

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	LA01/2023/0346/F
Name	Johann Muldoon – Manor Architects
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input 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).

Following comments from Planning Service in relation to proposed on-site short-term accommodation included within the proposal, amended plans were submitted in March 2024. The amended plans removed the short-term accommodation and proposed offices, meeting area and learning/conference spaces. The revised description and drawings were uploaded to the portal on 22nd March and the drawings have since been removed.

Planning Service have not assessed the most recent resubmission which does not propose any accommodation. The case officer notes that “as the amended plans are manifestly different to the originally submitted proposal these plans cannot be considered under this planning application and would require the submission of a new application”.

The amended plans and description have no implication or variance on the redline boundary, ownership, access, amenity, elevational treatment, material treatment, site location, layout, scale massing or association with ambitions of Hutchinsons Engineering.

The case officer has referred to paragraph 6.73 of the SPPS as a reason for refusal, this relates to residential and non-residential development in the countryside.

We note that the SPPS advises in Paragraph 6.74 that “other types of development in the countryside apart from those set out above should be considered as part of the development plan process in line with the other policies set out within the SPPS.

As such, we contend that this application must be considered under economic development and the associated benefit, and contributions must be assessed by Planning Service.

This application is an opportunity to facilitate a development which contributes to a sustainable rural economy.

The business’s vision is focussed on creating further employment and improving the health and wellbeing of their employees. The environmental, contextual, and economic matters of this proposal are all fundamental to the achievement of sustainable development in line with the SPPS.

The economic benefits are not considered to be insubstantial in the local context and therefore must be afforded significant weight in the determination of this application.

The need case in this instance is imperative. Hutchinson Engineering are an established rural business seeking to grow and expand their operations by providing further training apprenticeships to address the skills shortfall and meet their growth ambitions. They will not be able to sustain their growth without supporting planning approvals to accommodate the business in this established site and location.

Consideration –

1. This application is for non-residential development.
2. This application represents a small-scale expansion of the existing business operations of an established rural business, Hutchinson Engineering for accommodation related specifically to the established training academy.
3. Therefore, the application must be considered under PPS 4 Policy PED 3.
4. The proposed buildings are submissive in their service and accommodation provision to the main office and factory block.
5. The proposed buildings are considered to integrate satisfactorily in this location and will not cause a detrimental change or erode the rural character of the area.
6. There are no consultee objections.
7. The economic consideration and benefits of this application must be given appropriate weight in line with the SPPS.
8. Hutchinson Engineering is an established rural business involved in the manufacture of metal structures and parts of structures. Therefore, it is an established industrial business falling under Class B2: Light Industrial.
9. The wider factory site has been subject to several planning approvals for varying developments.

The permissions are linked into the growing success of the business. The business use is evidently established on the site.

10. This application proposes additional accommodation for expansion of the training academy which is entirely linked to Hutchinson Engineering existing operations and was established in partnership with Northern Regional College to address the skills shortage in welding and fabrication.
11. The residential element of the proposal is not and never has been a proposal for market housing rather it should be considered as bespoke training/conference accommodation. The nature of the accommodation proposed had been clarified to Planning Service, as short-term on-site accommodation for apprentices of Hutchinson Engineering training academy during a training course or conference.
12. Furthermore, the resubmission and amended description removed all short-term onsite accommodation from the proposal.
13. The resubmission should be assessed under PPS4 as it constitutes economic development as defined in Part B 'Industrial and Business' uses.



SUPPORTING INFORMATION

LA01/2023/0346/F '2 no. storey and a half
ancillary conference/ educational/ office/
administration blocks



Additional supporting information in response to Development Management Officer Report for application LA01/2023/0346/F “2 no. storey and a half ancillary conference/ educational/ office/ administration blocks and associated landscape/outdoor recreation/wellbeing spaces and siteworks associated with established rural business Hutchinson Engineering training academy”.

This application was validated on 4th April 2023.

Following comments from Planning Service in relation to proposed on-site short-term accommodation included within the proposal, amended plans were submitted in March 2024. The amended plans removed the short-term accommodation and proposed offices, meeting area and learning/conference spaces. The revised description and drawings were uploaded to the portal on 22nd March and the drawings have since been removed.

Planning Service have not assessed the most recent resubmission which does not propose any accommodation. The case officer notes that “as the amended plans are manifestly different to the originally submitted proposal these plans cannot be considered under this planning application and would require the submission of a new application”.

The amended plans and description have no implication or variance on the redline boundary, ownership, access, amenity, elevational treatment, material treatment, site location, layout, scale massing or association with ambitions of Hutchinsons Engineering.

There are 4 reasons for refusal. We have provided comment below.

Reason for refusal – 1

The proposal is considered unacceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.

