

BALLYMONEY BOROUGH COUNCIL

Consultation Committee Meeting No 02 – 17th July 2006

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 02, held in the Council Chamber, Riada House, Ballymoney on Monday 17th July 2006 at 10.30 am.

IN THE CHAIR: Alderman H Connolly

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

Councillors
A Cavlan
B Kennedy
D McKay
T McKeown
E Robinson
R Wilson
J Finlay (Mayor)
M McCamphill
P McGuigan, MLA
A Patterson
I Stevenson

APOLOGIES: M Storey, MLA

IN ATTENDANCE: Director of Central & Leisure Services
Committee Clerk

DoE Planning Department
P McGrogan

Press

02.1 MINUTES – MEETING NO 01 – 19TH JUNE 2006

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

that the minutes of meeting no 01 – 19th June 2006, as circulated, be confirmed as a correct record.

02.2 PLANNING APPLICATIONS**ITEM NO 1**

APPLIC NO D/2005/0351/O Outline Date Valid 12/04/2005
 APPLICANT Christie Homes Ltd
 APPLIC ADDRESS 23 Boyland Road, Ballymoney
 LOCATION East of Barkley Court, Dunaghy, Ballymoney
 PROPOSAL Housing development forming an extension of Barkley Court
 REPRESENTATION 0 Objections0 Support 0Petition of Objection 0Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to the Joint Ministerial Statement of 31 January 2005 on the grounds of prematurity, as the site is within an area designated in the Draft Northern Area Plan 2016 as the North Derry Countryside Policy Area (designation COU 6) and approval for this proposal would be contrary to the Department's policies for Green Belts/Countryside Policy Areas as set out in Policies SP 12 and GB/CPA 1 of 'A Planning Strategy for Rural Northern Ireland' and would undermine the rationale behind the North Derry Countryside Policy Area designation proposed in the Draft Plan. The effect of an approval for this proposal, in itself and taken cumulatively with other tourist schemes proposed outside development limits and inside Countryside Policy Areas proposed in the Draft Plan, would be prejudicial to the outcome of the plan process by predetermining decisions about the scale and location of new development which should properly be taken through the development plan process.
- 2 Contrary to PPS7, QD1 in that a Quality housing layout has not been demonstrated.
- 3 Contrary to Greenbelt, CPA1 and CPA3
- 4 Contrary to DES3
- 5 Contrary to MIN1 of Draft Northern Area Plan
- 6 The proposal is contrary to Policies 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

At the request of Alderman Campbell, the Planning Office clarified a query concerning designated development areas in Dunaghy, confirming that the area relating to the application had not been previously adopted for development and was considered to be undesignated.

***Councillor Patterson arrived, the time being 10.40 am**

ITEM NO 4

APPLIC NO D/2005/0817/RM Reserved Date Valid 29/09/2005
 APPLICANT Mr Sainty
 APPLIC ADDRESS C/O Hunter Associates, 8 Charlotte Street, Ballymoney
 LOCATION Adj 114 Bann Road, Ballymoney

PROPOSAL Proposed New Dwelling & Double Garage
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Approval

Objection related to: **Concern from adjoining neighbour about location. As the objector was not opposed to the application in principle, the Planning Officer advised that discussions had taken place with the applicant regarding re-location of the dwelling and Planning Service would write to the objector accordingly.**

ITEM NO 7
 APPLIC NO D/2005/0944/O Outline Date Valid 28/11/2005
 APPLICANT Mr Mc Kinley
 APPLIC ADDRESS 37 Altnahinch Road, Armoy
 LOCATION 120m S.W. of 37 Altnahinch Road, Armoy
 PROPOSAL Site of dwelling and garage
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Approval

Objection related to: **Concern about water pollution emanating from existing development within the area (not associated with the application) Rivers Agency and Environmental Health to investigate.**

ITEM NO 8
 APPLIC NO D/2005/0993/O Outline Date Valid 17/01/2006
 APPLICANT Mr J Mc Gowan
 APPLIC ADDRESS C/O Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION 200m North West of 5 Mallaboy Road, Dunloy
 PROPOSAL Site for housing development
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to the Joint Ministerial Statement of 31 January 2005 on the grounds of prematurity, as the site is within an area designated in the Draft Northern Area Plan 2016 as the North Derry Countryside Policy Area (designation COU 6) and approval for this proposal would be contrary to the Department's policies for Green Belts/Countryside Policy Areas as set out in Policies SP 12 and GB/CPA 1 of 'A Planning Strategy for Rural Northern Ireland' and would undermine the rationale behind the North Derry Countryside Policy Area designation proposed in the Draft Plan. The effect of an approval for this proposal, in itself and taken cumulatively with other tourist schemes proposed outside development limits and inside Countryside Policy Areas proposed in the Draft Plan, would be prejudicial to the outcome of the plan process by predetermining decisions about the scale and location of new development which should properly be taken through the development plan process.

