

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 24, held in the Council Chamber, Riada House, Ballymoney on Monday 18th February at 2.00 pm.

IN THE CHAIR

Councillor

R Wilson (Chair)

PRESENT

Aldermen

F Campbell

H Connolly (Deputy Mayor)

Councillors

T McKeown

E Robinson

J Finlay (Mayor)

M McCamphill

A Patterson

I Stevenson

APOLOGIES

Aldermen

J Simpson

Councillors

A Cavlan

P McGuigan

M Storey

IN ATTENDANCE

Chief Executive

Corporate Project Officer

Committee Clerk

DoE (Item 3)

Mr G Walker, Planning Officer

Press

24.1 MINUTES

It was proposed by Councillor Finlay, seconded by Alderman Connolly and

AGREED:

that the minutes of Meeting No 23 –21st January 2008, as circulated, be confirmed as a correct record.

- **Councillor Robinson and Councillor Patterson arrived at 2.05pm**

24.2 APPEAL 2006/A1334

The Chief Executive referred to correspondence from the Planning Service and advised that the Department has decided to withdraw all of the reasons for the refusal, which relate to this appeal.

24.3 APPLICATIONS FOR PLANNING PERMISSION

Planning Applications 1-67 and (deferred1-11) were considered and the opinion of the Planning Service accepted except where stated otherwise.

Applications pertaining to PPS14 remain in abeyance pending the outcome of the judicial review with the following options applicable.

1. Written request may be submitted by the applicant for the application to be brought forward for refusal.
2. Further information may be supplied to enable Planning Service to reconsider for approval.
3. Application may sit until finalisation of review (approximately six months)

ITEM NO	5
APPLIC NO	D/2007/0326/O Outline Date Valid 02/07/2007
APPLICANT	Reid Properties
APPLIC ADDRESS	C/o GM Design Associates, 22 Lodge Road, Coleraine, BT52 1NB
LOCATION	254 & 256 Frosses Road, Cloughmills
PROPOSAL	Redevelopment of existing commercial complex with a replacement filling station and ancillary shop, a 2 storey replacement building including a ground floor public house, off license and licensed restaurant and 10 first floor guest bedrooms and commercial stores with car parking, service areas and landscaping
REPRESENTATION	0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION	REFUSAL

1 Insufficient information to determine the application.

The Planning Officer advised that information regarding this application had just been received and Planning Service will consider this and may revise opinion. Alderman Connolly expressed his support for this application.

ITEM NO	6
APPLIC NO	D/2007/0327/F Full Date Valid 04/07/2007
APPLICANT	Amg Property Developers Ltd
APPLIC ADDRESS	C/o Brendan Mc Mullan, 3 Cloneen Manor, Maghera, BT46 5FQ
LOCATION	Adjacent to 97 Fivey Road, Bushvale, Stranocum, Ballymoney
PROPOSAL	Proposed 6no. semi-detached dwellings
REPRESENTATION	0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION	REFUSAL
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- 1 The proposal is contrary to Policy QD 1 of Planning Policy Statement 7 : Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 : Housing in Existing Urban Areas, in that the development as proposed fails to provide a quality residential environment.
- 2 The proposal is contrary to Policy QD 1 of Planning Policy Statement 7 : Quality Residential Developments in that the applicant has failed to carry out a full contextual analysis of the site to inform the development proposal.
- 3 The proposal is contrary to Policies SP 18 and DES 2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the character of the surrounding area by reason of its scale, design and relationship to adjoining buildings which are out of character of the area.
- 4 The proposed development is contrary to Policy PCP 1 of Planning Policy Statement 12 : Housing in Settlements, as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.
- 5 The proposed development, if permitted, would create an unacceptable precedent and the potential cumulative impact of similar development would detract from the environmental quality, residential amenity and established character of the surrounding area.

