

COMMITTEE ITEM	3.11
APPLICATION NO	LA03/2020/0278/O
DEA	BALLYCLARE
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site of dwelling and garage on a farm
SITE/LOCATION	Adjacent to and Approx. 45m North of 56 Carnanee Road, Templepatrick
APPLICANT	Mrs Mary Wylie
AGENT	Ivan McClean
LAST SITE VISIT	April 2020
CASE OFFICER	Sinéad McConnell Tel: 028 903 40411 Email: sinéad.mcconnell@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	
<p>Since the preparation and publication of the Agenda report additional information has been submitted in an attempt to address the reasons for refusal. Given the first reason of refusal states that it has not been established that the applicant is an active and established farmer, the agent has submitted a number of receipts in an attempt to evidence that a business exists.</p> <p>22/05/2104 – Receipt for a jockey wheel. 06/06/2014 – Receipt for an unknown item. 30/06/2015 – Receipt for a bag of grass seed. 26/09/2016 – Receipt for fencing. 03/08/2017 – Receipt for Exterior Paint. 27/01/2018 – Receipt for the purchase of a chainsaw. 28/05/2018 – Receipt for an unknown item. 13/04/2019 – Receipt for animal feed. 18/05/2020 – Receipt for stones. 03/07/2020 – Receipt for hedge cutting.</p> <p>The receipts provided as evidence do not demonstrate an active and established farm business exists. There is no evidence to show that any of the material was actually used on the holding.</p> <p>There is a significant amount of fencing purchased in 2016, however, there is no evidence that it was erected although it could be presumed that it is highly likely that this is the case. Hedge cutting was also carried out in July 2020.</p> <p>There are receipts provided for; a bag of grass seed, a jockey wheel, paint and a chainsaw which are all materials that can be associated with ordinary domestic purposes and not necessarily agricultural and do not demonstrate that the applicant is maintaining the land in good agricultural and environmental condition. There is also</p>	

a receipt for animal feed. however, there is no details of any animals on the holding and therefore it is not clear what purpose the animal feed was put too.

In addition to the above, a number of the receipts are hand written. The applicants name and address is also handwritten on the receipt, however, the handwriting for the applicant's name and address differs from the remainder of the handwriting on the receipt. The agent was asked to clarify this anomaly, however, there has been no response to date.

It is considered that there is insufficient evidence to establish that there is an active and established farm business operational over the last 6 years.

In addition to the above the agent has indicated that he will be on holidays at the time of the Planning Committee meeting and has asked for a deferral of the application as he cannot attend the meeting.

RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
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PROPOSED REASONS OF REFUSAL


1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY1 and CTY10 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 and established.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of PPS 21: Sustainable Development in the Countryside, in that a dwelling on the site proposed would fail to integrate into the landscape.



Location Map

Application Reference: LA03/2020/0278/O
 Location: 45m N of 56 Carnanee Road, Templepatrick.
 Proposal: Site of dwelling and garage on a farm.



 Site Boundary