- 2 DES3
- 3 The proposal is contrary to Policies 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
- 4 Unsatisfactory access arrangements
- 5 Contrary to PPS7 - QD1 & QD2

- **Alderman Simpson arrived, the time being 10.50 am.**

ITEM NO **15**

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 dwelling

REPRESENTATION 9 Objections 0 Support 1 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 Contrary to PPS7 (over-development)
- 2 Tandem development - Residential amenity
- 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

Objection related to: **Concern about build up, privacy and potential impact on wildlife.**

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

- **Councillor McKeown arrived, the time being 10.55 am.**

ITEM NO **21**

APPLIC NO D/2006/0114/F Full Date Valid 22/03/2006

APPLICANT Mr & Mrs Mc Mullan

APPLIC ADDRESS C/o GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB

LOCATION Land to the rear of No.85 Garryduff Road, Ballymoney

PROPOSAL Erection of two storey dwelling and detached double garage

impact on the landscape by reason of its undue prominence.

- 2 The proposal is contrary to Policy DES7 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, adversely affect the visual amenity and character of the countryside by the creation of ribbon development along Bridge Road
- 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 reason of build-up
- 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 Bridge Road

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

ITEM NO	31				
APPLIC NO	D/2006/0163/O	Outline	Date Valid	16/03/2006	
APPLICANT	Mr & Mrs Dyer				
APPLIC ADDRESS	C/O Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL				
LOCATION	Site 143m North West of No. 12 Lisconnan Road, Dervock				
PROPOSAL	Site for new dwelling and garage				
REPRESENTATION	0 Objections	0 Support	0 Petition of Objection	0 Support Petitions	
OPINION	Approval				

Alderman Campbell thanked the Planning Department for this decision.

ITEM NO	32				
APPLIC NO	D/2006/0164/F	Full	Date Valid	16/03/2006	
APPLICANT	Mr & Mrs Spratt				
APPLIC ADDRESS	C/O Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL				
LOCATION	Site 190m West of 89 Garryduff Road, Ballymoney				
PROPOSAL	Site for dwelling and garage				
REPRESENTATION	1 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

Objection related: Over development

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

At the request of Alderman Simpson and Councillor McCamphill, the Planning Officer clarified the situation relating to retrospective applications, advising that approval could be given provided that the policy requirements are met. The Planning Officer advised that there were no retrospective applications on the schedule.

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO 1

APPLIC NO D/2004/0276/O Outline Date Valid 05/04/2004
 APPLICANT Mr S McAuley
 APPLIC ADDRESS 22 Vow Road, Ballymoney, BT53 7PB
 LOCATION Adjacent to No.22 Vow Road, Ballymoney
 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 the Joint Ministerial Statement of 31 January 2005 on the grounds of prematurity, as the site is within an area designated in the Draft Northern Area Plan 2016 as the North Derry Countryside Policy Area (designation COU 6) and approval for this proposal would be contrary to the Department's policies for Green Belts/Countryside Policy Areas as set out in Policies SP 12 and GB/CPA 1 of 'A Planning Strategy for Rural Northern Ireland' and would undermine the rationale behind the North Derry Countryside Policy Area designation proposed in the Draft Plan. The effect of an approval for this proposal, in itself and taken cumulatively with other tourist schemes proposed outside development limits and inside Countryside Policy Areas proposed in the Draft Plan, would be prejudicial to the outcome of the plan process by predetermining decisions about the scale and location of new development which should properly be taken through the development plan process.
- 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 Vow 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.

Councillor Finlay expressed his objection that the application, submitted in 2004 and refused due to roads issues, is now additionally being refused under the Joint Ministerial Statement of 31st January 2005. Councillor Finlay advised the Planning Officer that it was his intention to write to the Department regarding the additional reason for refusal as he believed that Roads Service issues could have been overcome.

ITEM NO 2

APPLIC NO D/2004/0829/F Full Date Valid 08/12/2004
 APPLICANT Mr D Moore
 APPLIC ADDRESS 9 Main Street, Cloughmills
 LOCATION 9-13 Main Street, Cloug Mills
 PROPOSAL Re-development of site at 9-13 Main Street, Cloughmills to form new shop, petrol filling station, car wash and sub-division of existing shop, into 3 No. retail units and storage shed
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 Insufficient information to determine the application. The revised proposal cannot be

processed under the present application - a withdrawal and resubmission of the application will be required.

