

BALLYMONEY BOROUGH COUNCIL

Consultation Committee Meeting No 01 – 19th June 2006

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 01, held in the Council Chamber, Riada House, Ballymoney on Monday 19th June 2006 at 7.30 pm.

IN THE CHAIR: Councillor J Finlay, Mayor (1.1)
Alderman H Connolly (1.2)

PRESENT: **Aldermen**
F Campbell
C Cousley (Deputy Mayor)
J Simpson

Councillors
A Cavlan
B Kennedy M McCamphill
D McKay A Patterson
E Robinson M Storey, MLA
R Wilson

APOLOGIES: P McGuigan
T McKeown
I Stevenson

IN ATTENDANCE: Chief Executive
Committee Clerk

DoE Planning Department
P McGrogan

Press

1.1 ELECTION OF CHAIR

The Chief Executive suggested to Members that the Mayor be invited to act as temporary Chair to allow the Committee to nominate candidates for the position of Chair to the Committee. All Members were in agreement.

Councillor Finlay took the Chair and requested proposals for the position of Chair.

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

that Alderman Connolly be elected as Chair of the Consultation Committee.

Alderman Connolly then took the Chair.

1.2 ELECTION OF VICE-CHAIR

Alderman Connolly thanked members for electing him and requested proposals for the position of Vice Chair of the Planning Consultation Committee.

It was proposed by Councillor Wilson, seconded by Councillor Finlay and **AGREED:**

that Councillor Storey be elected as the Vice Chair of the Planning Consultation Committee.

1.3 PLANNING APPLICATIONS

The Planning Officer advised that there were several errors in the schedule and that the Department, where relevant, would be willing to hold such applications for a period of one month in order not to prejudice the applicant. The Planning Officer apologised for the errors.

ITEM NO	1				
APPLIC NO	D/2004/0424/F	Full		Date Valid	
	03/06/2004				
APPLICANT	Ballymoney Borough Council				
APPLIC ADDRESS	C/O R Robinson & Sons, 59 High Street, Ballymoney				
LOCATION	Lands adjoining Joey Dunlop Leisure Centre, Dunloy Road, Ballymoney.				
PROPOSAL	Multi-purpose stadium and soccer pitch, flood lighting, changing room facilities, tennis courts and associated car parking.				
REPRESENTATION	0	Objections 0	Support	0	Petition of
Objection	0	Support	Petitions		
OPINION	APPROVAL				

Alderman Campbell thanked the Planning Department for this approval.

ITEM NO 2

APPLIC NO	D/2004/0864/F	Full	Date Valid
	23/11/2004		
APPLICANT	Mr F Dillon		
APPLIC ADDRESS	136 Moyan Road, Dunloy		
LOCATION	136 Moyan Road. Dunloy		
PROPOSAL	Extended Child-minding Facility In Basement		
REPRESENTATION	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	REFUSAL		

- 1 Insufficient information submitted
- 2 Unacceptable access arrangements

It was **AGREED:** *That an Office Meeting be held on Criterion No 5 (Councillor McCamphill)*

The Planning Officer reminded Members of the need to indicate a reason for requesting a deferral on individual planning applications. The Chief Executive brought to the attention of Members, the draft document 'Guidance on Consulting Councils about Planning Applications', which outlines the reasons why requests for deferrals may be made.

The Planning Officer also stated that additional information would be considered within one month but Planning Service's aim is that no applications would be considered for longer than one year.

* **Councillor McGuigan arrived, the time being 7.40 pm.**

ITEM NO 3

APPLIC NO	D/2005/0150/O	Outline	Date Valid
	23/02/2005		
APPLICANT	Mr M E Henry		
APPLIC ADDRESS	11 Beckett Park, Ballymoney		
LOCATION	Lands at Taughey Road, Balnamore, Ballymoney		
PROPOSAL	Housing Development		
REPRESENTATION	2	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	ALLOWED		

The Planning Officer advised that this application was now approved.

Objections related to: Concern about housing and design.

ITEM NO	6			
APPLIC NO	D/2005/0530/F	Full		Date Valid
	09/05/2005			
APPLICANT	Nk Construction Ltd			
APPLIC ADDRESS	93 Largy Road, Portglenone, BT44 8BZ			
LOCATION	Bamford Park/Carnfinton Park, Rasharkin			
PROPOSAL	Proposed housing development (9 dwellings), 3 no. blocks of 3 town houses			
REPRESENTATION	41	Objections 0	Support 2	Petition of
Objection	0	Support	Petitions	
OPINION	REFUSAL			

1 Insufficient information to determine the application

Objections related to: Concerns about the number of houses and subsequent increase in vehicular traffic

Petitions related to: Road safety in the area of a primary school.

