

COMMITTEE ITEM	3.3 - Addendum
APPLICATION NO	LA03/2020/0503/F
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Erection of Agricultural Shed
SITE/LOCATION	Site 20 metres to the rear of 70 Tildarg Road, Kells
APPLICANT	Mr and Mrs Ryan Gowdy
AGENT	Jane Burnside
LAST SITE VISIT	03.09.2020
CASE OFFICER	Orla Burns Tel: 028 903 40408 Email: orla.burns@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the preparation of the Committee Report, additional information has been submitted on behalf of the applicant. This information relates to a number of receipts dating from January 2020 to October 2020.</p> <p>There are seven invoices from R & K Blair which include charges for such items as; woodshavings, poultry grain, cat food, layers pellets, hay, hypochloride, horse and pony cubes, apple chaff, wood pellets, dog food, barley flakes. These invoices are all noted as cash sales and do not identify the applicant or the applicants address.</p> <p>There are five invoices from Connon General Merchants which include charges for such items as; D Rail fencing, roofing bolts, thunderbolts, strainer posts, fence posts, sheep wire etc. These invoices are also noted as cash sales and do not identify the applicant or the applicant's address.</p> <p>An invoice from Ervine Plant Ltd identifies that the applicant was invoiced in May 2020 for the purchase of a Matbro TR200, which is a telescopic forklift. This invoice is made out to R Gowdy Ltd and has the address of the applicant. A further invoice from Ian Manson Plant has been submitted which indicates that the applicant was invoiced for a Massey Ferguson 4255 which is a tractor. This invoice is made out to R Gowdy Ltd but has no address. A third invoice from Blaney Farm Relief Services indicates that the applicant was invoiced for a John Deere 6610 which is also a tractor. This invoice is made out to R Gowdy Ltd and has the address of the applicant.</p> <p>Additional invoices include an invoice from Gibson Agri Services which relates to the cutting and baling of silage, a receipt for red diesel from LCC, both invoices include the name and address of the applicant.</p> <p>Other invoices include an invoice from Beechgrove Nursery for hedging, a till receipt from Samore Plant Centre with a handwritten reference to hedge replacement and</p>	

a goods out docket from Boville, McMullan Ltd for a delivery of blinding stone. These invoices are also noted as cash sales and do not identify the applicant or the applicant's address.

The invoices cover a limited period of time February 2020 to October 2020 and not the requisite six year period to establish an active and established farm business as referenced in Policy CTY 10. The vast majority of the invoices do not identify that the applicant was the actual recipient of the goods nor do they identify to what purpose they were put. In addition, a substantial quantity of the goods purchased relate to items which do not have a solely agricultural use.

There are three invoices for the purchase of 2 tractors and a telescopic forklift which were purchased between May and August 2020 and were made out to R Gowdy Ltd. A company search identifies that this business relates to the repair of machinery and freight transport by road. There is nothing to state what purpose these three machines are put too on this small holding (1.65 hectares) and why the invoices relate to a transport company or vehicle repair company. The ownership of two tractors and a forklift would not in any case indicate that there is an agricultural activity taking place.

