Committee for determination. This request must be received by the Planning Department no later than 10am on the Monday following the issuing of the contentious list and submitted via email to planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/ 2024/0 061/F
Elected Member Name	
Contact Details	Tel: Email:

LA01/2024/0061/F - Three proposed glamping pods as part of a Farm Diversification Scheme.

I am seeking the application named above to be called into the planning committee as the development represents a genuine farm diversification scheme linked in close proximity to the existing farm holding. The application site was selected to conform with all planning policies, due to the topography of the land. Cross sections and visual mock-ups were supplied to the Local Council to illustrate and meet design and integration tests.

Refusal Reason 1- Impact on LLPA & Landscape Integration

- o The applicant has reduced the overall height from 5.5m to 2.5m, removed pitched roofs and porches, and amended materials to green insulated sheeting to blend with the surrounding landscape.
- o Wooden marker posts at the exact location and height of the pods were erected on site to confirm that they are not visible from critical viewpoints, including No. 130 ~~Whitepark~~ Road and ~~Whitepark~~ Road itself, due to the natural fall in levels towards the coast.
- o The proposal sits below the existing laneway, retaining the openness of the field pattern while introducing a small-scale, reversible form of farm diversification.
- o The visual gap between clusters remains perceptible, with no overextension of built form beyond the compact settlement character.

1. Refusal Reason 2: Setting of Listed Buildings

- o The pods are not visible from No. 130 ~~Whitepark~~ Road, preserving the borrowed verdant landscape.
- o Views from Ballintoy Parish Church are already framed by existing clusters, with the proposed location shielded by intervening topography and new farm dwelling under construction.
- o The low-profile, muted-colour pods will not create a "centralised competing focus" but will sit quietly within the landform, with any night lighting limited to low-level, downward-facing fittings controlled by condition facing the coast away from all critical viewpoints.



1. Refusal Reason 3: Compliance with PPS 21 CTY 11 – Farm Diversification

- o The farm is active and established with payments claimed over the past 6 years.
- o No suitable existing building exists for adaptation, meeting the exceptional circumstances for new structures.
- o The scale, design, and siting are proportionate, and operationally linked to the farm business.

1. Additional Supporting Information: Tourism Policy (PPS 16)

- o The proposal delivers high-quality, sustainable rural tourism accommodation in line with SPPS and PPS 16 objectives, supporting local economic activity in the Causeway Coast and Glens.
- o Associated landscaping is modest, and surface water/foul disposal meet regulatory requirements without harm to amenity or heritage assets.

Conclusion

The revised proposal demonstrably integrates into the local landscape, protects the setting of nearby listed buildings, and sustains the character of the LLPA and AONB. With appropriate conditions on lighting, landscaping, and external materials, the development can proceed without adverse impact and in full compliance with policy

Addendum

LA01/2024/0061/F

1.0 Update

- 2.1 On the 11 December 2025, the Minister for Infrastructure, Liz Kimmins MLA, published a policy revision to the Strategic Planning Policy Statement (SPPS) focusing on the subject of renewable and low carbon energy and thereby revoked the SPPS (2015). All other policy provisions within the former SPPS are unchanged, except for some technical changes, such as amendments to the contents page, paragraph numbers, and factual clarifications, where relevant.
- 2.2 Any reference to “The Strategic Planning Policy Statement for Northern Ireland (SPPS) 2015” in the committee report should be read as “The Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2 (2025)”.
- 2.3 The assessment and refusal reasons as set out in the Planning Committee Report remain and no changes are required.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum, has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **REFUSE** planning permission as set out in section 10.