

LA01/2022/0239/F.

Chair, Aldermen and Clrs, thank you for the opportunity to address the PC on this planning application.

I am Matt Kennedy from MKA Planning and I am the planning consultant for the Applicant.

I would like to start by giving you some relevant background to the applicants and the application.

Background.

The Moore's are a hard working farming family who farm 159 hectares, have 679 cattle, 260 milking and 169 beef and work long hours from early in the morning to late at night.

James, the father has had health issues recently and Steven, the son now does the majority of the heavy farming work with James keeping a keen watching eye.

Steven has obtained planning permission for a farm dwelling and is currently building it adjacent the mobile unit. Steven, his wife and two children, currently live in the mobile while the house is built.

The Applicant's intention is that the mobile unit be re-used for Airbnb accommodation on the farm holding when their farm dwelling is completed in September.

Planning Merits of the proposal.

I believe this application should be approved for the following reasons.

The proposal is in line with government policy to encourage farm diversification and this proposal is in line with Policy CTY 11 – Farm Diversification of PPS 21.

There are no objections from any resident.

There are no objections from any statutory consultee.

The proposal is located off an existing farm lane approximately 500m off the Coleraine Road and it is located at the end of the lane. There are only 4 houses on this lane. The lane turns at a right angle before the Moore's farm so even the houses on the lane cannot see the mobile.

Considering its location, the surrounding topography, its distance from the road and the mature hedgerows and planting around the farm cluster the proposal is hardly obtrusive.

In terms of scale the proposal measures 81 sq m and it is 3m high.

The Applicant has indicated that he is happy to retain existing hedges at a height of 2.5m and can carry out proposed landscaping to further assist in visual integration.

The mobile clearly clusters with the adjacent farm house nearing completion to the east and the large farm complex to the west.

The Applicant has indicated that he is happy to amend the appearance of the mobile by providing timber cladding and pitching the roof. Therefore, in terms of scale and character it integrates into its surroundings.

In terms of the AONB we have amended the design of the proposal timber cladding and providing a pitched roof to make it fit into the surrounding area.

There are numerous rural schools within the AONB's with these type of buildings which the Council are happy to approve.

Considering the significant size of the existing farm complex and the limited visibility of the proposal the proposal cannot be considered to contribute to a suburban build up at this location.

Therefore, for the reasons set out above, I respectfully request that the Planning Committee does not accept this recommendation and instead approves the application.