The Planning Officer advised that revised drawings had been received from the applicant and the Planning Department are now in a position to process this application.

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

that the application now be removed from the schedule.

ITEM NO 4

APPLIC NO	D/2005/0308/O	Outline	Date Valid	21/03/2005
APPLICANT	Mr & Mrs Hallam			
APPLIC ADDRESS	2 Raceview Avenue, Ballymoney			
LOCATION	Adjcent to No. 19 Tullaghgore Road, Ballymoney			
PROPOSAL	Proposed site for dwelling			
REPRESENTATION	0 Objections	0 Support	0 Petition of Objection	0 Support Petitions
OPINION	Approval			

Councillor Finlay thanked the Planning Department for this decision.

ITEM NO 6

APPLIC NO	D/2005/0534/O	Outline	Date Valid	09/05/2005
APPLICANT	Mr McCloskey			
APPLIC ADDRESS	10 Ballurr Heights, Corkey, Ballymena			
LOCATION	Land adjacent to 256 Drones Road			
PROPOSAL	Site of dwelling			
REPRESENTATION	0 Objections	0 Support	0 Petition of Objection	0 Support Petitions
OPINION	Approval			

Alderman Connolly thanked the Planning Department for this decision.

ITEM NO 7

APPLIC NO	D/2005/0541/O	Outline	Date Valid	10/05/2005
APPLICANT	Mr F Mc Kenna			
APPLIC ADDRESS	95 Knock Road, Ballymoney			
LOCATION	Adjacent to 36 Kirk Road, Ballymoney			
PROPOSAL	Retirement farm dwelling			
REPRESENTATION	0 Objections	0 Support	0 Petition of Objection	0 Support Petitions
OPINION	Refusal			

- 1 Contrary to GBCPA1, GBCPA3 & HOU10 of PSRNI - insufficient case of need within Green Belt
- 2 Contrary to policy MIN5 of PSRNI within Lignite area
- 3 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.
- 4 The proposal is contrary to Policies DES5 & DES6 of the Department's Planning Strategy for Rural Northern Ireland in that a building on this site would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.

Alderman Campbell recorded his disappointment at this decision, stating that the land is currently fallow and approval of the application would have resulted in the land being farmed.

ITEM NO 8

APPLIC NO	D/2005/0568/O	Outline	Date Valid	16/05/2005
APPLICANT	Ms Mc Aleese			
APPLIC ADDRESS	11 Lough Road, Loughguile, Ballymena, BT44 9JN			
LOCATION	Adjacent to 11A Lough Road, Loughguile			
PROPOSAL	Proposed site for dwelling and garage			
REPRESENTATION	0 Objections	0 Support	0 Petition of Objection	0 Support Petitions
OPINION	Approval			

Alderman Connolly thanked the Planning Department for this decision.

ITEM NO 9

APPLIC NO	D/2005/0583/O	Outline	Date Valid	17/05/2005
APPLICANT	Ms Mc Mullan			
APPLIC ADDRESS	208 Corkey Road, Ballymena, Co. Antrim, BT44 9JB			
LOCATION	180m North of 12 Carnamenagh Road			
PROPOSAL	Site of dwelling (preferably 2 storey)			
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 Carnamenagh Road

Alderman Connolly advised the Planning Officer that new sight lines had been lodged and revised drawing submitted to the Planning Department. The Planning Officer advised that he would look into this and if the sight lines were on land within the control of the applicant, the Planning Department would be able to re-consult with Roads Service on the application

ITEM NO 10
 APPLIC NO D/2005/0592/O Outline Date Valid 17/05/2005
 APPLICANT Mrs McDonnell
 APPLIC ADDRESS 36 Ballyweaney Road, Ballymena
 LOCATION Adjacent to 36 Ballyweaney Road, Ballymena
 PROPOSAL New dwelling house and detached garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policy DES7 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, adversely affect the visual amenity and character of the countryside by the (creation/extension) of ribbon development along Ballyweaney Road.
- 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 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 Ballyweaney 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.

Alderman Connolly queried the Roads matters, which he thought were resolved at the Office Meeting. The Planning Officer advised that the roads matters were still to be resolved.

