

COMMITTEE ITEM	3.10
APPLICATION NO	LA03/2023/0255/O
DEA	ANTRIM
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Site for dwelling on a farm with detached double garage
SITE/LOCATION	Lands approx. 50m North of 89 Dublin Road, Antrim, BT41 4PN
APPLICANT	David McCabe
AGENT	Park Design Associates
LAST SITE VISIT	4 th May 2023
CASE OFFICER	Gareth McShane Tel: 028 903 40411 Email: gareth.mcshane@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 https://planningregister.planningssystemni.gov.uk</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the preparation and publication of the Committee Report, additional supporting information has been submitted (Document 02 dated 11th July 2023).</p> <p>The information notes that the applicant's main farm complex is at Ballyarnot Road and the 35 acre outfarm at Dublin Road is set beside an existing bungalow and detached garage which the proposed dwelling will cluster with. The agent notes that the dwelling does not have to group with the main farm, and in the past sites have been approved away from the main farm group. Planning application Ref: LA03/2021/0352/O is highlighted as one such example, whereby a dwelling was approved which was sited beside a dwelling and a number of agricultural outbuildings. The Policy states when approving a new dwelling on a farm that; 'the new building is visually linked or sited to cluster with an established group of buildings <u>'on the farm'</u>'. The key difference between planning approval Ref: LA03/2021/0352/O and the current application is that the existing dwelling and garage at Dublin Road do not appear to be on a farm, and instead appear as an independent dwelling in the countryside which does not link to any farming activity. At the time of the site visit, no farming activity was observed from the dwelling, nor was any farm machinery or animals present within the curtilage of the dwelling. While it is accepted that the dwelling is under the ownership of the applicant, this does not mean that it is a building <u>'on the farm'</u>.</p> <p>The agent also refers to application Ref's: LA03/2021/0736/O and LA03/2020/0276/O, whereby permission was granted for a farm dwelling which was not sited beside a farm building. In both cases, the applicant's dwelling was the only building associated with the farm, therefore there was no other buildings on the farm for the proposal to visually link with on the holding. In the case of this application, the applicant has an extensive farm holding made up of their own dwelling (applicant's address as per the submitted P1 Form) and numerous farm buildings. No information was submitted as to why the proposal could not be sited to group with the farm buildings at Ballyarnot Road.</p>	

The additional information does not result in a change to the recommendation to refuse planning permission.

CONCLUSION

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

- The principle of the development cannot be established as the proposal fails to fulfil the policy requirements of Policies CTY 1 and CTY 10 of PPS 21;
- It is considered a dwelling could be accommodated within the site and integrate appropriately within the landscape;
- It is considered that a dwelling on the site would add to a ribbon of development;
- An appropriately sited dwelling would not have a detrimental impact on neighbouring amenity;
- The proposal is considered contrary to Policy AMP 3 of PPS 3 as it does not meet an exception to the protected routes policy; and
- It has not been demonstrated that the proposal will not have an adverse impact on an archaeological site.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the new building is not visually linked or sited to cluster with an established group of buildings on the farm.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 & 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the new building would add to a ribbon of development.
4. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy AMP 3 of Planning Policy Statement 3 and Annex 1- Consequential amendment to Policy AMP3 of PPS3 as contained within PPS21, Access, Movement and Parking, in that the proposal does not meet the exceptions test for a new access onto a Protected Route.
5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy BH2 of Planning Policy Statement 6, Planning, Archaeology and the Built Environment, in that it has not been demonstrated that the proposal will not have an adverse impact on an archaeological site.




Site Location Plan



Application Reference: LA03/2023/0255/O

Proposal: Site for dwelling on a farm with detached double garage

Location: Lands, approx 50m North of 89 Dublin Road, Antrim, BT41 4PN

 Site boundary



COMMITTEE ITEM	3.13
APPLICATION NO	LA03/2023/0171/F
DEA	AIRPORT
COMMITTEE INTEREST	2ND ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION

PROPOSAL	Covered livestock pen (retrospective application).
SITE/LOCATION	65m to the north-east of 5e Ballyquillan Road Aldergrove Crumlin BT29 4DD.
APPLICANT	Vincent Connon
AGENT	Big Design Architecture
LAST SITE VISIT	13 th April 2023
CASE OFFICER	Gareth McShane Tel: 028 903 40442 Email: gareth.mcshane@antrimandnewtownabbey.gov.uk

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ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

At the June Planning Committee, a decision was taken to defer the application for one month to allow the agent time to submit additional information to support their application.

