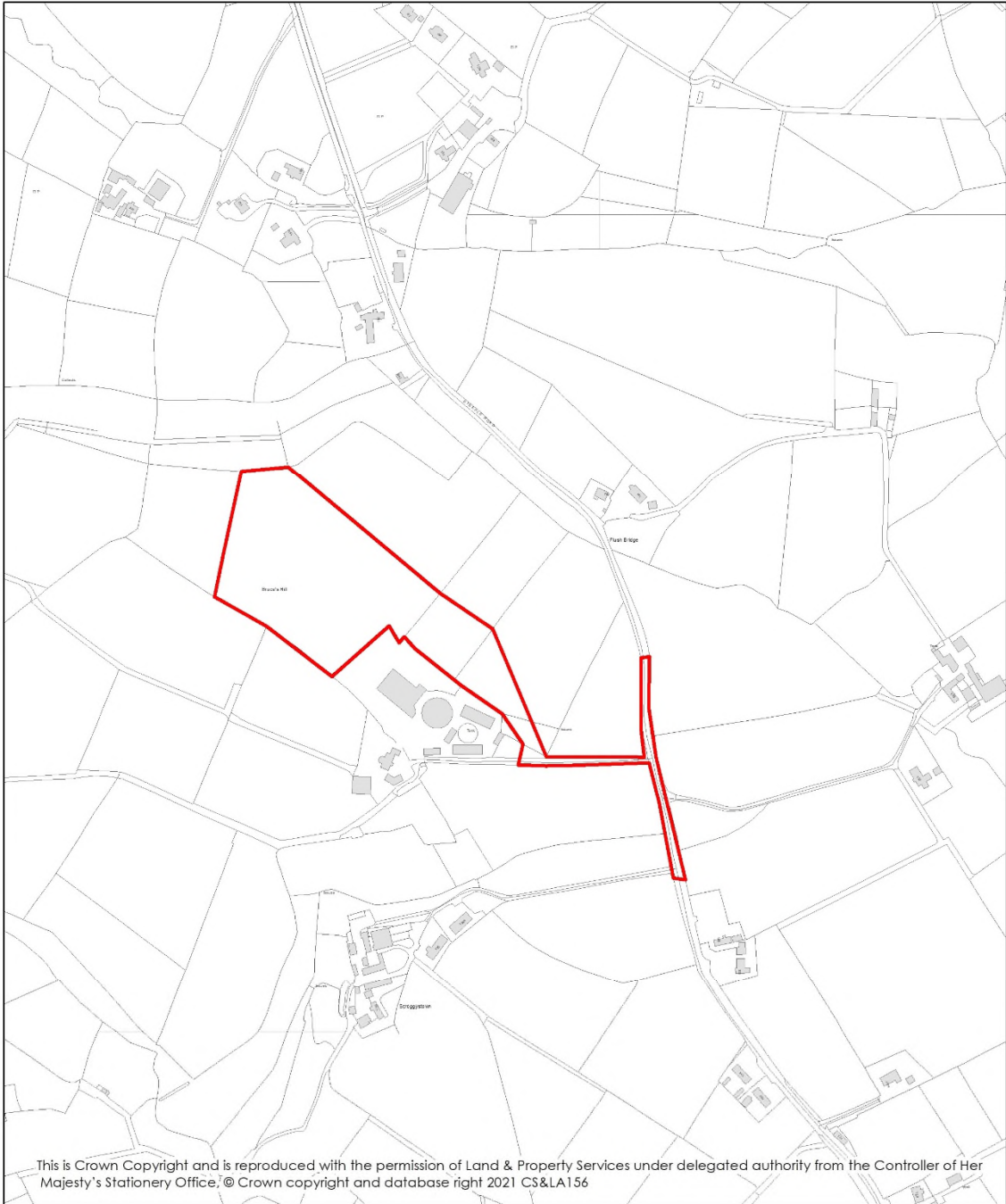


<b>COMMITTEE ITEM</b>	<b>3.1 - Addendum</b>
<b>APPLICATION NO</b>	<b>LA03/2020/0564/F</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>COMMITTEE INTEREST</b>	<b>MAJOR DEVELOPMENT</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Proposed pig finisher unit to include an air scrubber, 6 no. feed bins, slurry store/reception tank, concrete hardstanding yard, other ancillary development and upgrade to existing access.
<b>SITE/LOCATION</b>	Lands approx. 150m north west of 140 Steeple Road Kells
<b>APPLICANT</b>	Mr R Park
<b>AGENT</b>	Clyde Shanks Ltd
<b>LAST SITE VISIT</b>	February 2021
<b>CASE OFFICER</b>	Barry Diamond Tel: 028 9034 0407 Email: <a href="mailto:barry.diamond@antrimandnewtownabbey.gov.uk">barry.diamond@antrimandnewtownabbey.gov.uk</a>
<p><b>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 <a href="http://www.planningni.gov.uk">www.planningni.gov.uk</a></b></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Following the publication of the Planning Committee Report a review of recent decisions by the Planning Appeals Commission (2018/E0003) has indicated that an alternative wording for condition 05 may be appropriate. The current wording of the condition currently reads;</p> <p><i>'The applicant shall not deviate from the proposed slurry export arrangements, as detailed in Environmental Statement Chapter 15 submitted 21/08/2020, without the prior written consent of the Council.'</i></p> <p>The alternative wording for the proposed condition should read;</p> <p><i>An up to date Nutrient Management Plan shall be maintained on site each year. The NMP shall be available for inspection and shall be retained for at least 5 years to ensure sustainable locations for slurry spreading are maintained.</i></p> <p>The proposed alternative wording allows for a larger degree of flexibility for the farm business to be able to diversify the land on which the slurry is spread or seek alternative sources of disposal such as Anaerobic Digestion without having to seek the authority of the Council on an annual basis. A Nutrient Management Plan is also a requirement of the Pollution Prevention Control Certification which is administered by DAERA and it is considered that the onus to seek agreement from the Council for an alternative source of land spreading would be a duplication of the monitoring carried out by DAERA. It is recommended that condition 05 is amended to the alternative wording proposed in this report should planning permission be forthcoming.</p>	
