

**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>	LA01/2024/1004/F
<b>Name</b>	Cllr Richard Holmes
<b>Contact Details</b>	Tel:  Email:
<b>Support or Objection – please tick relevant box</b>	Support <input type="checkbox"/>  Objection <input checked="" type="checkbox"/>

**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).**

It is my understanding that this application has attempted to be underpinned by a previous application for the site from 2010 which has now lapsed as no material start was made.

The call in to this committee claims that the previous application has started. I do not consider hedgecutting and work on a laneway to be a material start to a dwelling. I have sat on previous planning discussions where foundations had to be dug out from the mud to show proof of a material start.

My view is supported by Planning Appeal Decision 2017/E0035 which made it clear that where the development consists of or includes the erection of a building, it is necessary to undertake work of construction in the course of erection of the building in order to lawfully commence development under Article 36(1) of the Planning (NI) Order 1991 – relevant at the time.

Given that no material start was made, this application needs to be treated as a new development in the countryside - Policy CTY1 of Planning Policy Statement 21. It does not meet the requirement to be located with an existing cluster, is not a replacement dwelling, there are no known special personal circumstances, there is no non-agri business, it is not a gap site nor on a farm.

As it would fail to meet these criteria, I believe the application should be rejected by the

Planning Committee.

Some sections of PPS21 which are particularly relevant in this situation:

5.2 However, while the countryside has traditionally contained a substantial number of individual houses and other buildings, significant concern has been expressed by many about development trends and the enhanced pressures being exerted on the countryside, particularly in view of the Executive's commitment to sustainable development.

5.3 In recent years there has been an accelerating pressure for development throughout the countryside, in particular single new dwellings.

5.4 Over development in the open countryside would have the potential to bring with it significant environmental, financial and social costs. These can be manifest through for example suburban sprawl, habitat loss and adverse impact upon water quality particularly from the increased use of non-mains sewerage systems. It also has the potential to impact upon the sustainable growth of our towns and villages.

5.7 The continuation of these development trends in the countryside is now judged to represent a significant threat to the environment and therefore is considered to be unsustainable. For this reason, strict controls over new housing development in the countryside is considered necessary with a number of exceptions to meet the needs of the rural community, including farmers, both socially and economically.