At the request of Councillor Finlay, the Planning Officer advised that despite the majority of objections being in connection with traffic issues, Roads Service had not requested a traffic impact analysis.

Councillor McKay suggested that a meeting be arranged with residents to discuss objections and that there may also be an issue in relation to the environmental impact based on Criterion 4 of the planning reasons for seeking deferral. Councillor McKay suggested that the meeting take place in the Community Centre in Rasharkin in the presence of Roads Service and Environment & Heritage Service.

Councillor McCamphill suggested that initially, an office meeting be held with the applicant and Roads Service under Criterion 5 to provide the applicant with an opportunity to submit the information requested by the Planning Department, followed by a further meeting under Criterion 4 in Rasharkin if necessary.

Councillor McGuigan requested it be noted that outline planning permission had previously been given.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 (Councillor McCamphill).*

ITEM NO 10

APPLIC NO D/2005/0786/O Outline Date Valid
 08/09/2005
 APPLICANT Mrs J Jameson
 APPLIC ADDRESS C/O Joe McKernan, 25 Market Road, Ballymena
 LOCATION 50m West of 47 Pharis Road, Ballymoney
 PROPOSAL Dwelling and garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 Erosion of rural character
- 2 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
- 3 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/adjacent to the site).

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

ITEM NO 11

APPLIC NO D/2005/0828/F Full Date Valid
 06/10/2005
 APPLICANT
 APPLIC ADDRESS 6 Portna Road, Rasharkin, BT44 8SX
 LOCATION 6 Portna Road, Rasharkin, BT44 8SX
 PROPOSAL Proposed workshop and storage building
 REPRESENTATION 1 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION APPROVAL

Council's Environmental Health Department offered no objection to this application (applicant is Woodlands Furniture Northern Ireland Limited).

Objection related to: Amenity being affected by workshop noise.

ITEM NO 13

APPLIC NO D/2005/0866/O Outline Date Valid
 24/10/2005
 APPLICANT
 APPLIC ADDRESS C/O R Robinson & Son, Albany Villas, 59 High Street,
 Ballymoney
 LOCATION Land at Knockaholet Road, Loughguile
 PROPOSAL New Dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 Erosion of rural character
- 2 Lack of integration
- 3 suburban form of settlement pattern

In the light of the applicant's name not appearing on the agenda, it was suggested by Councillor Kennedy that the application be deferred until next month.

Councillor Storey advised the Planning Officer that it was his understanding that this application had been approved in March in the name of the Agent. The Planning Officer advised that this had been approved in error.

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

ITEM NO 15

APPLIC NO D/2005/0914/O Outline Date Valid
 15/11/2005
 APPLICANT Mr M Mcalonan
 APPLIC ADDRESS C/o Bell Architects, 76 Main Street, Ballymoney
 LOCATION 175m North West of 113 Bridge Road, Dunloy
 PROPOSAL Site for dwelling and garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policies SP6, SP19, HOU8 and DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside,

as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.

- 2 The proposal is contrary to Policies SP6, DES6 and HOU8 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build up.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 – Policy DES5 (Councillor Finlay).*

ITEM NO	16			
APPLIC NO	D/2005/0934/F	Full		Date Valid
	07/12/2005			
APPLICANT	Mr Jamieson			
APPLIC ADDRESS	37 Gracehill Road, Armoy			
LOCATION	180m NE of 77A Breggh Road, Armoy			
PROPOSAL	Erection of dwelling and garage			
REPRESENTATION	1	Objections 0	Support 0	Petition of
Objection	0	Support	Petitions	
OPINION	REFUSAL			

- 1 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 Bregagh Road.
- 2 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.

Objection related to: **Concern from resident about the impact on own dwelling.**

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 - Roads Service issues could be overcome (John Finlay)*

ITEM NO 18

APPLIC NO D/2005/0958/O Outline Date Valid
 01/12/2005
 APPLICANT Mr Bartlett
 APPLIC ADDRESS Bell Architects, 76 Main Street, Ballymoney
 LOCATION Land to rear of 19 Killyrammer Road, Ballymoney
 PROPOSAL Site for 5 dwellings and garages
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policies SP6 and HOU8 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, have an adverse impact on the landscape by reason of its location in the open countryside outside the developments limits of designated settlements or dispersed rural communities.

