

BALLYMONEY BOROUGH COUNCIL

Consultation Committee Meeting No 03 – 21st August 2006

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 03, held in the Council Chamber, Riada House, Ballymoney on Monday 21st August 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
A Patterson
I Stevenson
R Wilson
J Finlay (Mayor)
M McCamphill
P McGuigan, MLA
E Robinson
M Storey, MLA

APOLOGIES: T McKeown

IN ATTENDANCE: Chief Executive
Committee Clerk

DoE Planning Department
J Carey
A Young

Press
Members of the Public

03.1 MINUTES – MEETING NO 02 – 17TH JULY 2006

It was proposed by Councillor Finlay, seconded by Councillor McCamphill and
AGREED:

that the minutes of meeting no 02 – 17th July 2006, as circulated, be confirmed as a correct record.

03.2 PRESENTATION – CAUSEWAY COAST & GLENS HERITAGE TRUST

The Mayor welcomed Mr Peter Harper to the meeting to give a presentation on the progress and work of the the Causeway Coast & Glens Heritage Trust in relation to their current programme, advising that funding is received from seven councils and there are funds in place for tourism projects. The aim of the organisation is to carry out research and raise awareness in managing conservation areas, details of which are available on their website.

*** Councillor Patterson and Alderman Simpson joined the meeting, the time being 10.40 am**

Mr Harper responded to a number of questions by members, namely

- The position of the Trust in relation to PPS14 and Review of Governance
- The future of the Trust in respect of the RPA
- Sewerage sludge problems in relation to rivers
- Tourist accommodation
- Funding and future progmmames

*** Councillor Storey, Alderman Campbell and Councillor Robinson joined the meeting, the time being 11.05 am.**

03.3 PLANNING APPLICATIONS

ITEM NO	1					
APPLIC NO	D/2000/0375/F	Full		Date Valid	22/09/2000	
APPLICANT	N.I.H.E.					
APPLIC ADDRESS	2 Adelaide Street, Belfast					
LOCATION	3,5 & 8 Glebe Park, Derrykeighan					
PROPOSAL	Proposed multi-element improvements and extensions to existing N.I.H.E. stock					
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection	0 Support Petitions
OPINION	REFUSAL					

The Planning officer advised that this had been refused on the basis of insufficient information to determine the application.

It was **AGREED:** *that the application be deferred for an office meeting (Councillor Finlay)*

ITEM NO 2

APPLIC NO D/2005/0684/F Full Date Valid 11/07/2005

APPLICANT Mr T Burke

APPLIC ADDRESS 28 Dullaghy Road, Kilrea, BT51 5XZ

LOCATION Adjacent to 156 Bann Road, Rasharkin

PROPOSAL Proposed dwelling and garage.

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

OPINION REFUSAL

- 1 The application is contrary to the Departments policy on rural design

It was **AGREED:** ***that an office meeting be held (Councillor McCamphill)***

ITEM NO 4

APPLIC NO D/2005/0900/F Full Date Valid 09/11/2005

APPLICANT Miss Morton

APPLIC ADDRESS 89 Glenstall Road, Ballymoney, BT53 7QN

LOCATION 89 Glenstall Road, Ballymoney

PROPOSAL Alterations to extend dwelling throughout attached stables/riding school building

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

OPINION REFUSAL

- 1 The application is contrary to GB/CPA1 and GB/CPA3 of PSRNI - Insufficient case of need within Green Belt
- 2 The application is contrary to Policy HOU8 of PSRNI - Multiple housing in green belt

This application has received one letter of support.

It was **AGREED:** ***that an office meeting be held (Councillor Finlay)***

ITEM NO 5

APPLIC NO D/2005/0917/F Full Date Valid 15/12/2005

APPLICANT Mr S Creith

APPLIC ADDRESS C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ

LOCATION 11 Kirk Road, Ballymoney

PROPOSAL Proposed redevelopment of site to Housing Development, (8 townhouses and 6 apartments) and roadway for private streets determination.

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

OPINION REFUSAL

- 1 The application is contrary to PPS7 - Overdevelopment of the site and

impact on residential amenity

- 2 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.

It was **AGREED:** ***that an office meeting be held (Councillor Finlay)***

At the request of Alderman Simpson, the Planning Officer confirmed that some applications on the schedule may have been given retrospective approval. Alderman Simpson suggested that where this information is available, it should be noted on the schedule. The Planning Officer agreed to look into this.