ITEM NO 11
 APPLIC NO D/2005/0761/O Outline Date Valid 07/11/2005
 APPLICANT Herron
 APPLIC ADDRESS C/o Agent
 LOCATION Site adjacent to 92 Bravallen Road, Ballymoney
 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 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 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 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 Bravallen Road

It was **AGREED:** *That as an Office Meeting had not previously taken place, the request made to hold an Office Meeting would be granted (Councillor Finlay).*

ITEM NO 12

APPLIC NO D/2005/0850/O Outline Date Valid 17/10/2005

APPLICANT Mr Martin

APPLIC ADDRESS 12 Ballaghy Road, Dunloy, BT44 9AE

LOCATION Approx 220m South West of 111 Tullaghans 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 Lack of information for Roads Service

Councillor McGuigan advised that this application is likely to be taken to appeal and requested the support of Council in this case.

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

that Council support this application in the event of an appeal.

ITEM NO 13

APPLIC NO D/2005/0876/O Outline Date Valid 01/12/2005

APPLICANT Mr K Mc Garry

APPLIC ADDRESS 76 Corkey Road, Loughguile
 LOCATION Approx. 60m north of no.82 Corkey Road, Loughguile
 PROPOSAL Proposed site for dwelling and domestic garage. 1.5 storey dwelling.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Approval

Alderman Connolly expressed his thanks to the Planning Department for this decision.

ITEM NO 14

APPLIC NO D/2005/0881/O Outline Date Valid 28/10/2005
 APPLICANT Mr T Taylor
 APPLIC ADDRESS 17 Drumlee Road, Ballymoney
 LOCATION App 120m N East of 117 Finvoy Road, Ballymoney
 PROPOSAL Proposed site for Dwelling
 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

ITEM NO 15

APPLIC NO D/2005/0903/O Outline Date Valid 10/11/2005
 APPLICANT Mrs G McClements
 APPLIC ADDRESS 98a Coolkeeran Road, Armoy, Ballymoney
 LOCATION 240m South of 98 Coolkeeran Road, Ballymoney
 PROPOSAL Site for New Dwelling with Detached Garage
 REPRESENTATION 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 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 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 Coolkeeran 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.
- 5 Inadequate swept path

Alderman Connolly advised the Planning Officer that this application is to be withdrawn.

ITEM NO 16

APPLIC NO D/2005/0906/O Outline Date Valid 02/02/2006
 APPLICANT Mr McGarry
 APPLIC ADDRESS 94 Moyan Road, Dunloy
 LOCATION 400m south of 86 Lisboy Road, Ballymoney
 PROPOSAL Bungalow and Garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Approval

ITEM NO 17

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

Councillor Wilson thanked the Planning Department for this decision.

- **Councillor Wilson and Councillor Stevenson retired from the meeting, the time being 11.40 am.**

ITEM NO 18

APPLIC NO D/2005/0970/F Full Date Valid 06/12/2005
 APPLICANT Country Real Estate Ltd
 APPLIC ADDRESS C/O Bell Architects, 76 Main Street, Ballymoney
 LOCATION Site to SW of 21 Chatham Road, Armoy
 PROPOSAL New Domestic Dwelling and Garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION **Refusal**

- 1 Not in conformity with outline approval.
- 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 reason of build-up
- 3 Unacceptable access arrangements
- 4 Creation of suburban form of development

ITEM NO **19**

APPLIC NO D/2005/0971/O Outline Date Valid 30/01/2006

APPLICANT Mr P Murray

APPLIC ADDRESS 7 Grange Drive, Ballymoney, BT53 7BN

LOCATION 280m from junction (Tummock Road/ Cushnahans Road)
Cushnahans Road,
Ballymoney. BT53 8PA

PROPOSAL Erection of single storey bungalow including garage

REPRESENTATION 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 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 reason of build-up

ITEM NO **20**

APPLIC NO D/2005/0984/O Outline Date Valid 26/01/2006

APPLICANT Mr M Connolly

APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY

LOCATION Adjacent to 134 Coolkeeran Road, Loughguile, Ballymoney

PROPOSAL Site for retirement dwelling

REPRESENTATION 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 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 reason of build-up
- 3 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, adversely affect the visual amenity and character of the countryside by the creation of ribbon development along Coolkeeran Road
- 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 Coolkeeran Road
- 5 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.

