



The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th June 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the locational context and planning history of the subject site, it is not considered that sufficient justification has been given relative to the need for the proposed retention development which comprises a large shed to be used for agricultural storage and stables, as a stand-alone building/facility on a relatively small landholding, separate from any larger farm complex or operations in a rural area of High Landscape Sensitivity (Class 3) Landscape Conservation and Management Policies LCM1 - Objectives LCM1 and LCM2 refer. As such its retention would set an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.
2. The building proposed for retention will be accessed via a c.192m circuitous route from a proposed access onto a local road. The Board is not satisfied, on the basis of the information submitted with the planning application and appeal, that minimum sight distances for a local road can be achieved in both directions at the proposed access to ensure that no traffic hazard is created as a result of the development. It is therefore, considered that the retention development, if permitted, would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise. As such the proposed

development would not be in the interests of the proper planning and sustainable development of the area.

Board Member

Date: 30th June, 2017

Paul Hyde