

Addendum

LA01/2021/0638/F

1.0 Update.

1.1 An email with supporting statement / briefing note (DOC 06) was received on 16th June 2022. The statement lists information about the application including areas of agreement. The statement also provides information in support of the application, the details of which are covered below.

2.0 Consideration

2.1 Paragraphs 1 - 3 list information about the application and the assessment summary. Paragraph 4 states that the Planning Department considers that the shed is not required because the farm carries out a low level of farm activity. This is not a true reflection of the Planning Department assessment, rather the information submitted within the application has not demonstrated that the proposal is necessary for the efficient use of the holding and it does not integrate (refer to committee report for details).

2.2 Paragraphs 5 - 6 quote PPS 21 and provide some interpretation from the agent. Paragraph 7 states there is nowhere to securely store machinery and equipment, fertiliser, grass seed and fuel. The Planning Department would note that the applicant has previously indicated that the farm activity is limited to ploughing and to let wild birds use the land. A shed would not be required to carry out this specified level of farming activity at this part of the holding.

2.3 Paragraph 8 shows photographs of mowing of grass at New Line Road and Altahullion on unspecified dates in 2022. The submitted farm maps dated 2021 do not include lands at Altahullion. Whether the grass has been cut on these fields in the past few months is not disputed. There is an undated photograph of a harrow in an unspecified field. The harrow in the field would appear not to have been used for a lengthy period of time. Paragraph 9 includes a copy of an invoice for red diesel delivered to the applicants address on 24/02/2022. This invoice does not

demonstrate any level of farm activity as it is not clear what machinery or vehicles it will be used for.

2.3 Paragraph 10 states without a modest shed to facilitate secure storage that this farm cannot operate efficiently. Sufficient evidence to demonstrate that this is so has not been provided (see committee report).

2.4 Paragraph 11 states significant landscaping has occurred. It is not disputed that landscaping has occurred along the road side boundary for the adjacent dwelling. However, no landscaping has occurred on the boundaries of the current application site which would enclose the site and which may aid integration of the proposal. Photographs of the site are shown, the first photograph shows the site from a critical viewpoint and shows how the site is in the middle of a field and lacks integration. The second photograph is of part of the site and adjacent land beside the existing dwelling.

3.0 Recommendation

3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with Paragraph 1.1 of the Planning Committee report.