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

ITEM NO 19

APPLIC NO D/2005/0962/O Outline Date Valid
 05/12/2005
 APPLICANT Mr P Douthart
 APPLIC ADDRESS C/O Agent, Hunter Associates, 8 Charlotte St.,
 Ballymoney
 LOCATION 220m West of 12 Shelton Road, Loughguile
 PROPOSAL Site for new dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policies SP6, SP19, HOU8 and DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposal is contrary to Policies SP6, DES6 and HOU8 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing

development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build up.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 - Policy DES5 (Councillor McCamphill).*

ITEM NO 20

APPLIC NO D/2005/0969/RM Reserved Date Valid
06/12/2005

APPLICANT Mr & Mrs T Dickson

APPLIC ADDRESS 35 Lisheegan Road, Ballymoney

LOCATION 200m North of 35 Lisheegan Road, Ballymoney

PROPOSAL Proposed dwelling and garage

REPRESENTATION 0 Objections 0 Support 0 Petition of
Objection 0 Support Petitions

OPINION REFUSAL

1 Unacceptable design

The Planning Officer confirmed that revised drawings had been submitted since the Group Meeting and Planning Service were now able to recommend approval. Council agreed.

ITEM NO 21

APPLIC NO D/2005/0973/O Outline Date Valid
12/12/2005

APPLICANT Mr Elliott

APPLIC ADDRESS 58 Ballyveely Road, Ballymoney

LOCATION 110m NW of 66 Pharis Road, Ballymoney

PROPOSAL Erect Dwelling and Garage

REPRESENTATION 0 Objections 0 Support 0 Petition of
Objection 0 Support Petitions

OPINION REFUSAL

1 The proposal is contrary to Policies SP6, SP19, HOU8 and DES5 of

the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.

- 2 The proposal is contrary to Policies SP6, DES6 and HOU8 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build up.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 - lack of integration (Councillor McCamphill).*

ITEM NO	22				
APPLIC NO	D/2005/0975/F	Full		Date Valid	
	11/01/2006				
APPLICANT	Mr M J Connolly				
APPLIC ADDRESS	9 Glenbush Road, Armoy, Ballymoney, BT53 8YF				
LOCATION	Adjacent No.9 Glenbush Road, Knockavrinian				
PROPOSAL	Dwelling - two storey and garage				
REPRESENTATION	1	Objections 0	Support 0	Petition of	
Objection	0	Support Petitions			
OPINION	APPROVAL				

Alderman Connolly declared an interest in this application and retired from the meeting, the time being 8.24 pm.

Objection related to: Concern about the impact that the dwelling would have on the adjoining property.

Councillor Connolly returned to the meeting, the time being 8.27 pm.

ITEM NO	23			
APPLIC NO	D/2005/0990/O	Outline		Date Valid
	16/01/2006			
APPLICANT	Mr B J Hart			
APPLIC ADDRESS	64 Main Street, Ballymoney, BT53 6AL			

LOCATION North-East of No.54 Glenstall Road, Drumaheglis, Ballymoney
 PROPOSAL Erection of dwelling to replace no.36 and domestic garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policies GB/CPA1, GB/CPA3, SP6 & HOU13 of the Department's Planning Strategy for Rural Northern Ireland in that the site lies within a Green Belt and the residential use has been abandoned.
- 2 The proposal is contrary to Policies SP6, DES6 AND HOU8 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build up.
- 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 Glenstall 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.

It was **AGREED:** *That an Office Meeting is held under Criterion No 5 – Planning Policy not considered in terms of replacement dwelling (Councillor Finlay).*

ITEM NO 25
 APPLIC NO D/2005/0999/O Outline Date Valid
 12/01/2006
 APPLICANT Mr W Tweed
 APPLIC ADDRESS C/O R. Robinson & Sons, 59 High Street, Albany Villas
 LOCATION 200m SE of 23 Cushnahans Road, Ballymoney
 PROPOSAL Site for New dwelling and garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 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

The Planning Officer advised that there is an error in the Opinion and if Council agreed, this application would be approved. Council were in favour.

ITEM NO 33

APPLIC NO D/2006/0061/F Full Date Valid
01/02/2006

APPLICANT Mr G Mc Kay

APPLIC ADDRESS 46 Lisheegan Road, Rasharkin, Ballymena

LOCATION 500m N.W of Shamrock Park, Lisheegan Road,
Ballymoney

PROPOSAL New dwelling and garage

REPRESENTATION 0 Objections 0 Support 0 Petition of
Objection 0 Support Petitions

OPINION APPROVAL

Councillor McKay declared an interest in this application.