It was **AGREED:** **that an Office Meeting be held under Criterion No 5
(Councillor Wilson)**

ITEM NO	8				
APPLIC NO	D/2007/0376/F	Full	Date Valid	01/08/2007	
APPLICANT	Pollock Developments Ltd				
APPLIC ADDRESS	C/o 2020 Chartered Architects Ltd, 9a Linenhall Street, Ballymoney, BT53 6DP				
LOCATION	Lands at 10 & 12 Landhead Road Ballymoney				
PROPOSAL	Proposed housing development consisting of 8 Apartments, 2 semi-detached houses and 9 townhouses for residential purposes.				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection
OPINION	REFUSAL				
			0	Support Petitions	0

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 "Housing in Existing Urban Areas" in that the development as proposed fails to provide a quality residential

environment.

2 Unsatisfactory access arrangements

It was **AGREED:** **that an Office Meeting be held under Criterion No 5 (Councillor Finlay)**

ITEM NO 13
 APPLIC NO D/2007/0457/RM Reserved Date Valid 10/09/2007
 APPLICANT Mr & Mrs M & C Bland
 APPLIC ADDRESS 12 Ballynacree Drive, Balnamore, Ballymoney, BT53 7TQ
 LOCATION 360m south east of 22 Vow Road, Ballymoney
 PROPOSAL Single storey dwelling and garage
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Objection related to principle of development in the countryside. Councillor Patterson thanked the Planning Service for their decision in approving this application.

ITEM NO 14
 APPLIC NO D/2007/0461/F Full Date Valid 11/09/2007
 APPLICANT Ballymoney Borough Council
 APPLIC ADDRESS C/o R Robinson & Sons, Albany Villas, 59 High Street, Ballymoney
 LOCATION Land and junction of Rodeing Foot, Ballymena Road and Armour Avenue Ballymoney
 PROPOSAL Creation of new shared cycle path adjacent to existing public footway, with the relocation of existing fenceline
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Councillor Stevenson thanked the Planning Service for their decision in approving this application.

ITEM NO 18
 APPLIC NO D/2007/0478/O Outline Date Valid 20/09/2007
 APPLICANT Mr M Doyle
 APPLIC ADDRESS C/o Vision Design, 5b Rainey Street, Magherafelt, BT45 5DA

LOCATION 390m south west of junction of laneway to 20 Dirraw Road, Finvoy
 PROPOSAL Site for proposed dwelling & garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY 1 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy DES 10 of the Department's Planning Strategy for Rural Northern Ireland and Policy CTY 10 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside and the accompanying Ministerial Statement in that the development would, if permitted, have an adverse impact on the visual amenity of the landscape by reason of unacceptable loss of trees.
- 3 The proposal is contrary to the Departments PPS 2 : Planning and Nature Conservation, in that development would, if permitted, damage the nature conservation and amenity value of the woodland within the site by way of loss of habitat.

Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.

At the request of Councillor McCamphill the Planning Officer summarised the current position regarding PPS14. He advised the committee that a revised draft PPS14 will be issued at the end of April, which will be followed by a four-month public consultation. Planning Service will review held applications when draft is released and may reassess them at that stage.

ITEM NO 21
 APPLIC NO D/2007/0494/O Outline Date Valid 26/09/2007
 APPLICANT Mr A Shields
 APPLIC ADDRESS C/o Market Studio, 14 Market Road, Ballymena, BT43 6EL
 LOCATION 1 Greengage Lane Newal Road Ballymoney
 PROPOSAL Demolition of existing dwelling and erection of five new detached dwellings.
 REPRESENTATION 7 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 JPD/PML/SI 7

OPINION APPROVAL

The Planning Officer advised that the objections related to: increase in site traffic, potential to build apartments, decrease in value of property, impact on the trees and problems with refuse collection. The Planning Officer advised that as the application has received outline planning approval the objections noted will be conditioned in the approval.

