

COMMITTEE ITEM	3.7 – ADDENDUM
APPLICATION NO	LA03/2022/1118/F
DEA	AIRPORT
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Erection of stables building for private use only including ancillary siteworks.
SITE/LOCATION	120m NE of 16 Rickamore Road, Templepatrick, BT39 0ET
APPLICANT	S Nicholson & R McAlonan
AGENT	Planning Services
LAST SITE VISIT	20 th January 2023
CASE OFFICER	Gareth McShane Tel: 028 903 40411 Email: gareth.mcshane@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 Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the preparation and publication of the Addendum Report, further additional supporting information has been submitted by the agent on behalf of the applicant. The further information reiterates the Policy context of the proposal, that being Policy OS3 of Planning Policy Statement 8 – Open Space and Outdoor Sport and Recreation (PPS 8). The supporting documentation contends that contrary to the Council's suggestion that the proposal has no element of outdoor recreation, the proposal is in fact solely for recreational use to allow the applicants to keep and ride their horses on lands that they own within the countryside or on roads or other locations of the applicants choosing.</p> <p>It is not disputed that the applicant may wish to keep horses for their own and their family's enjoyment, however, the supporting documentation confirms that there are no equestrian or outdoor recreation uses at this location. No documentation has been provided as to why the stabling of horses cannot be accommodated adjacent to the applicant's home or within their existing farm complex.</p> <p>Supporting documentation also makes reference to two appeal decisions (2010/A0099 & 2018/A0008). It is considered that the aforementioned appeals are not comparable to the current application. Planning appeal 2010/A0099 granted permission on the family farm opposite a dwelling occupied by the appellant's son. Planning Appeal 2018/A0008 provided an element of equestrian use in the form of horse riding for commercial purposes.</p> <p>The headnote of Policy OS3 of PPS 8 states that permission will be granted for the development of proposals for outdoor recreational use in the countryside where certain criteria are met. While the proposal is considered to meet the additional criteria outlined in Policy OS3, the principle of development has not been established as no element of outdoor recreation has been provided, therefore the proposal is considered to fail the policy test and the recommendation to refuse planning permission remains.</p>	

CONCLUSION

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

- The principle of development cannot be established as the proposal fails to fulfil the policy requirements of OS3 of PPS 8 in that the proposal is for the private usage of the applicant and their family, and does not possess a recreational element;
- The proposal could successfully integrate into the surrounding area;
- There are no concerns regarding neighbouring amenity; and
- There are no concerns regarding flood risk, road safety, or natural heritage.

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

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement, 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 OS3 of Planning Policy Statement 8, Sustainable Development in the Countryside, in that the proposal does not possess a recreational element and there are other existing buildings which could be utilised.

Reviewed by Senior Planning Officer – Alicia Leathem, 20th March 2023

Reviewed by Head of Planning – Barry Diamond 20th March 2023

Reviewed by Deputy Director of Planning –

Reviewed by Director of Planning and Economic Development –



Planning Application Reference: LA03/2022/0349/F

Location: 250m NE of 60 Crosskennan Road, Antrim, BT41 2RE

Proposal: Agricultural Building

Scale: 1:2500



Site Location