ITEM NO 9

APPLIC NO	D/2005/0980/F	Full	Date Valid	15/12/2005
APPLICANT	Mr & Mrs Faulkner			
APPLIC ADDRESS	C/O Agent, Bell Architects, 76 Main Street, Ballymoney			
LOCATION	Site approx 125m North of 109 Finvoy Road, Ballymoney			
PROPOSAL	Site for Dwelling			
REPRESENTATION	0	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL			

- 1 The proposal is not in conformity with the original outline approval
- 2 The application creates a second site, which would lead to a suburban form of development

It was **AGREED:** ***that an office meeting be held (Councillor Patterson)***

ITEM NO 10

APPLIC NO	D/2005/0996/O	Outline	Date Valid	12/06/2006
APPLICANT	Mr C E Brolly			
APPLIC ADDRESS	2 Ballywillin Crescent, Portrush, BT56 8GJ			
LOCATION	136 Gracehill Road, Stranocum, Co. Antrim			
PROPOSAL	Sites for two houses			
REPRESENTATION	0	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL			

- 1 The proposal is contrary to Policies CTY1 of Draft PPS 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement and does not merit being considered as exceptional cases as the stated needs do not justify a relaxation of the strict planning controls in the countryside.
- 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 could be a prominent

feature in the landscape and therefore would not integrate into this area of the countryside.

A discussion arose in relation to applications refused on the basis that they are contrary to policies within the draft PPS14, with the Planning Officer advising that he does not have authority to grant office meetings where this is the case. All members agreed that these applications should be deferred until such time as council could clarify with the Divisional Planning Manager whether office meetings may be held in these circumstances.

* Councillor Storey retired from the meeting, the time being 11.15 am.

The Planning Officer agreed to defer for one month, all applications relating to PPS14 and that these applications will be listed on the schedule for the meeting on 18th September.

It was **AGREED:** *that the Chief Executive write to the Divisional Planning Manager to ascertain whether office meetings may take place for those applications where refusal relates to PPS14 and that in the meantime, those applications be deferred for one month and listed on the schedule for the next Consultation Meeting on 18th September.*

It was **AGREED: (Item 10)** *that the application be deferred for a period of one month.*

ITEM NO	11					
APPLIC NO	D/2005/1000/O	Outline	Date Valid	22/12/2005		
APPLICANT	The Rector & Select Vestry Of Derrykeighan Parish Church					
APPLIC ADDRESS	C/O. R. Robinson & Sons Ltd, 59 High Street, Ballymoney, BT53 6BG					
LOCATION	231 Castlecat Road, Dervock, Ballymoney, Ballyrathan Upper Td					
PROPOSAL	Proposed new rectory					
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection	0
OPINION	APPROVAL					0 Support Petitions

Councillor Finlay thanked the Planning Department for this decision.

ITEM NO	16					
APPLIC NO	D/2006/0031/F	Full	Date Valid	23/03/2006		
APPLICANT	Mcallister Homes					
APPLIC ADDRESS	C/o Diamond Design Studio, The Diamond, Ballycastle					
LOCATION	255 -259 Castlecat Road, Dervock					
PROPOSAL	Housing development (12 apartments and 10 townhouses)					
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection	0
OPINION	REFUSAL					0 Support Petitions

- 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 Castlecatt 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.
- 3 Inadequate junction spacing
- 4 The application is contrary to PPS7 as it fails to provide a quality residential development

It was **AGREED:** ***that an office meeting be held (Councillor Finlay)***

ITEM NO 17

APPLIC NO D/2006/0041/F Full Date Valid 21/02/2006
 APPLICANT Ballymoney Borough Council
 APPLIC ADDRESS 14 Charles Street, Ballymoney, BT53 6DY
 LOCATION Riverside Park, (North West of Cow Bridge) Rodeing Foot, Ballymoney
 PROPOSAL Proposed pedestrian footbridge to connect/ extend existing cycle track
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Councillor Stevenson thanked the Department for this decision.

ITEM NO 19

APPLIC NO D/2006/0058/F Full Date Valid 01/02/2006
 APPLICANT Mr D Graham
 APPLIC ADDRESS C/O. Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION 7 Castlehill Park, Ballymoney
 PROPOSAL Roof space conversion to dwelling to provide two bedrooms with ensembles
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

The objection related to: Privacy

ITEM NO 20

APPLIC NO D/2006/0059/F Full Date Valid 20/02/2006

APPLICANT Mr A Connolly

APPLIC ADDRESS 16 Killycoogan Road, Portglenone, BT44 8AS

LOCATION 200m East of 291 Townhill Road, Rasharkin

PROPOSAL Underground tank for the storage of slurry

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 Townhill 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.

It was **AGREED:**

Councillor Wilson advised the Planning Officer that the applicant had submitted further information. The Planning officer agreed to look into this and for the matter to be clarified at an Office Meeting.

