

**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](mailto:planning@causewaycoastandglens.gov.uk).

<b>Planning Reference</b>	LA01/2024/0718/F
<b>Name</b>	Matt Kennedy
<b>Contact Details</b>	Tel: _____ Email: _____
<b>Support or Objection – please tick relevant box</b>	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>
<p><b>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).</b></p> <p><b>Reason 1</b></p> <p>Reason 1 cannot be sustained as this is an objection in principle only. If the other refusal reasons are not sustained and the proposal is considered to be policy compliant this refusal reason also fails.</p> <p><b>Reason 2</b></p> <p>The Council's addendum new acknowledges that the appellants nephew farms the land and the proposal now meets criteria (a) of Policy CTY11. In terms of the Councils site visit, I would point out that the Appellant has four other duplicated chicken sheds adjacent the Appellants farm house.</p> <p>In terms of criteria (b) I see no reason why the scale and character of the proposal is unacceptable. The proposal replaces two visually unsightly, roadside, derelict poultry sheds that were a health and safety hazard, detracted from the character of the area, gathered vermin and led to fly tipping. The derelict buildings have been removed, vermin exterminated and fly tipping cleared. The visual impact and scale of the proposal is less than the previous use on site. This is a brownfield site in the rural area and the proposed use utilises the existing hardstand and brings it back into beneficial economic use. Screening has been planted along the roadside boundary to minimise visual impact. There are a number of commercial businesses in the surrounding area. This proposal is hardly out of scale or character.</p>	

### **Reason 3**

The rearing of poultry by the Applicant for Moy Park was clearly an commercial agri-industrial activity and an established economic development use in the countryside utilising six factory units on the farm for the production of poultry. Four of these buildings still exist further down the lane.

Therefore the proposal fails under PED 4 as a redevelopment of an established economic development use in the countryside.

In terms of Policy PED 4 the proposal complies with criteria (a) as the scale and nature of the proposal improve the rural character and appearance of the countryside, in terms of criteria (b) there are clearly environmental benefits removing derelict buildings, tidying up the site, removing fly tipping and vermin. It complies with criteria (c) as it deals with the site comprehensively and complies with criteria (d) as the overall visual impact is less than that of the derelict buildings.

The applicant's severe ill health and the poor visual appearance of the buildings, the danger to health and safety, the removal of fly tipping and the extermination of vermin all stand as clear exceptional circumstances that justify the proposal.

The applicant was keen that a new business use operate on the site rather than allowing the buildings to decay further and detract from the visual amenity and character of the area. The proposal brings the site back into beneficial economic use. The proposal also runs in conjunction with continuing farming operations on the farm.

The removal of the roadside derelict buildings and the visual and environmental improvements of the proposal are a planning gain for the area.

I believe that the proposal has enhanced and positively improved the appearance of the site and request that the Planning Committee allow this application.