

**Laura Crawford**

---

**From:** Aoibhinn Roarty [REDACTED]@mkaplanning.co.uk>  
**Sent:** 20 September 2021 11:17  
**To:** Denise Dickson; Planning  
**Cc:** 'Matt Kennedy'  
**Subject:** Planning Application LA01/2019/0849 - Retention of Existing Farm Shop  
**Attachments:** LA01.2019.0849.F - Farm Shop Committee Letter.pdf

Good morning Denise,

**RE: PLANNING APPLICATION LA01/2019/0849/F FOR RETENTION OF EXISTING FARM SHOP FOR LONGFIELD FARM, ANCILLARY STORAGE OF FARM PRODUCE AND CAR PARKING AT LANDS 125M SOUTH OF NO. 132 CLOONEY ROAD, EGLINTON**

I refer to the above planning application and the upcoming planning committee meeting.

I attach a letter in relation to same.

I trust this is satisfactory however please do not hesitate to contact myself or Matt.

Kind Regards,



Aoibhinn

Aoibhinn Roarty  
Town Planner  
MKA Planning Ltd



32 Clooney Terrace  
Waterside  
Derry  
BT47 6AR

Tel. 028 71 311551  
Fax. 028 71 313404

MKA  E-mail: @mkaplanning.co.uk Web: [www.mkaplanning.co.uk](http://www.mkaplanning.co.uk)



*MKA Planning's new  
office premises are  
located in the City  
Centre.*

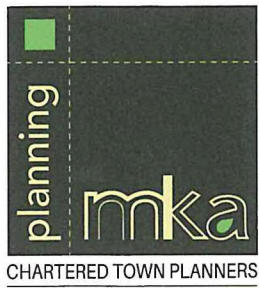


Before you print think about the ENVIRONMENT

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity for whom they are addressed. If you have received this email in error please notify the system manager.

Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.

Finally, all emails are scanned and checked for viruses but the recipient should check this email and any attachments for the presence of viruses. MKA Planning Ltd accepts no liability for any damage caused by any virus transmitted by the email.



**BUSINESS**

Town and  
Country  
Planning

**ADDRESS**

32 Clooney Terrace  
Waterside  
Derry/Londonderry  
BT47 6AR

**CONTACT**

T: (028) 7131 1551  
E: admin@mkaplanning.co.uk  
W: www.mkaplanning.co.uk

20<sup>th</sup> September 2021

Denise Dickson  
Head of Planning  
Planning Department  
Causeway Coast and Glens Borough Council  
Cloonavin  
66 Portstewart Road  
Coleraine

Dear Denise,

**RE: PLANNING APPLICATION - LA01/2019/0849/F. RETENTION OF EXISTING FARM SHOP FOR LONGFIELD FARM, ANCILLARY STORAGE OF FARM PRODUCE AND CAR PARKING AT LANDS 125M SOUTH OF NO. 132 CLOONEY ROAD, EGLINTON**

I refer to the above planning application, and the Planning Committee (PC) Report for this item on the Council's September 2021 meeting.

This letter addresses some of the issues raised in the PC Report, and also encloses a number of letters of support for local customers who use this farm shop at **Appendix MKA 1**. I do not believe that all material planning considerations have been fully considered by the Planning Department.

The principle of a new farm shop selling local farm produce is acceptable under the SPPS and Policy CTY 11 and the only issue outstanding is the location of the shop. All the Applicants existing farm sheds are fully utilised.

The farm shop cannot be located within the farm yard, or near the Applicant's farmhouse for a number of reasons, namely:-

Location.

Principal: | Matthew Kennedy - [redacted]@mkaplanning.co.uk  
Office Manager: | Mary Kennedy - [redacted]@mkaplanning.co.uk

Assistant | Aoibhinn Roarty - [redacted]@mkaplanning.co.uk  
Planners: | Paddy McLeary - [redacted]@mkaplanning.co.uk

Planning states at Para. 8.17 that the farm shop can be located to the south, west or east of the farm buildings. However, this is impractical for various reasons. The farm lane regularly floods and while not an issue for the Applicant (who has four wheel vehicles) this would imperil visitors. Siting to the south would be in the private front garden of the Applicant's farm house, siting to the east would mean extending the farm lane across the front of the house and siting it in a separate field beside the free range chickens. Siting it to the west would be in a separate field, affected by surface water flooding. None of these alternative siting locations are reasonable.

Other reasons why the proposal is not acceptable in the existing farm yard are:-

### Bio-Security

Any visitors to active farm yards must now follow a strict cleansing and disinfection regimes to prevent disease. The Applicant has pedigree cattle and 500 free range hens around the farm yard.