ITEM NO 25

APPLIC NO D/2006/0105/F Full Date Valid 21/02/2006

APPLICANT Mr Mc Auley

APPLIC ADDRESS C/O Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL

LOCATION 35a Vow Road, Ballymoney

PROPOSAL Erection of new detached garage block

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

OPINION REFUSAL

- 1 Unacceptable scale and design

It was **AGREED:**

that an office meeting be held (Councillor Finlay).

ITEM NO 29

APPLIC NO D/2006/0126/F Full Date Valid 30/03/2006

APPLICANT Mr Mc Auley

APPLIC ADDRESS C/O Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL

LOCATION 35a Vow Road, Ballymoney

PROPOSAL Extension to garage to provide extended childminding facilities
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 Contrary to GB/CPA2 in that a need has not been demonstrated for this business
- 2 Inappropriate design for rural area

It was **AGREED:** *that an office meeting be held (Councillor Finlay)*

ITEM NO 31
 APPLIC NO D/2006/0136/O Outline Date Valid 08/03/2006
 APPLICANT Mr Lyons
 APPLIC ADDRESS C/O 21 Ballynaloob Road, Dunloy, Ballymane
 LOCATION Adjacent to 43 Finvoy Road, Ballymoney
 PROPOSAL Site of 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 proposed access joins Finvoy Road.

It was **AGREED:** *that an office meeting be held (Councillor Finlay)*

ITEM NO 32
 APPLIC NO D/2006/0147/O Outline Date Valid 13/03/2006
 APPLICANT Mr O'Kane
 APPLIC ADDRESS 45 Bellaghy Road, Dunloy
 LOCATION Adjacent to 49 Bellaghy Road, Dunloy
 PROPOSAL Proposed 2 No. cottages
 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 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 Bellaghy 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 Bellaghy Road
- 5 Inadequate curtilage space for parking
- 6 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

It was **AGREED:** ***that an office meeting be held (Councillor McCamphill)***

ITEM NO	33				
APPLIC NO	D/2006/0150/O	Outline	Date Valid	04/04/2006	
APPLICANT	Mrs H Stirling				
APPLIC ADDRESS	C/O R Robinson & Sons, 59 High Street, Albany Villas, Ballymoney, BT53 6BG				
LOCATION	174m North East of junction at Fivey Road and Moyan Road				
PROPOSAL	New dwelling				
REPRESENTATION	0	Objections 0	Support 0	Petition of Objection 0	Support Petitions 0
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 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 Fivey Road.

It was **AGREED:** ***that this application be deferred for one month pending clarification with the Planning Office in relation to an Office Meeting.***

ITEM NO 37

APPLIC NO D/2006/0173/O Outline Date Valid 04/05/2006

APPLICANT Mr Breenen

APPLIC ADDRESS 9 Doneysheil Road, Ballymoney

LOCATION Approx 50m South East of No. 26 Lisheeghan Road, Ballymoney

PROPOSAL Dwelling and garage

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

OPINION REFUSAL

- 1 Contrary to CTY1 of PPS 14 as there is no case of need
- 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 Lisheeghan Road

It was **AGREED:**

that this application be deferred for one month pending clarification with the Planning Office in relation to an Office Meeting.

Councillor McCamphill suggested that this application had been submitted prior to 16th March. The Planning Officer agreed to clarify the date of validation.

ITEM NO 38

APPLIC NO D/2006/0177/F Full Date Valid 14/04/2006

APPLICANT Mr M Mellet

APPLIC ADDRESS C/O Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL

LOCATION Site 55m North of 15 Navery Road, Ballymoney

PROPOSAL Site for dwelling and garage

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

OPINION REFUSAL

- 1 The application is contrary to CTY1 of PPS14 - no case of need
- 2 The application is contrary to CTY11 of PPS14 - Build up of houses in countryside

It was **AGREED:**

that this application be deferred for one month pending clarification with the Planning Office in relation to an Office Meeting.

ITEM NO 39

APPLIC NO D/2006/0178/O Outline Date Valid 16/03/2006

APPLICANT Ms S Reynolds

APPLIC ADDRESS C/O Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL

LOCATION Site to South East of 102 Gracehill Road, Ballymoney

PROPOSAL 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 proposed access joins Gracehill Road.

It was **AGREED:** ***that an office meeting be held (Councillor Finlay)***

ITEM NO 40

APPLIC NO D/2006/0181/O Outline Date Valid 16/03/2006

APPLICANT Mr Boyland

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

LOCATION 68m East of 170 Feigh Road, Stranocum

PROPOSAL Agricultural building to be demolished to provide site for 2 No. dwellings and domestic garages

REPRESENTATION 1 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 unsatisfactory form of roadside development.
- 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 of development along this stretch of Ballykenver Road.
- 3 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 Ballykenver Road.