ITEM NO 34

APPLIC NO D/2006/0062/O Outline Date Valid
01/02/2006

APPLICANT Mrs J Dougan

APPLIC ADDRESS C/O. Ward Design, The Gravel, 10 Main Street,
Castledawson

LOCATION Approx. 20m East of No.22 New Road, Dunloy

PROPOSAL Site of dwelling and garage

REPRESENTATION 0 Objections 0 Support 0 Petition
Objection 0 Support Petitions

OPINION REFUSAL

- 1 Prominence/Lack of integration
- 2 Opening up ribbon opportunities
- 3 Erosion of rural character
- 4 Unacceptable impact on proposed LLPA in DNAP.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 (Councillor McGuigan).*

ITEM NO 39

APPLIC NO D/2006/0077/O Outline Date Valid
13/02/2006

APPLICANT Mr Connolly
 APPLIC ADDRESS C/O Hunter Associates, 8 Charlotte Street,
 Ballymoney, BT53 6AY
 LOCATION 265m North East of 50 Altarichard Road, Armoy
 PROPOSAL Proposed new dwelling and domestic garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 Contrary PPS6 - impact on scheduled monument
- 2 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 Altarichard Road.
- 3 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.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 – dispute the impact on scheduled monument – Environment & Heritage Service to advise at meeting (Councillor McCamphill).*

ITEM NO 43
 APPLIC NO D/2006/0082/O Outline Date Valid
 13/02/2006
 APPLICANT A Millen
 APPLIC ADDRESS 5 Hillpark Grove, Edinburgh, EH4 7AP
 LOCATION Land to south west of 54 Glenstall Road, Ballymoney
 PROPOSAL Demolition of existing derelict dwelling houses (3 no.)
 and proposed construction of new dwelling house
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policies GB/CPA1, GB/CPA3, SP6 & HOU13 of the Department's Planning Strategy for Rural Northern Ireland in that the site lies within a Green Belt and the residential use has been abandoned.
- 2 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 Glenstall Road.

- 3 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.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 – replacement issue under Policy HOU13 – residential use still in place.*

ITEM NO	44				
APPLIC NO	D/2006/0083/O	Outline		Date Valid	
	14/02/2006				
APPLICANT	Mr Pattison				
APPLIC ADDRESS	C/o A-three Architecture Design, 43-45 Church Street, Portadown, Co Armagh, BT62 3EU				
LOCATION	310m North East of 20 Ballinlea Road, Ballymoney				
PROPOSAL	Site for dwelling				
REPRESENTATION	0	Objections 0	Support 0	0	Petition of
Objection	0	Support Petitions			
OPINION	REFUSAL				

- 1 The proposal is contrary to Policies SP6, SP19, HOU8 and DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposed development would, if permitted, prejudice the safety and convenience of road users since visibility from the proposed access cannot be provided to an adequate standard.
- 3 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.

It was **Agreed:** *that an Office Meeting be held under Criterion No 5 – material planning considerations (Councillor Robinson).*

ITEM NO 45

APPLIC NO D/2006/0084/O Outline Date Valid
 14/02/2006
 APPLICANT Mr A Pattison
 APPLIC ADDRESS C/o A-Three Architecture Design, 43-45 Church
 Street, Portadown, Co.
 Armagh, BT62 3EU
 LOCATION 130m North West of 153 Ballinlea Road, Ballintoy
 PROPOSAL Site for dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 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 Ballinlea Road.

It was **Agreed:** *That an Office Meeting be held under Criterion No 5 – material planning considerations (Councillor Robinson).*

ITEM NO 46

APPLIC NO D/2006/0085/O Outline Date Valid
 14/02/2006
 APPLICANT Mr A Pattison
 APPLIC ADDRESS C/o A-Three Architecture Design, 43-45 Church
 Street, Portadown, Co.
 Armagh, BT62 3EU
 LOCATION 240m South East of 158 Ballinlea Road, Ballymoney
 PROPOSAL Site for dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 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 Ballinlea Road.

It was **Agreed:** *That an Office Meeting be held under Criterion No 5 – material planning considerations (Councillor Robinson).*

ITEM NO 47

APPLIC NO D/2006/0086/O Outline Date Valid
 14/02/2006
 APPLICANT Mr A Pattison
 APPLIC ADDRESS C/o A-Three Architecture Design, 43-45 Church
 Street, Portadown, Co.
 Armagh, BT62 3EU
 LOCATION 340m South East of 158 Ballinlea Road, Ballymoney
 PROPOSAL Site for dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 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 Ballinlea Road.

It was **Agreed:** *That an Office Meeting be held under Criterion No 5 – material planning considerations (Councillor Robinson).*

ITEM NO 48

APPLIC NO D/2006/0087/O Outline Date Valid
 14/02/2006
 APPLICANT Mr A Pattison
 APPLIC ADDRESS C/o A-Three Architecture Design, 43-45 Church
 Street, Portadown, Co.
 Armagh, BT62 3EU
 LOCATION 250m South West of 158 Ballinlea Road, Ballymoney
 PROPOSAL Site for dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 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 Ballinlea Road.