ITEM NO	22				
APPLIC NO	D/2007/0496/O	Outline	Date Valid	27/09/2007	
APPLICANT	Mr & Mrs Matthews				
APPLIC ADDRESS	C/o MI Architects, Rathgael Chambers, 10 The Diamond, Coleraine, BT52 1DE				
LOCATION	Adjacent to 58 Vow Road, Ballymoney				
PROPOSAL	Proposed site for dwelling				
REPRESENTATION	0	Objections	0	Support	0
OPINION	REFUSAL				
			0	Petition of Objection	0
					Support Petitions

- 1 The proposal is contrary to Policy CTY 1 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY 10 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for a dwelling to integrate into the surrounding landscape.
- 3 The proposal is contrary to Policy CTY 11 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the dwelling would, if permitted, be unduly prominent in the landscape and result in a build-up of development when viewed with the existing buildings and would therefore result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to Policy CTY 12 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the development would, if permitted, result in the extension of ribbon development along Vow Road and would therefore adversely affect the visual amenity and character of the countryside.

Planning Service will write to the applicant advising of the options available relating to

refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.

ITEM NO	23				
APPLIC NO	D/2007/0504/O	Outline	Date Valid	28/09/2007	
APPLICANT	Mr P Mooney				
APPLIC ADDRESS	111 Tamlaght Road, Fernagh, Rasharkin, BT44 8RH				
LOCATION	Adjacent to 111 Tamlaght Road, Fernagh, Rasharkin				
PROPOSAL	Proposed site of dwelling & garage - infill site				
REPRESENTATION	0	Objections 0	Support 0	Petition of Objection 0	Support Petitions 0
OPINION	REFUSAL				

- 1 The proposal is contrary to Policy CTY 1 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY 10 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for a dwelling to integrate into the surrounding landscape.
- 3 The proposal is contrary to Policy CTY 11 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the dwelling would, if permitted, be unduly prominent in the landscape and result in a build-up of development when viewed with the existing buildings and would therefore result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to Policy CTY 12 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the development would, if permitted, result in the extension of ribbon development along Tamlaght Road and would therefore adversely affect the visual amenity and character of the countryside.

Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor McCamphill recorded his request that the applicant be granted an office meeting.

ITEM NO	25				
APPLIC NO	D/2007/0515/F	Full	Date Valid	04/10/2007	
JPD/PML/SI					

APPLICANT Mr S Carson
 APPLIC ADDRESS C/o Bell Architects Ltd, 65-67 Main Street, Ballymoney, BT53 6AN
 LOCATION 70metres southeast of No 8 Burnquarter Lane Ballymoney
 PROPOSAL Replacement dwelling & double garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 CTY5 of PPS14, Residential Use Abandoned
- 2 CTY10, unacceptable rural design

The Planning Officer advised that the first reason for refusal had been removed and following consultation with the architect, a site visit by Planning Service will be arranged to reconsider the design issue. The application will put on a future Council Schedule.

ITEM NO 31

APPLIC NO D/2007/0546/O Outline Date Valid 22/10/2007
 APPLICANT Mr P Steele
 APPLIC ADDRESS 44 Lisboy Road, Ballymoney, BT53 8NG
 LOCATION Approximately 90m West of 100 Finvoy Road Ballymoney
 PROPOSAL Proposed single dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY11 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the dwelling would, if permitted result in a build-up of development when viewed with existing and approved buildings.

Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.

ITEM NO 32

JPD/PML/SI

APPLIC NO D/2007/0550/O Outline Date Valid 22/10/2007
 APPLICANT Mr W Mc Conaghie
 APPLIC ADDRESS 46 Lisboy Road, Ballymoney, BT53 8NG
 LOCATION 135m north of 45 Lisboy Road, Ballymoney
 PROPOSAL Proposed single dwelling and domestic garage
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY 1 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY 10 of Draft Planning Policy Statement 14: sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed dwelling will require the removal of substantial vegetation to provide visibility splays and will rely primarily on the use of new landscaping for integration and therefore would not integrate into this area of the countryside.

The objection related to lack of integration. Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.