The Objection related to: General concern regarding the development.

It was **AGREED:** ***that an office meeting be held (Councillor Kennedy).***

ITEM NO 47

APPLIC NO D/2006/0213/O Outline Date Valid 19/04/2006

APPLICANT Mr N Ritchie

APPLIC ADDRESS 346a Craigs Road, Rasharkin

LOCATION Land between 344a & 346 Craigs Road, Rasharkin

PROPOSAL Proposed infill site for dwelling

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

OPINION REFUSAL

- 1 The application is contrary to CTY12 in that the site does not meet infill criteria
- 2 The application is contrary to CTY10 of PPS14 in that the site fails to integrate

It was **AGREED:**

that this application be deferred for one month pending clarification with the Planning Office in relation to an Office Meeting.

ITEM NO 48

APPLIC NO D/2006/0217/O Outline Date Valid 19/04/2006

APPLICANT Mr J Hunter

APPLIC ADDRESS 42 Drumahiskey Road, Ballymoney, BT53 7LR

LOCATION 15m NW of 42 Drumahiskey Road, Ballymoney

PROPOSAL Site of dwelling and garage

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

OPINION REFUSAL

- 1 The application is contrary to CTY1 of PPS14 - No case of need
- 2 The application is contrary to CTY11 of PPS14 - Erosion of rural character
- 3 The application is contrary to CTY12 of PPS14 - Ribbon development

It was **AGREED:**

that this application be deferred for one month pending clarification with the Planning Office in relation to an Office Meeting.

ITEM NO 50

APPLIC NO D/2006/0222/F Full Date Valid 20/04/2006

APPLICANT Mr M Calderwood

APPLIC ADDRESS 78 Bann Road, Rasharkin

LOCATION 80 Bann Road, Rasharkin

PROPOSAL Replacement dwelling and garage

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

OPINION REFUSAL

- 1 The application is contrary to CTY5 of PPS14 - Impact of the siting and design of replacement dwelling.

Councillor Wilson advised the Planning Officer that the applicant has made changes to the proposal and the application should not be subject to PPS14. The Planning Officer agreed to look into this matter prior to the next meeting.

It was **AGREED:** ***that this application be deferred for one month pending clarification with the Planning Office in relation to an Office Meeting.***

ITEM NO 51
 APPLIC NO D/2006/0237/O Outline Date Valid 28/04/2006
 APPLICANT Mr S Thompson
 APPLIC ADDRESS 110 Kilraughts Road, Dunaghy, Ballymoney
 LOCATION Between 33 & 35 Landhead Road, Ballymoney
 PROPOSAL Proposed replacement of existing dwelling house with 1.5 storey dwelling and detached garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

ITEM NO 53
 APPLIC NO D/2006/0239/O Outline Date Valid 28/04/2006
 APPLICANT Mr S Samuel
 APPLIC ADDRESS 110 Kilraughts Road, Dunaghy, Ballymoney
 LOCATION Burnquarter Road, 60m East of Burnquarter Bridge, Ballymoney
 PROPOSAL Proposed replacement of existing dwelling house with 1.5 storey dwelling and detached garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

For reasons of accuracy, the Planning Officer agreed to look into the applicant details (Items 51 & 53) in case of address duplication error.

ITEM NO 55
 APPLIC NO D/2006/0245/F Full Date Valid 05/05/2006
 APPLICANT Mr P Given
 APPLIC ADDRESS Moore Design, 63 New Row, Coleraine, BT52 1EJ
 LOCATION Adjacent to 11 Kirk Road, Ballymoney
 PROPOSAL Proposed temporary change of use from car sales / showroom to shop -convenience store
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION

REFUSAL

- 1 The application is contrary to Policy RRP7 in Draft PPS5
- 2 The application is contrary to Paragraphs 39, 41 and 52 of PPS5
- 3 Impact on residential amenity
- 4 Contrary to DNAP - Outside town centre

The objection relation to: Proposed use and impact.

It was **AGREED:** *that an office meeting be held (Councillor Finlay)*

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

APPLIC NO D/2005/0103/F Full Date Valid 10/02/2005
APPLICANT Mr & Mrs W Hanna
APPLIC ADDRESS 74 Glenstall Road, Ballymoney, BT53 7QN
LOCATION Adjacent to No. 74 Glenstall Road, Ballymoney
PROPOSAL Farm retirement bungalow
REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION REFUSAL

- 1 No need in Green Belt
- 2 Unacceptable access
- 3 Detrimental to rural character

The Planning Officer advised that issues have hopefully now been resolved to enable the application to proceed.