In the Northern Area Plan, the site lies outside any designated settlement development limit and falls within the countryside southwest of Kilrea village. As the NAP contains no provisions material to the development, PPS3, PPS4, PPS 6 and PPS21 provide the regional policy context for assessing this proposal.



The proposal is for “2 no. storey and a half ancillary conference/ educational/ office/ administration blocks and associated landscape/outdoor recreation/wellbeing spaces and siteworks associated with established rural business Hutchinson Engineering training academy” and represents a small-scale expansion of an established economic development use with significant benefits in terms of training opportunities and addressing local skills shortages in welding and fabrication and supporting local employment and supporting the sustainable growth of a significant employer within Causeway Coast and Glens Borough Council

The proposed buildings are sited and designed to integrate sympathetically with their rural surroundings and meet other planning and environmental considerations including those for drainage, access and road safety.

As such, the proposal is compliant with PPS 3, PPS 4, PPS 6 and PPS 21.

Reason for refusal – 2

The proposal is contrary to paragraph 6.73 of the SPPS and Policy CTY 1 of PPS 21 in that there are no overriding reasons why the development is essential in this location and could not be located in a settlement.

Consideration-

SPPS

The case officer has referred to paragraph 6.73 relating to residential and non-residential development in the countryside.

We note that the SPPS advises in Paragraph 6.74 that “other types of development in the countryside apart from those set out above should be considered as part of the development plan process in line with the other policies set out within the SPPS.

As such, we contend that this application must be considered under economic development and the associated benefit, and contributions must be assessed by Planning Service.

This application is an opportunity to facilitate a development which contributes to a sustainable rural economy.

The business’s vision is focussed on creating further employment and improving the health and wellbeing of their employees. The environmental, contextual, and economic matters of this proposal are all fundamental to the achievement of sustainable development in line with the SPPS.



The economic benefits are not considered to be insubstantial in the local context and therefore must be afforded significant weight in the determination of this application.

The need case in this instance is imperative. Hutchinson Engineering are an established rural business seeking to grow and expand their operations by providing further training apprenticeships to address the skills shortfall and meet their growth ambitions. They will not be able to sustain their growth without supporting planning approvals to accommodate the business in this established site and location.

PPS21

Policy CTY 1 of PPS21 states that planning permission will be granted for non-residential development in the countryside in the case of industry and business uses in accordance with PPS 4.

The case officer has noted that, *“as the proposal includes residential accommodation, it is not considered to be an expansion of an established economic development use and therefore cannot be considered under Policy PED 3.”*

1. This application is for non-residential development.
2. This application is for the expansion of an established rural business, Hutchinson Engineering for accommodation related to business operations, specifically the established training academy.
3. Therefore, the application must be considered under Policy PED 3.

Policy PED 3 of PPS 4 states that the expansion of an established economic development use in the countryside will be permitted where the scale and nature of the proposal does not harm the rural character or appearance of the local area and there is no major increase in the site area of the enterprise.

1. The application represents a small-scale expansion of the existing business operations.
2. The proposed buildings are submissive in their service and accommodation provision to the main office and factory block.
3. The proposed buildings are considered to integrate satisfactorily in this location and will not cause a detrimental change or erode the rural character of the area.
4. There are no consultee objections

Reason for refusal – 3



The proposal is contrary to paragraph 3.5 of the SPPS in that it does not demonstrate an inter-relationship between the location of local housing, jobs, facilities, services and infrastructure, therefore is not considered to be sustainable development.

The case officer states that “it is considered that that erection of new buildings in the countryside to provide shared living accommodation is not a sustainable option and would be contrary to 3.5 of the SPPS”.

Consideration -

1. Paragraph 3.5 of SPPS specifically relates to managing housing growth in a sustainable way. This application does not relate to or propose housing and therefore this paragraph is not applicable in this case.
2. The economic consideration and benefits of this application must be given appropriate weight in line with the SPPS.

Reason for refusal – 4

The proposal cannot be considered as an expansion of an established economic development use under PPS 4 as it involves residential development.

The case officer has noted that, “*The preamble to PPS 4 outlines that economic development uses comprise industrial, business and storage and distribution uses, as currently defined in Part B ‘Industrial and Business’ uses of the Planning (Use Classes) Order (NI) 2015. These include Class B1: Business, Class B2: Light Industrial; Class B3 General Industrial and Class B4: Storage and Distribution. The proposed development, in its entirety, does not fall within these use classes and therefore cannot be considered under PPS 4.*”

Consideration -

1. Hutchinson Engineering is an established rural business involved in the manufacture of metal structures and parts of structures. Therefore, it is an established industrial business falling under Class B2: Light Industrial.
2. The wider factory site has been subject to several planning approvals for varying developments. The permissions are linked into the growing success of the business. The business use is evidently established on the site.
3. This application proposes additional accommodation for expansion of the training academy which is entirely linked to Hutchinson Engineering existing



operations and was established in partnership with Northern Regional College to address the skills shortage in welding and fabrication.