ITEM NO 33

APPLIC NO D/2007/0552/F Full Date Valid 22/10/2007
 APPLICANT Mr K Rogan
 APPLIC ADDRESS 228 Finvoy Road, Ballymoney, BT53 7JT
 LOCATION Lands opposite 10 Main Street Rasharkin
 PROPOSAL 9 duplex apartments consisting of a 2 storey block of 7 units and 2 storey block
 with 2 units and associated parking and landscaping.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 "Housing in Existing Urban Areas" in that the development as proposed fails to provide a quality residential environment.

It was **AGREED:** **that an Office Meeting be held under Criterion No 5**

(Councillor Wilson)

ITEM NO **35**
APPLIC NO D/2007/0558/O Outline Date Valid 24/10/2007
APPLICANT Mr S Henry
APPLIC ADDRESS C/o 47 Ballymaconnely Road, Ballymoney
LOCATION 90m East of 47 Ballymaconnely Road Ballymoney
PROPOSAL Erection of single storey dwelling & detached garage
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed dwelling is a prominent feature in the landscape and therefore would not integrate into this area of the countryside.

Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor Wilson recorded his request that the applicant be granted an office meeting.

ITEM NO **41**
APPLIC NO D/2007/0571/F Full Date Valid 30/10/2007
APPLICANT Mr F Mc Kenna
APPLIC ADDRESS 95 Knock Road, Ballymoney, BT53 6NQ
LOCATION 75m east of 91 Knock Road, Ballymoney
PROPOSAL Change of use of existing agricultural buildings to industrial training facility for adults with learning disabilities
REPRESENTATION 0 Objections 2 Support 0 Petition of Objection 0 Support Petitions
OPINION APPROVAL

The Planning Officer advised that there had been two letters of support in relation to this application. Alderman Campbell and Councillor Stevenson thanked the Planning Service

for their decision in approving this application.

ITEM NO	42
APPLIC NO	D/2007/0573/F Full Date Valid 31/10/2007
APPLICANT	Mr M Mc Intyre
APPLIC ADDRESS	81 Bann Road, Rasharkin, BT44 8SZ
LOCATION	81 Bann Road Rasharkin
PROPOSAL	Side extension to dwelling incorporating new bedroom, WC and store
REPRESENTATION	0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION	APPROVAL

Councillor Wilson thanked the Planning Service for their decision in approving this application.

ITEM NO	44
APPLIC NO	D/2007/0576/O Outline Date Valid 05/11/2007
APPLICANT	Mr I Mc Ilhatton
APPLIC ADDRESS	91 Gracehill Road, Stranocum, Ballymoney, BT53 8JD
LOCATION	100m SW of 88A Gracehill Road Stranocum Ballymoney
PROPOSAL	Dwelling house & garage
REPRESENTATION	0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION	REFUSAL

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 3 The proposal is contrary to Policy CTY11 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the dwelling would, if permitted result in a build-up of development when viewed with existing and approved buildings.

Planning Service will write to the applicant advising of the options available relating to

refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.

ITEM NO 48
 APPLIC NO D/2007/0591/O Outline Date Valid 09/11/2007
 APPLICANT Mrs A Gamble
 APPLIC ADDRESS 12 Queens Park, Burnquarter Road, Ballymoney, BT53 7DP
 LOCATION 20m South of 49 Burnquarter Road Ballymoney
 PROPOSAL Demolish existing outbuildings and former dwelling. Construct new replacement dwelling and detached garage.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policies CTY1 and CTY5 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case in that it has not been demonstrated that the property is, or was last lawfully used as a dwelling house.

Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.

ITEM NO 55
 APPLIC NO D/2007/0616/F Full Date Valid 20/11/2007
 APPLICANT M G Developments Ltd
 APPLIC ADDRESS C/o MI Architects, Rathgael Chambers, 10 The Diamond, Coleraine, BT52 1DE
 LOCATION Lands at 3 Heagles Road Ballybogey
 PROPOSAL 4 detached dwellings and 3 semi-detached dwellings.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 "Housing in Existing Urban Areas" in that the development as proposed fails to provide a quality residential environment.
2. Unsatisfactory parking arrangements.

Planning Service advised that a third reason was over-development.