*** Councillor Wilson retired from the meeting, the time being 11.55 am**

ITEM NO D 2

APPLIC NO D/2005/0511/O Outline Date Valid 04/05/2005
APPLICANT Mr Mc Ferran
APPLIC ADDRESS C/O Ward Design, 4 Union Arcade, Union Road, Magherafelt
LOCATION Infill site between 154 and 156 Garryduff Road, Dunloy
PROPOSAL 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 it would not be possible within the application site to provide adequate sight lines where the proposed access joins Garryduff 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.

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

It was **AGREED:**

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

ITEM NO D 3

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)
 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 it would not be possible within the application site to provide adequate sight lines where the proposed access joins Carnamenagh Road

It was agreed that the application be held pending a response from Roads Service regarding additional information supplied.

ITEM NO D 4

APPLIC NO D/2005/0744/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 opposite 69 Anticur Road, Dunloy
 PROPOSAL Outline application for two no. house plots
 REPRESENTATIONS 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 Contrary to policies HOU8 and SP6 regarding multiple housing in countryside
- 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 D 5

APPLIC NO D/2005/0761/O Outline Date Valid 07/11/2005
 APPLICANT Mr Herron
 APPLIC ADDRESS C/o JWA Design, 1 Bramble Grove, Old Carrick Road,
 Newtownabbey, BT37
 OGE
 LOCATION Site adjacent to 92 Bravallen 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 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

The Planning Officer advised that this application had been placed on the schedule in error and an office meeting has taken place. The Planning Officer advised therefore that this application has been withdrawn and will be brought back for discussion.

ITEM NO D 6

APPLIC NO	D/2005/0830/O	Outline	Date Valid	10/10/2005
APPLICANT	Mr Neill			
APPLIC ADDRESS	C/O Diamond and Hughes, 77 Main Street, Maghera, BT46 5AB			
LOCATION	Rear Of 31 Clontyfinnan Road, Drumdallagh, Ballymoney			
PROPOSAL	Proposed site for Dwelling & Garage			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
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/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 Loss of vegetation
- 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 Clontyfinnan Road

ITEM NO D 7

APPLIC NO D/2005/0866/O Outline Date Valid 24/10/2005
 APPLICANT Hal Developments
 APPLIC ADDRESS C/O R Robinson & Son, Albany Villas, 59 High Street, Ballymoney
 LOCATION Land at Knockaholet Road, Loughguile
 PROPOSAL New Dwelling
 REPRESENTATIONS 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

The Planning Officer advised that this application had been agreed as an approval in March but that site history had been overlooked. The application had therefore been returned as a refusal. The Planning Officer apologised for this error and at the request of Councillor McCamphill confirmed that the applicant had a right to appeal to the Ombudsman.

ITEM NO D 8

APPLIC NO D/2005/0869/O Outline Date Valid 04/11/2005
 APPLICANT Mr A Harrigan
 APPLIC ADDRESS C/o Hunter Associates, Chartered Architects, 8 Charlotte Street, Ballymoney
 LOCATION 150m South of 249 Kilraughts Road, Ballymoney
 PROPOSAL Site for dwelling
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

The Planning Officer advised that following re-assessment, the application could now be approved.

ITEM NO D 9

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
 REPRESENTATIONS 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.

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

It was **AGREED:**

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

ITEM NO D 10

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			
REPRESENTATIONS	1	Objections 0	Support 0	Petition of Objection 0
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.

Councillor Finlay advised the Planning Officer that an office meeting had not, as promised, taken place in connection with this application. The Planning Officer agreed to look into this matter.

ITEM NO D 11

APPLIC NO	D/2005/0940/O	Outline	Date Valid	25/11/2005
APPLICANT	Mr Henry			
APPLIC ADDRESS	16 Ballynaree Ave, Balnamore, Ballymoney			
LOCATION	Adjacent to no 1 Shanaghy Road, Ballymoney			
PROPOSAL	Site for one and a half Storey Dwelling			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL			

- 1 Impact on trees DES10
- 2 Detrimental to visual amenity
- 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 12

APPLIC NO D/2005/0955/O Outline Date Valid 30/11/2005
 APPLICANT Mrs Rodgers
 APPLIC ADDRESS 14 Lisheegan Lane, Ballymoney
 LOCATION 150m NW of 40 Lisheegan Road, Ballymoney
 PROPOSAL Site for two-storey dwelling and garage
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

The Planning Officer advised that following re-assessment, this application could now be approved.

