

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.

Planning Reference	LA01/2023/0627/O
Name	Chris McKernan
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>
<p>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).</p> <p>Comments for Council Meeting – LA01/2023/0627/O</p> <p>Our client’s father Mr John Thompson owns a 40 acre farm in the vicinity of the proposed site. The land is currently let however, the Thompson family are responsible for the upkeep and maintenance of the land. They are now in a position to farm the land and it is our view that they are entitled to a dwelling on their farm. We are also very aware of the difficulties in getting permission for a dwelling on a farm where the owner has not been actively involved in farming in the previous 6 years.</p> <p>The purpose of any farming enterprise is to be financially viable. It must also be accepted that it is equally impossible to establish a viable farm business when the owners can’t live on the land they are farming. The dwelling is to be occupied by Michelle Thompson the land owner’s daughter. Her father John has a Farm Business ID number and we would consider it essential for the Thompson family to have a presence on the holding.</p> <p>DEARA Ministers have always urged flexibility in the application of planning policy which is designed to, promote the agricultural industry, ensure conditions on the farm are conducive to meet the operational requirements of the farm business in addition to its efficient functioning and future viability. This is not a speculative proposal, (there is also a separate application for a general purpose storage</p>	

building adjacent to the site, with the Council) however, it highlights the difficulty any young person has attempting to get a “foothold” in farming. The farm when operational will require a permanent on-site presence in the interests of animal welfare, site security and overall management practices which are the basic requirements to creating an efficient, viable, functioning farm business.

CTY14 - The site is set to the rear of two existing dwellings and has minimal visual impact on rural character due to the absence of views from Ballymadigan Road and surrounding area. Any views could at best be described as peripheral, fleeting or non-existent. The Planners acknowledge that the site achieves an acceptable level of integration in the landscape and that views are minimal. They also accept that the site is not prominent and that there will be no impact on residential amenity due to separation distance and the presence of intervening vegetation.

Being set to the rear of the existing buildings the Planners claim non-compliance with settlement pattern and impact on rural character. We totally disagree as the siting is comparable with an existing development immediately opposite the proposed site where a recently approved dwelling is now located to the rear of roadside buildings. Furthermore, we fail to accept that impact on rural character will result as the site is barely visible from surrounding vantage points on Ballymadigan Road.

In summary the site was selected as it provides the following:-

- (i) grouping with the existing dwellings on the Ballymadigan Road frontage,
- (ii) A cohesive unit that does not open-up further development opportunities,
- (iii) enclosure and backdrop due to level of mature vegetation on northwest and southwest boundaries,
- (iv) accessibility to the entire farm holding,
- (v) use of an existing means of access and laneway which is accessed from a minor lightly trafficked road, and
- (vi) provides a fully integrated site, as required by planning policy.

We would contend that the selected site can be developed without detriment to visual amenity or rural character and it is the best option available to meet the specific needs of our client. The site benefits from significant set-back from the public road, intervening topographical features and strong boundary vegetation including mature trees and hedgerows.

We would ask the Planning Committee to look favourably on the application.

Chris McKernan