

COMMITTEE ITEM	
APPLICATION NO	LA03/2021/0729/O
DEA	BALLYCLARE
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION

PROPOSAL	Managers dwelling for existing allotments.
SITE/LOCATION	100m NE of 3 Lisglass Road, Ballyclare
APPLICANT	Mr & Mrs I McFall
AGENT	R J Studio
LAST SITE VISIT	27 th September 2021
CASE OFFICER	Glenn Kelly Tel: 028 903 40415 Email: Glenn.kelly@antrimandnewtownabbey.gov.uk

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

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Since the preparation and publication of the Agenda report, the agent has submitted supporting information on the application in the form of supporting information (Doc 02) which was placed on the Planning Portal in advance of the Committee meeting.

The supporting statement is almost identical to that considered under the original case officer's report, however it makes note of one additional piece of information for consideration; -

"My son, currently living away from site/abroad approx. two weeks of every month and therefore the time at home/in the country is essential to be on site for family connections and maintain the allotment grounds"

It is considered that this information shows that the applicant's son travels out of the country on a regular basis and therefore would not be on site on a full-time basis to look after the allotments. Therefore, it is not considered that this new information adds to the applicant's argument for having a site specific need to have a dwelling on the site.

The agent's accompanying email also re-emphasises plans to expand the business into the field immediately surrounding the proposed site. However, no planning application has been lodged for this expansion.

Having taken note of the additional information, it is considered that there is no significant new information to warrant a change of opinion.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- No significant new information has been received that would persuade the Planning Section to amend their original opinion to refuse outline planning permission.

RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
REFUSAL REASON	
<p>1. The proposal is contrary to the policy provisions of the Strategic Planning Policy statement and Policies CTY1 and CTY7 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that there is a site specific need for the proposed dwelling that makes it essential for an employee to live at the site of their work; and that the site is not located beside, or within, the boundaries of the business enterprise and does not integrate with the buildings on the site.</p>	