*** Councillor Kennedy retired from the meeting, the time being 12.00.**

ITEM NO D 13

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

Alderman Campbell recorded his thanks at the Department's decision to approve this application following re-assessment.

ITEM NO D 14

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
 REPRESENTATIONS 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.

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

It was **AGREED:**

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

ITEM NO D 15

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

The Planning Officer advised that following re-assessment, the application could now be approved.

ITEM NO D 16

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

- 1 Prominence/Lack of integration
- 2 Opening up ribbon opportunities
- 3 Erosion of rural character

- 4 Unacceptable impact on proposed LLPA in DNAP.

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

It was **AGREED:**

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

ITEM NO D 17

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
 REPRESENTATIONS 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.

ITEM NO D 18

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

Councillor Finlay thanked the Department on their decision to approve this application following re-assessment.

ITEM NO D 19

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
 REPRESENTATIONS 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 Pharis 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 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 Unsatisfactory access arrangements

ITEM NO D 20

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
 REPRESENTATIONS 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.

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

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** 2

APPLIC NO D/2005/0947/O **PAC NO** 2006/A0479
DATE OF HEARING **LOCATION**
DATE OF SITE VISIT
APPLICANT Glendun Developments Ltd
LOCATION 70m North West of 5 Ballyveeley Road, Armoy
PROPOSAL Site for Dwelling

Written Representations**ITEM NO** 3

APPLIC NO D/2005/0948/O **PAC NO** 2006/A0480
DATE OF HEARING **LOCATION**
DATE OF SITE VISIT
APPLICANT Glendun Developments
LOCATION 60m North of 5 Ballyveeley Road, Armoy (site 3)
PROPOSAL Site for Dwelling and Garage

Written Representations**ITEM NO** 4

APPLIC NO D/2005/0949/O **PAC NO** 2006/A0481
DATE OF HEARING **LOCATION**
DATE OF SITE VISIT
APPLICANT Glendun Developments
LOCATION 60m North of 5 Ballyveely Road, (site 2) Armoy
PROPOSAL Site for Dwelling and garage

Written Representations**ITEM NO** 5

APPLIC NO	D/2006/0171/F	PAC NO	2006/A0681
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	Topaz Developments Ltd		
LOCATION	Site 75m North East of 15 Navery Road, Ballymoney		
PROPOSAL	Site for dwelling and garage		

Written Representations

ITEM NO	6		
APPLIC NO	D/2006/0153/O	PAC NO	2006/A0702
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	Mr Wilson		
LOCATION	60m North of No. 115 Tamlaght Road, Rasharkin		
PROPOSAL	Site for dwelling		

Written Representations

ITEM NO	7		
APPLIC NO	D/2006/0154/O	PAC NO	2006/A0703
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	Mr Wilson		
LOCATION	130m North West of No. 111 Tamlaght Road, Rasharkin		
PROPOSAL	Site for dwelling		

Written Representations

ITEM NO	8		
APPLIC NO	D/2003/0740/O	PAC NO	2006/A0582
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	M Mcalonan		
LOCATION	Approx 40m south of 106 Coolkeeran Road, 'Ballyknock',		
PROPOSAL	Site for dwelling house		

Written Representations

ITEM NO	9		
APPLIC NO	D/2006/0180/F	PAC NO	2006/A0898
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			

APPLICANT Mr R Bingham
 LOCATION Site 113m North West of No. 5 Slievenaghy Road, Ballymoney
 PROPOSAL New domestic dwelling and garage

Written Representations

ITEM NO 10

APPLIC NO **D/2006/0164/F** PAC NO **2006/A0692**
 DATE OF HEARING LOCATION
 DATE OF SITE VISIT

APPLICANT Mr & Mrs Spratt
 LOCATION Site 190m West of 89 Garryduff Road, Ballymoney
 PROPOSAL Site for dwelling and garage

Written Representations

ITEM NO 11

APPLIC NO **D/2006/0165/F** PAC NO **2006/A0683**
 DATE OF HEARING LOCATION
 DATE OF SITE VISIT

APPLICANT Mr & Mrs Spratt
 LOCATION Site 100m South of 89 Garryduff road, Ballymoney
 PROPOSAL Site for dwelling and garage

Written Representations

ITEM NO 12

APPLIC NO **D/2005/0451/O** PAC NO **2006/A0642**
 DATE OF HEARING LOCATION
 DATE OF SITE VISIT

APPLICANT Mr Connelly
 LOCATION 70m South of 295 Townhill Road, Rasharkin
 PROPOSAL Dwelling and garage