Subsequently, the agent has belatedly submitted supporting documentation (5th July 2023). The additional information includes:

Supporting statement (Document 03);

- H & S guidance leaflets (HSENI What to Expect when a Health & Safety Expert Calls; Safe Handling of Livestock on Farms (Document 04);
- Beef Cattle Code of Practice 2012 (Document 05)
<https://www.daera-ni.gov.uk/publications/codes-practice-farmed-animals>
- Standard and Riles NI Beef and Lamb Farm Quality Assurance Scheme (Document 06)
http://www.nifcc.co.uk/filestore/documents/publications/NIBL_FQAS_Standard_and_Rules_2018
- Common sense Estrus Synchronization in Beef Cattle (Document 07)
- Farmer Guide – Breeding Protocols for Beef Cows (Document 08)
- Photographs of pens/cattle crushes in surrounding area (Document 09)
- 5 letters of support from neighbouring properties;
- A letter of support from Robert Cochrane Ulster Farmers Union; and an
- Amended plan (Drawing No. 02/1 date received 14th July 2023).

The supporting statement (Document 03 dated 5th July 2023) indicates that the applicant is not a standard beef or dairy farmer with the farming activity relating to the breeding of Limosin cattle. The breeding of Limosin cattle includes an Artificial Insemination (AI) process which is carried out at the applicant's main farm holding at Dunore Road. It is highlighted within the supporting statement, that in order for the AI process to be successful that certain health, safety and welfare conditions are imperative. Extracts from

the aforementioned guidance documents have been highlighted in order to reinforce the need for the subject building. Additionally a letter of support from Robert Cochrane Ulster Farmers Union indicates that the subject building allows for easy gathering of the animals, the animals are familiar with the shed which reduces stress and ensures timely veterinary treatment when the need arises.

The crux of the need for the subject building appears to relate to the facility being required to allow for a stress free environment for cattle prior to movements from Ballyquillan Road to Dunore Road, to allow for heat checks to be carried out following the AI process, and to provide shelter for the animals from adverse weather conditions.

The supporting statement indicates that the parcel of lands at Ballyquillan Road represents 25% of the applicant's farm, therefore without the subject building at this location which allows for suitable facilities prior to transportation that the success rate of the AI process would be down 25%. The applicant contends that this would result in the farm business being untenable. As indicated by the applicant's farm maps, the lands at Ballyquillan Road are made up of three agricultural fields, one to the south of the laneway hosting the subject building and two to the north of the laneway, opposite the subject building. However, notwithstanding the applicant's claim that this parcel of land makes up 25% of the farm business, a recent planning application (LA03/2023/0316/F) indicates that approximately 50% of these lands are under the ownership of a third party who is currently seeking planning permission to develop the land for a sand arena and horse stables directly opposite the subject building.

The agent indicates within Document 03 that the pen was erected about a decade ago, google imagery indicates that an open sided structure with no roof was on site at some point between 2012 and May 2017. Google imagery also indicates that sides and a roof were put in place between 5th April 2018 to the 28th June 2018. The subject building requires planning permission and no Certificate of Lawful Development has been submitted to the Council.

