

**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>   | LA01/2023/0482/F  |
| <b>Name</b>   | Matt Kennedy  |
| <b>Contact Details</b>  | Tel: _____<br>Email: _____  |
| <b>Support or Objection – please tick relevant box</b>  | Support <input checked="" type="checkbox"/><br>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>Refusal Reason 1:</b></p> <p>This is a generalised generic reason for refusal. If the other reason falls, then this reason cannot be sustained.</p> <p><b>Refusal Reason 2:</b></p> <p>This proposal is clearly run in conjunction with the Applicant's farm business. The coffee kiosk is run by another local farmer, who is well known to the Applicant.</p> <p>He uses the fresh produce from the Applicant's farm within the kiosk. The Applicant supplies home produced free range eggs, potatoes, carrots, cauliflowers and broccoli to the kiosk providing a direct connection between the farm and kiosk.</p> <p>The rent helps subsidises the overall financial costs of running Hunter's Farm.</p> <p>The proposal also complements the Applicant's existing farm shop and creates significant economic synergy as the people who use the farm shop also use the coffee kiosk and vice</p> |   |

versa. People come to buy this fresh produce from the shop and also buy prepared produce from the kiosk.

The kiosk is clearly run in conjunction with the Applicant's farm operations and complements and contributes positively to the operation of the Applicant's farm shop. Therefore, the proposal clearly supports farm diversification on Hunter's Farm and is clearly in line with the requirements of Policy CTY 11.

In terms of design, this is a mobile coffee kiosk which is of a quirky design, not unlike a traditional traveller caravan which is a characteristic in the rural area and particularly on farms where they provided accommodation for seasonal workers. It is only 2.5m high and has a strong hedge along the roadside boundary and has a backdrop of mature vegetation ensuring integration. With regard to scale, the kiosk is relatively small and only slightly higher than the roadside hedge. There is no negative impact on the character of the area from this proposal which integrates into the landscape.

This proposal is located along a major tourist route to the Norh Coast and adjacent Eglinton Airport. The proposal is also located close to an industrial estate. The proposal meets a local rural need in the community at this location. I also note that recently the Council has also approved similar coffee kiosks elsewhere in the Council area which also cater for tourists..

Why should the proposal be approved.

1. The proposal is clearly compliant with Policy CTY 11.
2. There has been no objections from members of the public or statutory consultees.
- 3.DFI Roads Service, the competent authority in terms of traffic matters, has no objections to the proposal.
- 4.CTY 11 is a permissive policy, and this is not a large-scale proposal or existing urban based enterprise relocating from an urban area.
5. A coffee kiosk of this size and scale, selling local farm produce, is entirely appropriate for this location, complements the farm shop and is often seen at other similar locations throughout the countryside.

Therefore, I believe that permission should be granted for this farm diversification proposal.