Written Representations

APPEAL DECISIONS NOTIFIED

COUNCIL Ballymoney

ITEM NO	1		
APPLIC NO	D/2003/0572/F	PAC NO	2005/A433
RESULT OF APPEAL	Withdrawn		
APPLICANT	Mr J Murray		
LOCATION	North East of 4a Townhead Street, Ballymoney.		
PROPOSAL	Redevelopment of portion of car park for flatted accommodation.		
ITEM NO	2		
APPLIC NO	D/2004/0959/O	PAC NO	2005/A862
RESULT OF APPEAL	Dismissed		
APPLICANT	Mr Gilmour		
LOCATION	Site north-east of 138A Bann Road, Ballymoney		
PROPOSAL	Site for dwelling and garage		

Date of Office Meetings: 1st September 2006

03.4 PPS14 – SUSTAINABLE DEVELOPMENT IN THE COUNTRYSIDE JUDICIAL REVIEW

The Chief Executive advised members that Omagh District Council has invited Northern Ireland Councils to join with Omagh, Strabane and Cookstown Councils in challenging PPS14 proposals, which will have implications for the sustainability of both urban and rural communities across Northern Ireland.

Previous approaches have been made to Council by other interested parties regarding the issue of a joint challenge, which Council decided against. The Chief Executive provided members with an estimate of the cost that might be incurred in taking the action suggested by Omagh District Council (up to a maximum of approximately £50,000) and asked members to consider what action should be taken.

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

that the invitation from Omagh District Council to join with Omagh, Strabane and Cookstown Councils in challenging PPS14 proposals should be noted.

03.5 PLANNING (CONSERVATION AREAS) (CONSULTATION) REGULATIONS (NI) 2006

The Chief Executive advised members, for information, of the regulations in connection with the above, made on 31st July 2006.

03.6 REGIONAL DEVELOPMENT STRATEGY FOR NI – 5 YEAR REVIEW

The Department of Regional Development invites comments, by 1st September, on the first five-year review of the Regional Development Strategy. A copy of the Executive Summary is attached. The following comments are offered.

From an economic and rural perspective much of the contents of the document are to be commended. The document appears to pay cognisance to a joined-up cross-departmental approach. The following are a few comments, which are however worth making.

- The determination of rural NI, i.e., everything outside Belfast and Londonderry, is perhaps a bit all-encompassing. However there is the incongruity in that even with this definition Ballymoney is still not classified as a rural town.
- The objective of developing and promoting a balanced and equitable pattern of sustainable development should be commended.
- Reference is made of the development of ‘...corridors...’ to achieve more balanced growth throughout the region along with ease of access, but the A26 isn’t specifically mentioned whereas others are.
- Whilst it is recognised that Belfast is the main economic heart of the province it is clearly stated that ‘...there is a need for balanced development with a degree of decentralisation in order to achieve sustainable patterns of development.’
- However it is also stated that the ‘...emerging development plan proposals are focusing economic development opportunities in cities and main and local hubs’.
- Ballymoney however is unlikely to have been identified as one of the main hubs (with a population of > 10,000), which it is stated have the potential to develop as ‘growth poles’.
- The RDS places great emphasis on the importance of rural NI as a principal component area to maximise the potential of the region. In relation to the rural landscape the strategy seeks to develop an attractive and prosperous rural area, based on a well-balanced and integrated approach to the development of town, village and countryside in order to sustain a strong vibrant rural community which contributes to the overall well-being of the region as a whole.
- Choice of affordable housing has been identified as essential to encourage the development of balanced rural communities and to stymie rural depopulation.
- The effective moratorium on new builds and on many commercial building conversions in rural locations doesn’t seem consistent with the above two statements.
- The RDS recognises that between 2001 and 2003 the percentage increase in population has been 5 times as much in small settlements and open countryside as in main towns and in acknowledging the pressures this has and will continue to create these changes will be used to direct change to policy development.