It would be impossible to police or prevent the visitors and/or their children coming into the farm yard and interacting with animals. It would be entirely unreasonable and commercially impractical to expect farm shop visitors to go through a strict cleansing protocol.

### Health and Safety

The Applicant's farm yard is an active and busy farm yard that is in constant use by agriculture vehicles, machinery and farm animals.

The **Farm Safety Action Plan 2017-2020** notes that the main accidents on a farm are being hit or trampled by an animal (76%), contact with machinery (61%) or trips at ground level (56%). Animal use of the yard significantly increases the possibility of slips/trips.

The Applicant also uses forklifts and telehandlers regularly in farm to move large boxes of potatoes and vegetables. It is not safe to have visitors potentially coming into contact with farm machinery or farm animals moving around the yard.

### Farm Security

There is a significant issue with rural crime- "NFU Mutual estimates that rural theft cost the UK £43.3m in 2020" (*Source: NFU – The Impact on our Communities, Rural Crime Report 2021*). The Applicant has highly valuable plant and machinery stored in the farm yard including quads, tractors,

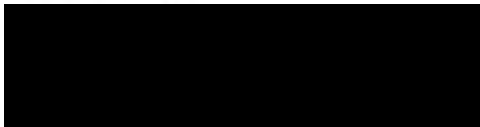
forklifts, telehandlers and trailers. All of these items of machinery are highly attractive to thieves who target farm yards. His family home is also located within the farm yard. The Applicant would be keen to keep "prying eyes" away from the yard and his family home.

Therefore, there are strong locational, biosecurity, health and safety and farm security reasons why the farm shop cannot be situated within or close to the existing farm yard.

The Applicant has been seasonally operating this farm shop at the current location for nearly twenty years, without any problems or complaint. The building is small in scale, designed and finished to integrate into the landscape with mature vegetation to the north and east providing a mature backdrop.

Therefore, we respectfully request that Council grant planning permission for this application.

Yours faithfully,

A large black rectangular redaction box covering the signature of Matt Kennedy.

**Matt Kennedy (MRTPI)**

**Principal**

**MKA Planning Ltd.**

c.c. Client – Mr Alan Hunter.

# Appendix MKA 1

MKA PLANNING LTD  
Chartered Town Planners

32 Clooney Terrace, Waterside, Derry, BT47 6AR,  
Tel: (028) 71 311551 Fax: (028) 71 313404





# ULSTER FARMERS' UNION

Established 1918

[Planning@derrystrabane.com](mailto:Planning@derrystrabane.com) 17/9/2021  
Derry City & Strabane District Council  
Planning Department  
98 Strand Road  
Derry  
BT48 7NN

**REF :- LA01/2019/0849/F | Retention of existing farm shop for Longfield Farm, ancillary storage of farm produce and car parking. | Lands 125m South West of No. 132 Clooney Road Eglinton**

Dear Sir /Madam

On behalf of the membership of UFU North West Derry I wish to convey and endorse our strongest support for the above application. .

Important Points for consideration for the above application :-

This farm shop serves the needs of local communities and as shown during the recent Covid lockdown crisis was and continues to be invaluable in providing a consistent supply of vegetables and eggs throughout – not dependent on complex supply chains.

This farm shop epitomises - 'Buy Local- Support -Local' bringing increasing benefits for the local economy . It addresses sustainability in rural areas and reduces food miles and CO2 emissions.. Sourcing local food will become the 'New Normal – as increasing numbers of people work from home. The shop has extensive opening hours (0800-2300 hrs) including Sat & Sunday + holiday periods – use of modern vending technology – convenience for customers and passing traffic – including tourist visitors .

The farm practices 'Nature Friendly Farming' and produces freshly grown produce daily including range of seasonal vegetables, potatoes and fresh eggs ( owner's hens). Flower margins are grown in the fields to encourage butterflies , bees etc. Children often come to see the hens etc and can see the vegetables being grown in the fields ( educational benefits.)

Farm businesses are increasingly encouraged to consider farm diversification projects by DAERA.. This business is pivotal to the local area and is greatly supported and appreciated by all the community.