It was **Agreed:** *That an Office Meeting be held under Criterion No 5 – material planning considerations (Councillor Robinson).*

ITEM NO	49			
APPLIC NO	D/2006/0093/F	Full		Date Valid
	17/02/2006			
APPLICANT	Hutchison 3g			
APPLIC ADDRESS	C/O Turley Associates, 41-43 Waring Street, Belfast, BT1 2DY			
LOCATION	Acorn Business Centre, 2 Riada Avenue, Ballymoney, Co Antrim, BT53 7LH			
PROPOSAL	Erection of 15m lattice tower with three no. 2m Cellmax antennae, two no. 300mm transmission dishes, one no. 600mm transmission dish and equipment cabinet			
REPRESENTATION	0	Objections 0	Support 0	Petition of
Objection	0	Support	Petitions	
OPINION	APPROVAL			

The Chief Executive declared an interest in this application as a Director of the Company, as did Alderman Simpson and Alderman Cousley.

ITEM NO	50			
APPLIC NO	D/2006/0096/F	Full		Date Valid
	17/02/2006			
APPLICANT	Mr I Morrison			
APPLIC ADDRESS	82a Finvoy Road, Ballymoney			
LOCATION	82a Finvoy Road, Ballymoney			
PROPOSAL	Alterations/additions to house			
REPRESENTATION	1	Objections 0	Support 0	Petition of
Objection	0	Support	Petitions	
OPINION	APPROVAL			

Councillor Finlay thanked the planners for this approval.

Objection related to: Concern about the size and impact on nearby amenity.

ITEM NO 53

APPLIC NO D/2006/0112/F Full Date Valid
 13/03/2006
 APPLICANT Mr J A O'Kane
 APPLIC ADDRESS C/o R Robinson and Sons, 59 High Street,
 Ballymoney
 LOCATION Land 140m North of 79a Finvoy Road, Ballymoney
 PROPOSAL Retirement dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policies SP6, SP19, HOU8 and DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposal is contrary to Policies SP19, DES5 and HOU8 of the Department's Planning Strategy for Rural Northern Ireland in that the design of the dwelling is unacceptable in this countryside location by reason of its scale and would, if permitted, be dominant in the local landscape.
- 3 The proposal is contrary to policies SP6 and HOU8 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that the proposed dwelling is not in conformity with the previous outline approval and may lead to a further Reserved Matters application being submitted within the same site.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 – lack of integration (Councillor Finlay)*

ITEM NO 54

APPLIC NO D/2006/0120/O Outline Date Valid
 27/02/2006
 APPLICANT Mr Reid
 APPLIC ADDRESS 30 Dirraw Road, Ballymoney
 LOCATION 260m North West of 7 Dirraw Road, Ballymoney
 PROPOSAL Site of dwelling and garage.
 REPRESENTATION 0 Objections 0 Support 0 Petition of

Objection 0 Support Petitions
 OPINION REFUSAL

- 1 Contrary to PPS6 - Adverse impact on site of archaeological importance.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 – Environment & Heritage Service to advise on impact (Councillor Wilson)*

ITEM NO 58

APPLIC NO	D/2006/0151/O	Outline	Date Valid
	13/03/2006		
APPLICANT	Mr Higgins		
APPLIC ADDRESS	11 Pineridge Road, Ballymena		
LOCATION	Opposite 300 Townhill Road, Rasharkin		
PROPOSAL	Site of dwelling and garage		
REPRESENTATION	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	REFUSAL		

- 1 The proposal is contrary to Policies SP6, SP19, HOU8 and DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its lack of visual integration.
- 2 The proposal is contrary to Policies SP6/SP19/HOU8 and DES5 of the Department's Planning Strategy for Rural Northern Ireland in that the proposed access would be obtrusive and have an adverse visual impact on the countryside by reason of its lack of visual integration.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 – DES5. integration (Councillor McGuigan)*

ITEM NO 59

APPLIC NO	D/2006/0159/O	Outline	Date Valid
	15/03/2006		
APPLICANT	Mr S Gowland & Miss J Moore		

APPLIC ADDRESS C/o R Robinson & Sons, Albany Villas, Ballymoney,
 BT53 6BG
 LOCATION 130 South East of junction of Station Road and
 Frosses Road, Dunloy
 PROPOSAL Dwelling and garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policies SP6, SP19, HOU8 and DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 – DES5, integration (Councillor Finlay).*