It was **AGREED:** **that an Office Meeting be held under Criterion No 5**
(Councillor Finlay)

ITEM NO	56				
APPLIC NO	D/2007/0617/F	Full	Date Valid	20/11/2007	
APPLICANT	Mr L Reid				
APPLIC ADDRESS	C/o GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB				
LOCATION	Rear of 71 Culcrum Road Cloughmills				
PROPOSAL	Conversion and renovation of outbuildings to dwelling.				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0 Support Petitions
OPINION	REFUSAL				

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy BH15 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building to be converted to residential use is not an important element in the landscape and of local architectural or historic interest.
- 3 The proposed development would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide adequate sight lines where the proposed access joins Culcrum Road.
- 4 The proposed development would, if permitted, prejudice the safety and convenience of road users since adequate forward sight distance is not available on the public road at the proposed access.

Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Alderman Connolly recorded his request that the applicant be granted an office meeting.

ITEM NO **63**
APPLIC NO D/2007/0647/F Full Date Valid 06/12/2007
APPLICANT Mr S Henry
APPLIC ADDRESS C/o 47 Ballymaconnelly Road, Ballymoney
LOCATION 90m East of 47 Ballymaconnelly Road Ballymoney
PROPOSAL Temporary siting of mobile home and sectional storage shed with
 hardcore area on site for purpose of dwelling.
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement
- 2 The proposal is contrary to Policy CTY7 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case as the provision of temporary residential accommodation is not pending the development of a new permanent dwelling.
- 3 The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed dwelling is a prominent feature in the landscape and therefore would not integrate into this area of the countryside.

The Planning Officer indicated that this application was linked to Item No 35. Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor Wilson recorded his request that the applicant be granted an office meeting.

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO D 1

APPLIC NO	D/2005/0845/F	Full	Date Valid	13/10/2005
APPLICANT	Aisling Homes			
APPLIC ADDRESS	c/o Moore Design, 63 New Row, Coleraine			
LOCATION	North of 35 Church Road, Rasharkin			
PROPOSAL	Redevelopment of site to 4 no. dwellings and access to Church Road			
REPRESENTATIONS	2	Objections 0	Support 0	Petition of Objection 0
OPINION	APPROVAL			

Approvals from Roads Service re visibility splays and Water Service regarding options to resolve sewage issues have been put forward which enable the Planning Service to approve this application.

Councillor Wilson asked that the approval be held until the sewage issues in Rasharkin were addressed and resolved. The Planning Officer advised that the sewerage issues were covered by separate legislation and would be conditioned in Planning Service approval and addressed by the builder and Water Service. Councillor Finlay, Councillor Stevenson and Councillor Robinson all expressed their concerns regarding the existing problems with sewerage in Rasharkin and ongoing development.

After discussion members AGREED:

that Council note its disappointment and anxiety at this application receiving approval.

ITEM NO D 2

APPLIC NO	D/2005/0954/F	Full	Date Valid	07/02/2006
APPLICANT	Mr Moore			
APPLIC ADDRESS	C/O Agent, GM Design, 22 Lodge Road, Coleraine			
LOCATION	36 Kirk Road, Ballymoney			
PROPOSAL	Change of use of commercial premises to car sales			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL			

- 1 Inappropriate use in Green Belt
 - 2 The proposed development would, if permitted, prejudice the safety and
- JPD/PML/SI

convenience of road users since it would not be possible within the application site to provide adequate sight lines where the proposed access joins Kirk Road

- 3 The proposed development would, if permitted, prejudice the safety and convenience of road users since provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.

The Planning Officer advised that an office meeting had been held in June 2006. Further information was submitted to Planning Service regarding Roads Service requirements re access. However the reasons for refusal still stand.

Responding to a request from Councillor Finlay the Planning Officer advised that the applicant was not immune from enforcement, as he had been running the business from the premises for less than ten years.

It was proposed by Alderman Campbell seconded by Councillor Finlay and **AGREED:**

that the Council support the application if it goes to appeal.