- **Councillor Cavlan retired from the meeting, the time being 11.42 am.**

ITEM NO 21

APPLIC NO D/2005/0989/O Outline Date Valid 19/12/2005

APPLICANT Dr. R Barr

APPLIC ADDRESS C/O. Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY

LOCATION 180m North of 12 Lisconnan Road, Ballymoney

PROPOSAL Proposed site for new dwelling with domestic garage

REPRESENTATION 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 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 reason of build-up
- 3 Unacceptable visual impact of access

ITEM NO 22

APPLIC NO D/2005/0994/O Outline Date Valid 21/12/2005

APPLICANT Mr Mc Garry

APPLIC ADDRESS C/O Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY

LOCATION 70m East of 43 Corky Road

PROPOSAL Proposed site for two dwellings with domestic garages
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 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 reason of build-up

ITEM NO 23

APPLIC NO D/2006/0008/O Outline Date Valid 06/01/2006
 APPLICANT Mr D Boyle

APPLIC ADDRESS C/o Agent, A-three Architecture Design, 43-45 Church Street,
 Portadown

LOCATION 50m South East of 11 Magheraboy Road, Rasharkin

PROPOSAL Site for Dwelling

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal **XX**

- 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 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 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 Magheraboy Road.

Office Meetings: Friday 4th August 2006

APPEAL DATES NOTIFIED

COUNCIL Ballymoney

ITEM NO 1

APPLIC NO **D/2005/0058/O** PAC NO **2006/A297**

DATE OF HEARING LOCATION

DATE OF SITE VISIT

APPLICANT Mr H Johnson

LOCATION Land Opposite No. 11 Shanaghy Road, Bendooragh

PROPOSAL New Dwelling

Written Representations

ITEM NO 2

APPLIC NO **D/2005/0786/O** PAC NO **2006/A0256**

DATE OF HEARING LOCATION

DATE OF SITE VISIT

APPLICANT Mrs J Jameson

LOCATION 50m West of 47 Pharis Road, Ballymoney

PROPOSAL Dwelling and garage

Written Representations

ITEM NO 3

APPLIC NO **D/2005/0495/O** PAC NO **2006/A0410**

DATE OF HEARING LOCATION

DATE OF SITE VISIT

APPLICANT Mr J Wasson

LOCATION Adjacent 89 Fivey Road, Ballycregagh Lower, Ballymoney

PROPOSAL Proposed dwelling & garage

Written Representations

APPEAL DECISIONS NOTIFIED

COUNCIL Ballymoney

ITEM NO 1

APPLIC NO **D/2003/0670/O** PAC NO **2005/A241**

RESULT OF APPEAL **Upheld**

APPLICANT Mr M Barkley

LOCATION Land to rear of and approx. 160m SW of 99 Bravallen Road
Ballymoney (Site 1).

PROPOSAL Site for dwelling.

ITEM NO 2

APPLIC NO **D/2004/0666/O** PAC NO **2005/A364**

RESULT OF APPEAL **Dismissed**

APPLICANT Mr A Knipe

LOCATION Approx. 250m North East of 81 Vow Road, Ballymoney

PROPOSAL Site for dwelling

02.03 PLANNING (CLAIMS FOR COMPENSATION REGULATIONS (NI) 2006

The regulations came into operation on 3rd July 2006. The purpose of the Regulations is to prescribe the time within and the manner in which claims for compensation for loss or damage caused by the service of a Building Preservation Notice shall be made to the DoE. The Director of Central & Leisure Services advised Members that copies of the Regulations are available on request.

02.04 PLANNING POLICY STATEMENT 15 – PLANNING AND FLOOD RISK

A copy of the document was circulated to Members for information.

02.05 DRAFT PLANNING POLICY STATEMENT – SUSTAINABLE DEVELOPMENT IN THE COUNTRYSIDE – UFU RESPONSE

The consultation period for comments has now ended and a response from the Ulster Farmers' Union to the Draft Planning Policy Statement 14 was circulated for Members' information.

02.06 CONSULTATION DOCUMENTS

- (a) Regional Development Strategy – 5 Year Review
A copy of the Executive Summary was circulated. Comments are invited by 1st September 2006. A report will be presented to committee's next meeting.

- **Councillor McKeown retired from the meeting at 11.54 am.**

- (b) Housing Growth Indicators
A summary of recommendations and DRD response was circulated for information.

02.07 ROADS SERVICE BUDGET CUTS

A copy of a Press Release from NILGA relating to the road maintenance cuts was circulated. The Director of Central and Leisure Services brought Members attention to the declining roads maintenance budget over the past three years, advising of the potential financial implications to Council when Council becomes responsible for the maintenance of roads network in 2009, following the Review of Public Administration.

02.08 FIRE SERVICE PRESENTATION

Alderman Campbell requested Council write to the Fire Service inviting them to give a presentation on the service and to demonstrate the new equipment

currently in use in the vehicles.

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

that Council write to the Fire Service inviting them to make a presentation and demonstrate their new equipment (date to be confirmed).

This being all the business, the meeting closed at 12.00 noon.