Yours Sincerely

  
Chairman UFU North West Derry

---

**475 Antrim Road, Belfast BT15 3DA**  
**Tel: 028 90 370222**  
**Fax: 028 90 371231**

**Email: [info@ufuhq.com](mailto:info@ufuhq.com)**  
**Website: [www.ufuni.org](http://www.ufuni.org)**

**Marilyn Jamison  
20 Castle Park  
Eglinton  
Co. Londonderry  
BT47 3PL**

15<sup>th</sup> September 2021

Re: Hunter's Vending Farm Shop

To Whom It May Concern:

As a regular user of Hunter's Vending Farm Shop for the past two to three years, I wholeheartedly support this business and its current location for the following reasons:

- It provides very good quality free range eggs and 'fresh from the field' vegetables
- It is easily accessed from the main road and from the village of Eglinton. Parking is convenient which is an issue for me as a pensioner and for others with mobility difficulties
- The food is from the farm itself making for a very low carbon footprint
- Its vending procedure and contactless payments make it a Covid friendly environment
- The chickens can be seen from the vending shop which is an excellent way for children to learn about the origins of the food they eat, a lesson that is lost on many because of supermarket dominance
- The vegetables are growing in fields adjacent to the vending shop which also provides a valuable lesson in food production.

In these days where climate change is of huge concern, this business should be receiving accolades for its contribution to local food production with the fewest possible food miles. The produce from Hunter's farm is of the highest quality and the business ought to be given additional support for providing an alternative to supermarket shopping. The added benefit of being able to see 'field to fork' right beside the main road is so important for the education of young children.

I wish to continue to use Hunter's Vending Farm Shop in its current location for as many years as I am able as it is a valuable amenity for many.

Sincerely,





**Matt Kennedy**

---

**From:** ALAN HUNTER [REDACTED]  
**Sent:** 15 September 2021 20:53  
**To:** [REDACTED]@mkaplanning.co.uk  
**Subject:** Fwd:Vending machine.

Sent via BT Email App

**From:** Five Oaks Bed and Breakfast  
**Sent:** Sep 15, 2021 at 1:08 PM  
**To:** [REDACTED]  
**Subject:** Vending machine.

**To whom it may concern,**

**I can't speak highly enough about Hunters vending, my 95 year old mother and I have been using this service since it opened and we use it now more than ever because of the COVID-19 pandemic.**

**We have found it a vital part of our routine for fresh seasonal produce and eggs and we visit it weekly.**

**We try and keep shopping in big supermarkets to a minimum so being able to buy fresh eggs and vegetables in a, safe contactless environment, is so important for us now more than ever. We also love that we can recycle our egg boxes each week.**

**It is important for us to support local businesses who are a vital part of our community.**

**We hope this amazing little enterprise continues to operate.**

**Kind regards, Monica Fee,**

**43 Gosheden Road, BT473TG**

**Kathleen Harkin,  
29 Pennyburn Court, BT480RT**

Kind Regards,  
Monica Fee.

<http://www.fiveoaksbandb.co.uk/>

25 Killylane Road,  
Eglinton,  
BT47 3DW.

15<sup>th</sup> September 2021


To whom it may concern.

Longfield Farm vending

Myself and my family have been using Longfield farm vending on a regular basis, since it opened. I find it very convenient, easy to use and with a excellent supply of fresh produce all year round. Longfield farm vending has also easy access and safe parking.

Yours Sincerely,

Robert Marshall.





112 Doney Drive

Eglinton

BT47 3PE

16 Sept 2021

Dear Sir/Madam

I am writing to you to let you know that I fully support the re-orientation of the Vending Machine/Farm Shop at Hunters of Longfield.

I have been buying eggs & potatoes from this outlet for the past 2 years and find the ease of access and location to be excellent.

The fact that all produce is grown locally adds to the attraction.

yours sincerely

Ture House  
Muff  
Co Donegal

15 September 2021

Dear sir/madam

I am writing to you to state my support of the retention of the Farm Shop at Hunters Farm .

I have been calling in to the vending machine on my way to our caravan and find the location ideal and the home grown produce to be of the highest quality. This type of development should be encouraged to aid farmers supply fresh produce direct to the consumer thereby cutting down on food miles and money going out of the locality.

i would encourage the planning committee to back this development.

Yours sincerely

Dr Mel Hibert





65A Killylane rd  
Eglinton  
Co Londonderry  
BT47 3BT

16th September 2021


Dear sir/madam

I wish to support the retention of the Vending machine and farm shop at Hunters Farm 132 Clooney rd.

My husband and I regularly walk to the shop for fresh eggs and vegetables and find the location excellent and was glad of the facility during the lockdowns this past 18 months as we felt safe shopping there.

We would encourage the committee to throw out this refusal and back Mr Hunter in his project.

Yours sincerely

A solid black rectangular box redacting the signature of Alison Smylie.

Alison Smylie

50 104