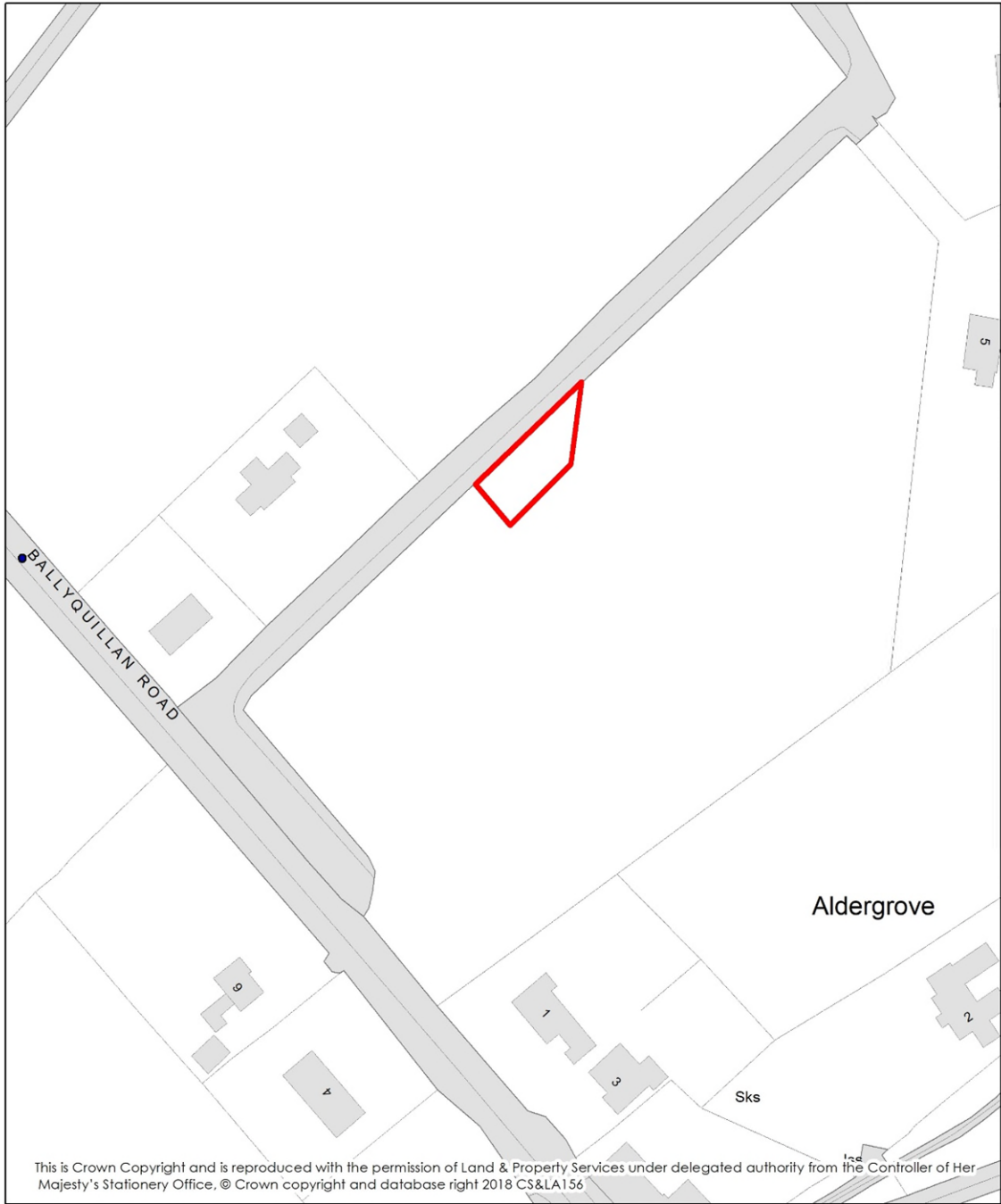
Drawing No 01/1 indicates the inclusion of additional planting on either side of the subject building in an attempt to aid integration, Policy CTY 13 of PPS 21 is clear that new landscaping as the sole means of integration should not be relied upon. New planting will inevitably take a considerable length of time to mature and in the interim will not mitigate the impact of new development.

There is no requirement to provide shelter for animals within the field in which they are grazed. Whilst it is not disputed that cattle handling facilities for the safe loading and unloading of animals are beneficial, it is unclear why a covered pen is necessary and why this cannot be carried out through an uncovered pen or via a cattle alleyway or cattle sifting area. Images of similar uncovered cattle handling systems within the surrounding locality have been provided by the applicant (Document 09).

Having reviewed the information submitted the siting of an additional agricultural building away from the existing farm complex is not considered essential for the efficient functioning of the business and there are no demonstrable health and safety reasons as to why the subject building should be treated as an exception to the Policy. It is considered therefore that the application does not meet with the requirements of Policy CTY 12 of PPS21 and therefore the principle of development has not been established. The recommendation to refuse planning permission remains the same.

RECOMMENDATION**REFUSE PLANNING PERMISSION****PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that i) the building is not clustered with an established group of farm buildings on the agricultural holding, ii) it has not been demonstrated that a new building is necessary for the efficient functioning of the farm, iii) there is no persuasive evidence that a building at this location is necessary for the efficient functioning of the farm.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 12 & 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building fails to integrate into the landscape.



Site Location Plan

Application Reference: LA03/2023/0171/F

65m to the north-east of 5e Ballyquillan Road Aldergrove Crumlin BT29 4DD

Covered livestock pen (retrospective application)



 Site boundary

1:1,250