- The RDS also recognises the need for a strong network of vibrant main and small towns to support rural catchments.
- In line with the 'Vision' Document and the existing and proposed Rural Development Strategy, the RDS supports rural diversification, enhanced access to and use of information technology and the building of capacity through the re-skilling and up-skilling of the rural population. Essential given the comments above.
- The document's desire to maximise the use of brown-field sites in housing and commercial business development is limited outside the larger towns.
- Whilst outperforming mainland GB in many instances in recent years the NI economy is very heavily skewed towards the service sector with manufacturing and textile jobs having fallen sharply. This shift impacts upon the land, property and infrastructural needs of NI, with lower spatial requirements and more likely to be attracted towards city/large town centres, further skewing employment opportunity locations away from rural locations.
- The above has subsequent implications for job type availability. A shift away from manufacturing means less lower skilled job opportunities and increased numbers of higher skilled (knowledge-based) posts. This movement has a number of socio-economic implications, including current location, skills level and potential mobility of some of the working population. Furthermore this may have the potential of moving people away from smaller towns making many more dormitory towns with little GDP generation and therefore income spend.
- It is clear from this analysis that effective and strategic economic development is pivotal in community development and in planning determination.
- NI is totally dependant on a road infrastructure to transport goods and people. This document forecasts a doubling of vehicular traffic by 2025 but little reference is made to infrastructural improvement other than in the areas of greatest population and not NI wide.

The Chief Executive advised members to consider that additional points need to be addressed as follows:

* **The press and members of the public retired from the meeting, the time being 12.14 pm.**

a) Section 9 Review of Housing Growth Indicators (HGIs)

Ballymoney Borough Council remains bitterly disappointed at the failure of the recent review to increase the HGI for the district, to take account of the sustained demand for new housing over the past seven years. Council would prefer to see the Area Plan identify "Reserve Phasing" so that there is clarity about which land will be developed when existing phase 1 lands are exhausted, without the need for an alteration to the Area Plan. Neither of the proposed options (9.10) - "Strategic Direction of Growth" or "Strategic Land Reserves" will be satisfactory, as each is likely to require a further public enquiry before being implemented. It cannot be efficient to put in place a mechanism, which is designed to need two public enquiries during the life of an Area Plan.

b) Section 10 Strategic employment locations (SELS)

Ballymoney Borough Council welcomes the decision to scrap the identification of SELs (10.23), as government has done little in the past to direct employment towards small district councils like Ballymoney, preferring instead to see businesses locate in the city councils of Belfast and Derry. However the document still cites these two cities and the other main hubs (10.20) as having the necessary infrastructure, labour and land already zoned for industry. Council would argue that Ballymoney town should be added to this list as it has excellent transport links to the main cities and existing zoned green-and brown-field industrial land. Its population has been growing at above the Northern Ireland average for several years. The 2001 census figure for the town was 9009 and with growth of 1.7% in 2004/05 alone, the population is now close to 10,000. Due to the decline of the traditional industries this district needs to attract new investment and Council believes that government should be seeking to strengthen the Northern Corridor as an employment destination, to counterbalance the Belfast-Dublin corridor and ensure balanced growth across Northern Ireland.

It was proposed by Councillor Finlay, seconded by Councillor McGuigan and
AGREED:

that the comments circulated be submitted to the Department of Regional Development including points (a) and (b) above.

**03.7 STRATEGIC ROAD IMPROVEMENT PROGRAMME
Expanding the Strategic Road Improvement Programme 2015**

DRD Minister, David Cairns, has issued for public consultation a proposed £400M package of major road upgrades. Responses are invited by 29th September. The Minister will consider comments submitted before finalising the programme in the autumn. A copy of the consultation document was circulated.

The package of improvements is part of the ongoing investment being undertaken in Northern Ireland's infrastructure. It is being funded as part of the Investment Strategy for NI in which an extra £400M has been earmarked for major roadworks to the trunk road network during the period up to 2015. This is over and above the £1B already in the pipeline and means that proposed investment in Northern Ireland's strategic road network now stands at £1.4B – the highest in real terms for over 30 years.

Included in the additional schemes proposed to deal with bottlenecks on highly trafficked routes is the dualling of the A26 from Ballymoney to Coleraine (7km of standard dual carriageway between the Portrush Road Roundabout at Ballymoney to Windyhall, Coleraine). The current programme includes 7 km of standard dual carriageway A26 Glarryford – A44 dualling.

It was agreed that matter would be deferred for one month in order for comments to be considered prior to submission.

**03.8 CONSULTATION ON DRAFT PRIMARY LEGISLATION
Proposal for an order in council “The Charities (NI) Order 2006.**

In 2000 the Minister for Social Development gave a commitment to review Charities legislation in Northern Ireland, to consider changes as to how the voluntary and community charitable sector is regulated and whether to establish a Northern Ireland Charity Commission.

This Order has been made under the NI Act 2000. It provides a definition of “charity” and “charitable purpose”, establishes the Charity Commission for NI and the Charity Tribunal for NI, creates a register of charities, provides for a new form of charitable body (a charitable incorporated organization) and deals with the regulation of charities and public charitable collections.

The consultation document is available from the Chief Executive’s office on request.

This being all the business, the meeting closed at 12.20 pm.