



**PERMITTED  
DEVELOPMENT RIGHTS  
FOR NON-HOUSEHOLDER  
DEVELOPMENT  
CONSULTATION PAPER  
REPOSENSE FORM**

Once you have completed this form please  
return to

Policy and Legislation Branch  
3<sup>rd</sup> Floor  
Millennium House  
Great Victoria STREET  
Belfast  
BT2 7BN

by fax (marked 'Planning Non-householder PD  
Consultation Response') to:  
028 9041 6960

Or by e-mail to:  
[Planning.nonhouseholderpd@doeni.gov.uk](mailto:Planning.nonhouseholderpd@doeni.gov.uk)

All responses should be submitted to the  
Department no later than 22<sup>nd</sup> January 2010



Department of the  
**Environment**  
[www.doeni.gov.uk](http://www.doeni.gov.uk)



INVESTORS IN PEOPLE

## RESPONDENT INFORMATION

Please Note that this form **must** be returned with your response to ensure that we handle your response appropriately.

In keeping with our policy on openness, the Department will make responses to this consultation paper publically available. When publishing responses received on behalf of organisations the Department will also publish the organisation's name and address. When publishing responses received on behalf of individuals the Department will not publish details of the individual's name and address.

### 1. Name/Organisation

Organisation Name

Title

*Please tick as appropriate*

Surname

Forename

### 2. Postal Address

Postcode:

Phone:

Email:

**3. Are you responding:**

As an individual

On behalf of a group / organisation

**4. Which of the following best describes the capacity in which you are responding:**

Developer

Agent/Architect

Business

Member of Public

Environment Group

Council / Councillor

MLA, MP, MEP

Other  Please state:

**5. Acknowledgment**

Individual responses will not be acknowledged unless specifically requested

## PERMITTED RIGHTS FOR NON-HOUSEHOLD DEVELOPMENT

### CONSULTATION RESPONSE TO QUESTION 25

The change of use of agricultural buildings to production, storage and distribution

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In principle, the aim of enabling agricultural diversification is both desirable and beneficial for those who genuinely make their living from agricultural activities.

Personal observation, however, over a number of years, has revealed the scope for abuse of the existing legislation ( Part 6 – Agricultural Buildings and Operations ), consequently I have reservations about the proposed changes unless an effective monitoring /inspection system is put in place to prevent unauthorised commercial use.

Concerns centre on the following factors :-

Farms are now regarded as valuable investment assets and desirable residential locations, hence many are now owned by those involved in non – agricultural commercial activities and with the land rented out to surrounding farmers who have no need of the additional buildings.

Buildings erected for agricultural purposes are exempt from rates.

Detection of unauthorised commercial use would appear to depend on allegations by members of the public rather than any regulatory system. This seems unsatisfactory and haphazard , especially as there is now a belief that the Freedom of Information Act removes confidentiality and identifies informants – with all that that implies for social harmony in a rural locality !

Conclusion

Any proposed changes should be coupled with an effective measures which minimise abuse, perhaps involving liaison between Land & Property Services (rates) and Planning Services. This would ensure fairness to all rate-payers.

Changes should not result in unsuitable minor roads being used for commercial vehicle traffic.