ITEM NO 63
 APPLIC NO D/2006/0182/F Full Date Valid
 16/03/2006
 APPLICANT Clarke
 APPLIC ADDRESS C/O Diamond Design Studio, 2D The Diamond,
 Ballycastle, BT54 6AW
 LOCATION Adjacent to 74 Pharis Road, Loughguile
 PROPOSAL Storey and a half dwelling and garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

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The Planning Officer advised the Members of the reasons for refusal (omitted from schedule) ie

1. Tendency to ribboning (DES7)
2. Lack of integration (DES5)
3. Erosion of rural character (DES6)
4. Unsatisfactory access

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 – DES5, integration (Councillor Kennedy).*

ITEM NO	64			
APPLIC NO	D/2006/0183/F	Full		Date Valid
	16/03/2006			
APPLICANT	Mrs I Boyle			
APPLIC ADDRESS	C/o Diamond Design Studio, 2D The Diamond, Ballycastle, BT54 6AW			
LOCATION	110m North East of 77a Bregagh Road, Armoy			
PROPOSAL	Single storey dwelling and garage			
REPRESENTATION	0	Objections 0	Support 0	Petition of
Objection	0	Support Petitions		
OPINION	REFUSAL			

- 1 The proposal is contrary to Policies SP6, DES6, HOU8 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build up.
- 2 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 Bregagh Road, Armoy.
- 3 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.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 – DES6, material planning consideration (Councillor Storey).*

ITEM NO	65		
APPLIC NO	D/2006/0189/RM	Reserved	Date Valid

27/03/2006
APPLICANT Mr Maguire
APPLIC ADDRESS C/O George Shaw, 18 Sandmount Park, Galgorm
Ballymena
LOCATION 60m North West of 101 Anticur Road, Dunloy
PROPOSAL Dwelling and detached garage
REPRESENTATION 0 Objections 0 Support 0 Petition of
Objection 0 Support Petitions
OPINION REFUSAL

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The Planning Officer advised that the Opinion should have been 'Approval'. He requested Council's indulgence in relation to the error and requested confirmation that Council were in agreement with the amendment.

It was proposed by Councillor Kennedy, seconded by Councillor Patterson and **AGREED:**

That the application be noted as approved.

*** Councillor Kennedy retired from the meeting, the time being 8.45 pm.**

APPLICATIONS DEFERRED FROM PREVIOUS MEETING**ITEM NO D 1**

APPLIC NO	D/2005/0173/F	Full	Date Valid
	20/04/2005		
APPLICANT	Mr Archibald		
APPLIC ADDRESS	19 Cherry Gardens, Ballymoney		
LOCATION	6 John Street, Ballymoney		
PROPOSAL	Proposed apartments (11 No.)		
REPRESENTATIONS	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	APPROVAL		

Councillor Finlay thanked the Planning Officer for this approval.

ITEM NO D 2

APPLIC NO	D/2005/0206/O	Outline	Date Valid
	02/03/2005		
APPLICANT	Mr Mcbride		
APPLIC ADDRESS	15 Altnahinch Road, Armoy		
LOCATION	250m North of 34 Altnahinch Road, Armoy		
PROPOSAL	Site for dwelling and garage		
REPRESENTATIONS	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	APPROVAL		

- 1 Contrary to PPS2 - Planning and Nature Conservation - in that the development would, if permitted, damage the nature conservation value and feature of the River Bush corridor.

The Planning Officer advised that there had been an administrative error with this application, that it had not been approved and that discussions were taking place with the Nature Conservation Authority to progress this. Councillor Cavlan advised that she had received information that PPS2 had been applied in error and this would be removed from the application forthwith.

It was **AGREED:** *That this application be deferred for one month pending further advice from the Environment & Heritage Service.*

ITEM NO D 3

APPLIC NO	D/2005/0397/O	Outline	Date Valid
	12/04/2005		
APPLICANT	Mr Hanna		
APPLIC ADDRESS	303 Craigs Road, Rasharkin		
LOCATION	Approx 600m North East of 29 Drumack Road, Rasharkin		
PROPOSAL	Site for dwelling and garage		
REPRESENTATIONS	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	REFUSAL		

- 1 The proposal is contrary to Policies SP6/SP19/HOU8 and DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by
- 3 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 acces.

ITEM NO D 4

APPLIC NO	D/2005/0549/O	Outline	Date Valid
	10/05/2005		
APPLICANT	Mr H Etherson		
APPLIC ADDRESS	C/O. Diamond & Hughes Architects, 77 Main Street, Maghera, Co.		
	Londonderry, BT46 5AB		
LOCATION	50m South of 1 Rosnashane Lane, Kilrea		
PROPOSAL	Site of dwelling and garage		
REPRESENTATIONS	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	REFUSAL		

- 1 Substandard visibility splays

Councillor McCamphill advised that consent had been received from the landowner and the Agent had submitted this information to the Planning Department. The Planning Officer advised that should further information be received by tomorrow, this will be further considered, otherwise a refusal will be issued.