4. The residential element of the proposal is not and never has been a proposal for market housing rather it should be considered as bespoke training/conference accommodation. The nature of the accommodation proposed had been clarified to Planning Service, as short-term on-site accommodation for apprentices of Hutchinson Engineering training academy during a training course or conference.
5. Furthermore, the resubmission and amended description removed all short-term onsite accommodation from the proposal.
6. The resubmission should be assessed under PPS4 as it constitutes economic development as defined in Part B 'Industrial and Business' uses.

Documents Appended

Letter from Agent to Planning Service dated 9th April 2024

Summary of Planning Submissions

Letters to Councillors dated 16th May 2024 (Alderman John McAuley and Cllr Caoimhe Archibald)



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Our Ref: 22-57 App 3
Your Ref: LA01/2023/0346/F
Date: 9th April 2024

Dear Lynsey McCaw,

Re: LA01/2023/0346/F 2 no. storey and a half ancillary conference/educational/office/administration blocks and associated landscape/outdoor recreation/wellbeing spaces, and siteworks associated with established rural business Hutchinson Engineering training academy.

Further to your email received on 5th April 2024, please refer below. We attach email correspondence from 15th March – 5th April for your reference.

The reason that the amendments have been made was based on the feedback given from Planning Service. We are therefore at a complete loss as to the content of your email when we have attempted to address the comments made by Planning Service and omit the accommodation which seemed to be the only stumbling block given that all the consultee responses have been positive.

To suggest that our client submit a new application with an almost identical description seems not only heavy handed but showing a lack of willingness to work with clients and local businesses who are supporting the local community and economy. In this instance, Hutchinson Engineering are the biggest fabrication company in the Causeway Coast and Glens council area.

We, furthermore, note that the original application and the now tweaked application are identical in terms of scale, massing, application boundary, site location, elevational and material treatment.

The footprint and internal area have not changed, and the fee category would remain the same.

See below summary of submissions associated with the application including the descriptions by way of comparison.

Original Submission (16th March 2023)

"Accommodation block associated with the existing engineering factory."

Manor Architects Ltd. Reg. No. 46108

Directors:

Aidan M. Bradley

Johann C Muldoon MBE BSc (Hons). Dip.Arch. M.Arch. RIBA. RSUA. RIAS. RIAI. SCA. AMAE.

'Best Woman Architect in Europe 2017' 'Most Influential Woman in Architecture UK 2018'



Original Submission (16th March 2023) "Accommodation block associated with the existing engineering factory."



Resubmission 1 (28th June 2023) "2 no. storey and a half ancillary educational/accommodation/administration blocks and associated landscape/outdoor recreation/wellbeing spaces, and siteworks associated with Hutchinson Engineering training academy."



Resubmission 2 (20th March 2024) "2 no. storey and a half ancillary conference/educational/office/administration blocks and associated landscape/outdoor recreation/wellbeing spaces, and siteworks associated with established rural business Hutchinson Engineering training academy."







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Our Ref: 22-57 App 3
Your Ref: LA01/2023/0346/F
Date: 16th May 2024

Dear Alderman John McAuley,

Re: LA01/2023/0346/F Erection of 2 no. storey and a half ancillary conference/ educational/ office/ administration blocks and associated landscape/outdoor recreation/wellbeing spaces and siteworks associated with established rural business Hutchinson Engineering training academy'

Please refer to attached correspondence to Planning Service.

Having attempted to work with Planning Service and accommodate their wishes, we have been met with unreasonable approaches and a desire to lodge a new application for an identical scheme on an identical site based purely on a change, to meet their requests, of a planning description.

We requested and accepted nor received a response to our letter.

There are no consultee objections.

This type of approach is why Causeway Coast and Glens Borough Council have their established reputation and one which continues to damage and stall economic development.

If you have any questions or queries in relation to this, please feel free to contact us at any time.

Yours faithfully

**Johann Muldoon MBE. RIBA Bsc (hons). Dip (Arch). M (Arch). ARB. RSUA. RIAS. RIAI. SCA. AMAE.
Director/ Architect/ Specialist Conservation Architect**

Manor Architects Ltd. Reg. No. 46108

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Our Ref: 22-57 App 3
Your Ref: LA01/2023/0346/F
Date: 16th May 2024

Dear Caoimhe Archibald,

Re: LA01/2023/0346/F Erection of 2 no. storey and a half ancillary conference/ educational/ office/ administration blocks and associated landscape/outdoor recreation/wellbeing spaces and siteworks associated with established rural business Hutchinson Engineering training academy'

Please refer to attached correspondence to Planning Service.

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