TEM NO D 3

APPLIC NO	D/2006/0088/O	Outline	Date Valid	21/03/2006
APPLICANT	Mr W O' Kane			
APPLIC ADDRESS	C/O. John O'Kane, 84 Loopland Drive, Belfast, BT6 9DX			
LOCATION	44 Church Road, Church Tamlaght, Rasharkin			
PROPOSAL	Erection of two number two storey semi-detached dwellings (amended plans received)			
REPRESENTATIONS	16	Objections 0	Support	1 Petition of Objection
OPINION	REFUSAL			
				0 Support Petitions

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.
- 2 The proposal is contrary to Policy DES 2 of the Department's Planning Strategy for Rural Northern Ireland in that this tandem development would, if permitted, harm the living conditions and residential amenity of the surroundings residential properties.
- 3 The proposed development would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide adequate sight lines where the proposed access joins Church Road

This application has been withdrawn.

ITEM NO D 4

APPLIC NO	D/2006/0102/O	Outline	Date Valid	13/02/2006
APPLICANT	Mr M Connolly			
APPLIC ADDRESS	C/O Hunter Associates, 8 Charlotte Street, Ballymoney			
LOCATION	373m East of 40 Coolkeeran Road, Armoy			
PROPOSAL	Site for dwelling and domestic garage.			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
OPINION	APPROVAL			

A report from the Roads Service and conditions set following an Archaeological Survey by the Environment & Heritage Service have enabled the Planning Service to approve this application.

Alderman Connolly thanked the Planning Service for their decision in approving this application.

ITEM NO D 5

APPLIC NO	D/2006/0236/F	Full	Date Valid	06/07/2006
APPLICANT	Mr M Patrick			
APPLIC ADDRESS	35 Portrush Road, Ballymoney			
LOCATION	9 Queen Street, Ballymoney			
PROPOSAL	Change of use from garage & store to 2 no. apartments.			
REPRESENTATIONS	1	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL			

- 1 Insufficient information submitted to enable Department to determine application.

An Office Meeting was called in July 2007, which the applicant failed to attend. Planning Service has since written to the applicant on three occasions and received no response.

Councillor Stevenson thanked the Planning Service for their decision in refusing this application

ITEM NO D 6

APPLIC NO D/2006/0499/O Outline Date Valid 20/10/2006
 APPLICANT Messrs Harkness, O'Kane & Barkley
 APPLIC ADDRESS C/o MKA Planning, 15 Harper's Quay, Spencer Road, Derry, BT47 6AE
 LOCATION Lands at Nos. 25-35 Ballymena Road, Ballymoney
 PROPOSAL Site for housing development (to replace existing industrial units & associated outbuildings)
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development and Policy IBD 3 of Draft Planning Policy Statement 4, Industry, Business and Distribution in that the existing industrial land and buildings are a valuable resource with the potential to accommodate employment opportunities and should therefore be retained in their present use.

Councillor Stevenson thanked the Planning Service for their decision in refusing this application.

Councillor Finlay voiced his concerns regarding the build up of derelict buildings in the area.

It was proposed by Councillor Finlay, seconded by Councillor Robinson that:

the application be referred to the Planning Management Board

The Chair put the motion to a vote with four members voting in favour and two members voting against.

The Chair declared the motion carried.

ITEM NO D7

APPLIC NO D/20070195/F Full Date Valid 20/04/2007
 APPLICANT Mr. & Mrs. Stirling
 APPLIC ADDRESS C/o Bell Architects, LTD. 65-67 Main Street, Ballymoney, BT53 6AN
 LOCATION Site located 220m south of no 11 Mullan Road, Ballymoney
 PROPOSAL Domestic store for storage of cars.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

ITEM NO D 8

APPLIC NO D/2007/0285/F Full Date Valid 07/06/2007
 JPD/PML/SI 20

APPLICANT Mr & Mrs O' Mullan
 APPLIC ADDRESS 41a Killagan Road, Glarryford
 LOCATION 41a Killagan Road, Glarryford
 PROPOSAL Construction of a new access to existing dwelling.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Due to the access point being amended on this application resulting in less removal of vegetation and minimal impact on visual amenity the Planning Service were now in a position to approve this application.