It was agreed that Councillor McCamphill contact the applicant.

ITEM NO D 5

APPLIC NO	D/2005/0551/F	Full	Date Valid
	13/05/2005		
APPLICANT	Mr E Wallace		
APPLIC ADDRESS	20 Pinegrove Crescent, Ballymena, BT43 6TL		
LOCATION	244 Frocess Road, Cloughmills		
PROPOSAL	Replacement dwelling & garage with retention of existing dwelling as domestic store		
REPRESENTATIONS	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	APPROVAL		

- 1 Contrary to HOU13 of PSRNI - scale and impact of proposal. Proposed development does not reflect its status as a replacement in terms of siting design scale and messing.

The Planning Officer advised that the Department were now able to approve this application if Council were in agreement. All members agreed with the proposal.

ITEM NO D 6

APPLIC NO	D/2005/0681/O	Outline	Date Valid
	11/07/2005		
APPLICANT	Mr L O' Hagan		
APPLIC ADDRESS	C/O. ASI Architects, 2 - 4 Shipquay Place, Londonderry, BT48 6DH		
LOCATION	Rear of 60 Galdanagh Road, Dunloy, Co. Antrim		
PROPOSAL	Site for dwelling		

REPRESENTATIONS 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION APPROVAL

- 1 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 Galdanagh Road
- 2 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.

The Planning Officer advised that the Department were now able to approve this application if Council were in agreement. All members agreed with the proposal and Councillor Storey welcomed this decision.

ITEM NO D 7

APPLIC NO D/2005/0736/F Full Date Valid
 31/08/2005
 APPLICANT Mr & Mrs A Fenton
 APPLIC ADDRESS 24 Castle Oak, Castledawson, Magherafelt, BT45 8RX
 LOCATION Approx 200m North East of No. 120 Duneany Road,
 Rasharkin
 PROPOSAL Proposed dwelling and garage
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION APPROVAL

Councillor Wilson thanked the Planning Department for this approval.

ITEM NO D

8

APPLIC NO D/2005/0750/O Outline Date Valid
 15/08/2005
 APPLICANT Mr S Gaston
 APPLIC ADDRESS c/o VWP Architects, 90 Castlereagh Road, Belfast,
 BT5 5FR
 LOCATION Land between Boyds Road and Railway Line with
 access approx. 330m west
 from junction with Killagan Road, Glarryford

PROPOSAL Outline application for three no. house plots
 REPRESENTATIONS 1 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 Contrary to policies SP6 and HOU8 regarding multiple housing in countryside
- 2 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 3 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by
- 4 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 Boyds Road.

* **Councillor Storey retired from the meeting, the time being 9.00 pm.**

* **Councillor McKay retired from the meeting, the time being 9.00 pm.**

ITEM NO D 9

APPLIC NO D/2005/0789/O Outline Date Valid
 09/09/2005
 APPLICANT Mr Mc Keeman
 APPLIC ADDRESS C/O Bell Architects Ltd, 76 Main Street, Ballymoney,
 BT53 6AL
 LOCATION Site 130m South West of 47 Bendooragh Road,
 Ballymoney
 PROPOSAL Site for dwelling and garage
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of
 Objection 0 Support Petitions
 OPINION REFUSAL

- 1 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.

At the request of Councillor Finlay, the Planning Officer agreed to hold this application for two days as there were no planning concerns and it was felt that the question of sight lines could be addressed.

ITEM NO D 10

APPLIC NO	D/2005/0796/O	Outline	Date Valid
	15/09/2005		
APPLICANT	Mr P Dixon		
APPLIC ADDRESS	C/O George Shaw, 18 Sandmount Park, Galgorm, Ballymena, BT42 1DS		
LOCATION	Approx 100m West of 143 Tullaghans Road, Dunloy		
PROPOSAL	Site for dwelling		
REPRESENTATIONS	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	REFUSAL		

- 1 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by
- 2 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 3 Contrary to DES3 - Suburban Sprawl

ITEM NO D 11

APPLIC NO	D/2005/0820/O	Outline	Date Valid
	30/09/2005		
APPLICANT	Miss Cameron		
APPLIC ADDRESS	14 Seacon Road, Ballymoney, BT53 6PZ		
LOCATION	Adjacent 17 Tullaghgore Road, Ballymoney		
PROPOSAL	Site for Dwelling and Garage		
REPRESENTATIONS	0	Objections 0	Support 0
			Petition of

Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 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 Tullaghgore Road

Councillor McCamphill advised the Planning Officer that it was his understanding that the application had been withdrawn. The Planning Officer will look into this matter.