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>



**Location Map**

Reference: LA03/2021/0564/F

Location: Lands approx. 150m north west of 140 Steeple Road, Kells

Proposal: Proposed pig finisher unit to include an air scrubber, 6 no. feed bins, slurry store/reception tank, concrete hardstanding yard, other ancillary development and upgrade to existing access

 Site Boundary



<b>COMMITTEE ITEM</b>	<b>3.8 - ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2021/0062/O</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Site for a dwelling and domestic garage (infill)
<b>SITE/LOCATION</b>	Approx 25m South East of 17 Mount Shaligus Lane, Randalstown
<b>APPLICANT</b>	Mr Eamon Robb
<b>AGENT</b>	CMI Planners
<b>LAST SITE VISIT</b>	19 <sup>th</sup> April 2021
<b>CASE OFFICER</b>	Simon Russell Tel: 028 903 40427 Email: <a href="mailto:simon.russell@antrimandnewtownabbey.gov.uk">simon.russell@antrimandnewtownabbey.gov.uk</a>

**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](http://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 an email with a number of photographs attached in an attempt to demonstrate the permanency of the corrugated iron structure on the site. This information was placed on the Planning Portal in advance of the Committee meeting.

The agent contends in their email dated 08 June 2021 that the prefabricated structure is not of temporary construction and is incapable of being moved. The agent contends that the said structure has been on the site since the 1990s and should be considered as 'permanent'. The agent has submitted a number of photographs showing the inside of the structure, which they have advised were taken in June 2021 to demonstrate the structure's permanency on the land. The agent contends that the inclusion of this structure in the Council's policy assessment would satisfy the first requirement of Policy CTY 8 as it would "bookend the development".

The fundamental policy concern raised within the Case Officer's original report was whether the corrugated iron structure could be considered as one of the three buildings for the purposes of the policy assessment under CTY 8 of PPS 21. It is considered that the submission of the photographs of the inside of the structure taken in June 2021 adds no weight to the lawfulness of the said structure. As the structure is of recent construction and does not have the benefit of planning permission it is considered that it cannot constitute a lawful building.