Councillor McCamphill thanked the Planning Service for their decision in approving this application.

ITEM NO D 9

APPLIC NO D/2007/0371/F Full Date Valid 30/07/2007
 APPLICANT R & T Porter
 APPLIC ADDRESS 19A Crawfordstown Road, Portglenone, BT44 8EN
 LOCATION Lands 360m S.W. of 5 Slievenaghy Road Ballymoney
 PROPOSAL Variation of condition 03 of current outline planning permission to increase ridge height from 7 metres to 7.9 metres above finished floor level.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Planning Service has considered the site and feel that the back drop of mature trees is sufficient for the increase in ridge height to be approved.

Councillor McCamphill thanked the Planning Service for their decision in approving this application and stated that the office meeting on this application was therefore no longer required.

ITEM NO D 10

APPLIC NO D/2007/0400/O Outline Date Valid 10/08/2007
 APPLICANT Mr T Hill
 APPLIC ADDRESS C/o Bell Architects Ltd, 65-67 Main Street, Ballymoney, BT53 6AN
 LOCATION 140 Knock Road, Dervock

JPD/PML/SI

PROPOSAL Residential development
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Following an office meeting in January 2008 it was agreed that this application was inside the development of Dervock and was no longer contrary to PPS7.

ITEM NO D 11

APPLIC NO D/2007/0434/F Full Date Valid 24/08/2007
 APPLICANT Amg Property Developers Ltd
 APPLIC ADDRESS C/o Brendan Mc Mullan, 3 Cloneen Manor, Maghera, BT46 5FQ
 LOCATION Rear of 253 Castlecat Road, Dervock.
 PROPOSAL Proposed 2 storey detached dwelling. (Reduced scheme).
 REPRESENTATIONS 0 Objections 0 Support 2 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Due to this application being amended to include one dwelling instead of two and a change of access to the site, the issues of overdevelopment of site and visual impact have been overcome.

APPEAL DATES NOTIFIED**COUNCIL Ballymoney****ITEM NO 1**

APPLIC NO **D/2005/0790/O** PAC NO **2006/A1965**
 DATE OF HEARING LOCATION
 DATE OF SITE VISIT
 APPLICANT Mr McKeever
 LOCATION 100m West of 9 Pharis Road, Ballymoney
 PROPOSAL Site for dwelling and detached garage

Written Representations**ITEM NO 2**

JPD/PML/SI

APPLIC NO	D/2005/0914/O	PAC NO	2006/A2018
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	Mr M Mcalonan		
LOCATION	175m North West of 113 Bridge Road, Dunloy		
PROPOSAL	Site for dwelling and garage		

Written Representations

APPEAL DECISIONS NOTIFIED

COUNCIL Ballymoney

ITEM NO 1

APPLIC NO	D/2004/0631/O	PAC NO	2006/A1205
RESULT OF APPEAL	Upheld		

APPLICANT	Mr M Mc Donnell
LOCATION	600m North East of Ballyveely Road, Cloughmills
PROPOSAL	Site of dwelling

ITEM NO 2

APPLIC NO	D/2005/0045/O	PAC NO	2006/A1222
RESULT OF APPEAL	Upheld		

APPLICANT	Mr M Mc Donnell
LOCATION	540m N.E. of 180 Ballyveely Road, Cloughmills
PROPOSAL	Site For Dwelling

ITEM NO 3

APPLIC NO	D/2005/0875/O	PAC NO	2006/A1037
RESULT OF APPEAL	Upheld		

APPLICANT	Mrs Boreland
LOCATION	Adjacent to No. 68 Kirk Road, Ballymoney
PROPOSAL	Site for Country Cottage (Renewal of Outline Planning Permission D/2000/0470)

ITEM NO 4

APPLIC NO	D/2005/0881/O	PAC NO	2006/A1120
RESULT OF APPEAL	Dismissed		