ITEM NO D 12

APPLIC NO	D/2005/0824/O	Outline	Date Valid
	03/10/2005		
APPLICANT	Mr A Mc Collum		
APPLIC ADDRESS	c/o Bell Architects, 76 Main Street, Ballymoney, BT53 6AL		
LOCATION	Site 500m south east of 140 Lislaban Road, Cloughmills		
PROPOSAL	Site for dwelling and garage		
REPRESENTATIONS	0	Objections 0	Support 0
Objection	0	Support Petitions	0
OPINION	REFUSAL		

- 1 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 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 Lislaban Road.

ITEM NO D 13

APPLIC NO	D/2005/0872/F	Full	Date Valid
	25/10/2005		
APPLICANT	Oville Developments		
APPLIC ADDRESS	C/o Diamond and Hughes Architects, 77 Main Street, Maghera		
LOCATION	159 Finvoy Road, Ballymoney		
PROPOSAL	2 No. Two storey detached dwellings and 6 No. two storey semi-detached dwellings		
REPRESENTATIONS	7	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	APPROVAL		

The Planning Officer advised that this application had been brought in error and that approval had not been granted. There were also objections relating to the application, which would be deferred pending further enquiries. Council agreed to the removal of this application from the schedule.

ITEM NO D 14

APPLIC NO	D/2005/0879/F	Full	Date Valid
	27/10/2005		
APPLICANT	Mr S Boyd		
APPLIC ADDRESS	C/O Hunter Associates, 8 Charlotte Street, Ballymoney		
LOCATION	58 Benvardin Road, Ballymoney		
PROPOSAL	Proposed New Dwelling to replace existing dwelling & demolish existing dwelling		
REPRESENTATIONS	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	REFUSAL		

- 1 Not in compliance with outline approval
- 2 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 3 The proposal is contrary to Policies SP6/DES6/HOU8 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing

development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up

ITEM NO D 15

APPLIC NO	D/2005/0925/F	Full	Date Valid
	23/11/2005		
APPLICANT	Agm Developments		
APPLIC ADDRESS	C/O Agent		
LOCATION	80m North of 9 Killagan Road, Cloughmills		
PROPOSAL	New Dwelling and Gargage		
REPRESENTATIONS	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	APPROVAL		

ITEM NO D 16

APPLIC NO	D/2005/0930/O	Outline	Date Valid
	24/11/2005		
APPLICANT	Mr Logan		
APPLIC ADDRESS	337 Craigs Road, Rasharkin		
LOCATION	Adjacent to 340 Craigs Road, Rasharkin		
PROPOSAL	Site for replacement dwelling and garage		
REPRESENTATIONS	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	REFUSAL		

The Planning Officer advised that information requested relating to previous residential use could not be obtained i.e. there is no record of postal address or rateable value.

Councillor Finlay and Councillor Wilson disputed the refusal on the grounds that the property had been abandoned and reiterated that they believed this to be a replacement dwelling.

It was agreed that the matter would be held for two days in order for evidence of previous use to be obtained i.e. postal details or rateable valuation.

Councillor Wilson advised the Planning Officer that it was the intention of the applicant to appeal against the decision.

It was **AGREED:** *That Council support the application in the event of an appeal being made.*

ITEM NO D 17

APPLIC NO	D/2005/0977/F	Full	Date Valid
	06/02/2006		
APPLICANT	Mr J.P Mc Mullan		
APPLIC ADDRESS	20-24 Glenbush Road, Armoy, Ballymoney, BT53 8YG		
LOCATION	20-24 Glenbush Road, Armoy, Ballymoney		
PROPOSAL	Proposed redevelopment/extension to licensed premises and dwelling house		
REPRESENTATIONS	0	Objections 0	Support 0
Objection	0	Support Petitions	Petition of
OPINION	APPROVAL		

Office Meetings: Friday 7th July 2006.

* Councillor Wilson retired from the meeting, the time being 9.25 pm.

1.4 REVISED PLANNING CONSULTATION PROCEDURES WITH COUNCILS

The draft of revised guidance on planning consultation procedures, prepared by the joint NILGA/Planning Service Working Group was circulated. The Chief Executive brought Members' attention to item 11 (pre-meetings) indicating that Council may want to consider utilising this option.

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

to adopt the draft document 'Revised Planning Consultation Procedures with Council.'

This being all the business, the meeting closed at 9.35 pm.