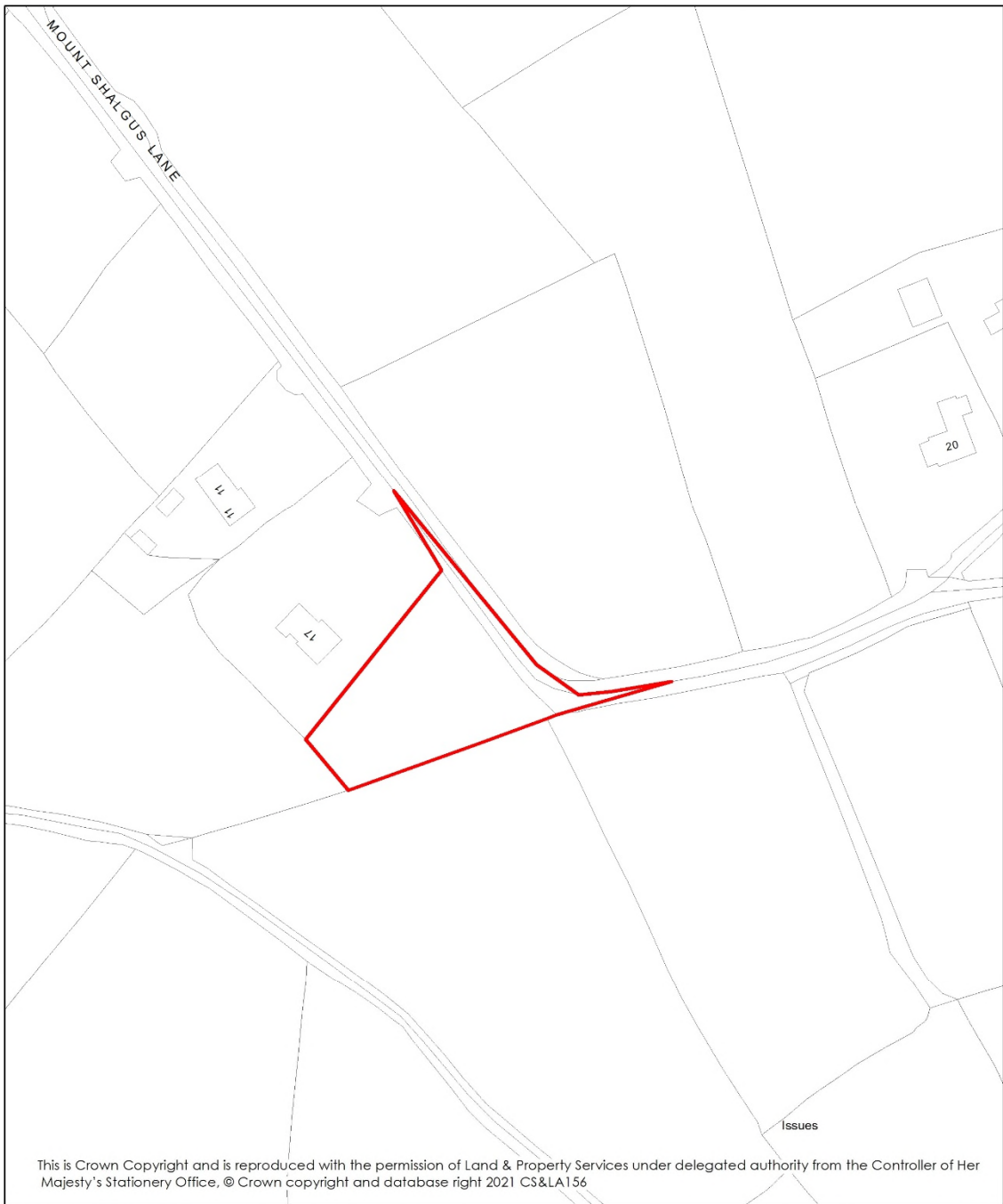
As such, it remains that the application site is not part of an otherwise continuously built up frontage for the purposes of CTY 8 and the proposal remains contrary to the provisions of the SPPS, Policy CTY 1 and Policy CTY 8 of PPS 21 as no infill opportunity exists at this location.

It is therefore considered that no determining weight should be afforded to the supporting information provided by the agent as the proposal remains unacceptable and is contrary to policy. It is therefore proposed that the Planning Committee uphold the initial reasons for refusal.

<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
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<b>PROPOSED REASONS OF REFUSAL</b>
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1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY1 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 provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.
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 building would, if permitted, result in ribbon development resulting in a suburban style build up when viewed with the existing dwellings along Mount Shalgus Lane.



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**Location Map**

Application Reference: LA03/2021/0062/O  
Location: Approx 25m South East of 17 Mount Shalgus Lane Randalstown  
Proposal: Site for a dwelling and domestic garage (infill)



 Site Boundary