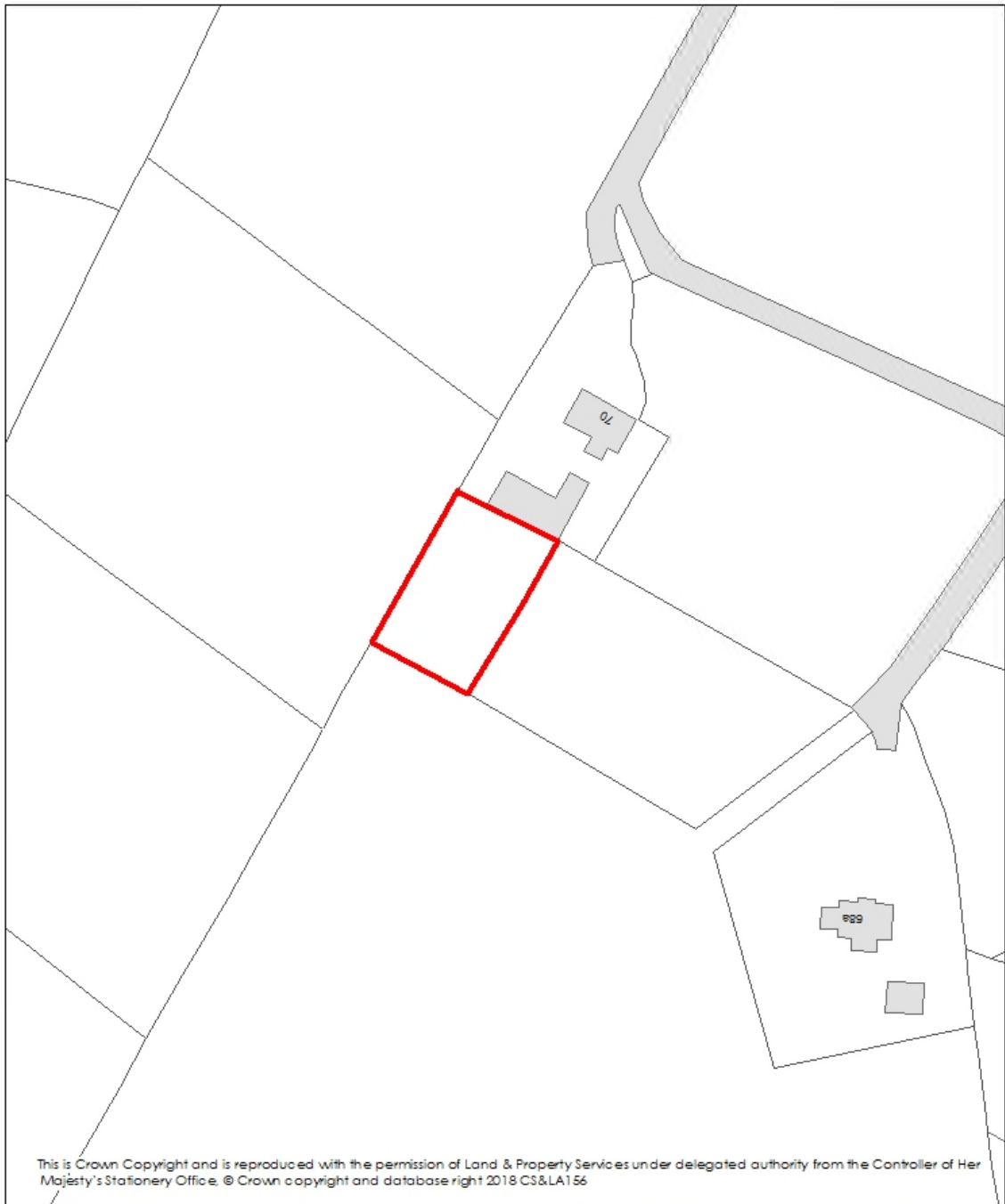
It is noted that the applicant's holding amounts to 1.65 hectares and that they stated in their initial submission "The applicants take silage and hay off the fields they own and require somewhere to store it as horse feed...". The proposed shed is 9 metres by 14 metres which equates to approximately 130sqm. It may be the case that the applicant needs storage for their horse feed or horse equipment, however, as noted in the original Committee Report, horses are a domestic animal and not agricultural unless the horse(s) is bred for meat or work on the farm. There is no evidence to establish this case.

The description of the application relates to an agricultural shed and there is insufficient evidence to establish that the applicant has an active and established farm business or that the size and scale of the shed is necessary for the agricultural activity of this small holding.

RECOMMENDATION	REFUSE PLANNING PERMISSION
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PROPOSED REASON OF REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY12 of PPS 21: Sustainable Development in the Countryside and does not merit being considered as an exceptional case, in that it has not been demonstrated that the farm business is currently active nor has it been established the proposed shed is necessary for the efficient use of the agricultural holding.



Location Map

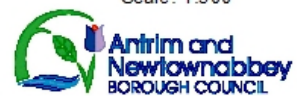
Location: Site 20m to the rear of 70
Tildarg Road, Kells

Proposal: Erection of agricultural shed

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 Site Boundary

Scale: 1:500



For Information Only

