

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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- 08.2** Congratulations – *Lynne O’Brien, Environmental Health Officer – Michael Cole Award*
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- 08.4** Minutes of CC07 held 30th November 2006 DRD Roads Service - *agreed - amend attendance to include Councillors McKay, Robinson and Patterson*
- 08.5** Planning Applications
- 08.6** Planning Service – Council Consultation Procedures (NILGA/Planning Service) – *noted*
- 08.7** Reply from Planning Service D/2002/0312 – *welcomed*
- 08.8** DRD Draft Policy Residents’ Parking Schemes Consultation Document – *agreed to invite officials from DRD Roads Service, Transportation & Engineering Policy Unit to present to Council before 9th February 2007*
- 08.9** The Fire Brigades Union (FBU) – re. NI Fire & Rescue Service, Draft Integrated Risk Management Plan 2007/08 – *agreed to invite Chief Fire Officer, NIFRS Board Chairman and FBU representatives to hear their views on proposals*

BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 08, held in the Council Chamber, Riada House, Ballymoney on Monday 18th December 2006 at 7.30 pm.

IN THE CHAIR: Alderman Connolly

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

Councillors
A Cavlan J Finlay, Mayor
B Kennedy M McCamphill
D McKay T McKeown
P McGuigan, MLA A Patterson
E Robinson
M Storey, MLA

APOLOGIES: R Wilson

IN ATTENDANCE: Chief Executive
Head of Corporate & Development Services (Item 8.1)
Corporate Project Officer

DoE Planning Department
Mr Gary McClelland

Press

8.1 CONDOLENCES

Mayor Finlay extended sympathy to the relatives of young accident victims Claire Wakelam and Lisa McFerran saying

"I am sure, like me, you were stunned and saddened by news of the tragic death of two young women from our borough in a road traffic accident on the Ballybogey Road in the early hours of Saturday morning past.

The two young women, Claire Wakelam and Lisa McFerran, were both from the village of Rasharkin in our Borough.

Accompanied by the Chief Executive, I visited the families this afternoon, to extend the heartfelt sympathy of this Council and the citizens of our borough.

Words just cannot adequately express how people in this local community are feeling at this tragic loss of life.

It is hard to take it in that these two young citizens have been taken from us. The bereaved families are very much in our thoughts and in our prayers at this sad time."

Councillor McKay thanked the Mayor for his comments and added his condolences to the families on behalf of his party.

Alderman Simpson, Alderman Campbell, the Deputy Mayor, Alderman Cousley, Councillor McCamphill and the Chairman of the Committee, Alderman Connolly concurred with the remarks made by the Mayor and Councillor McKay and, each in turn, extended sympathies to the families.

8.2 CONGRATULATIONS – LYNNE O'BRIEN, ENVIRONMENTAL HEALTH OFFICER

Each year the NI Region of CIEH in association with Northern Group Systems awards a prize to the successful APC candidate whose case study is considered to make a significant contribution to the EH knowledge base.

The Mayor, Councillor Finaly offered congratulations, on behalf of Council, to Lynne O'Brien, Environmental Health Officer, Borough Services, who was the recipient of this year's award.

The award is named after Michael Cole who was a well-known EHO within the NI Region, Principal Officer with Northern Group Systems and, before his death, with the FSA. The case study submitted was on Local Air Quality Management in the Borough and the declaration of an Air Quality Management Area.

8.3 MINUTES OF MEETING NO CC06 – 20TH NOVEMBER 2006

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

that the minutes of Meeting No 06 held on 20th November 2006, as circulated, be confirmed as a correct record.

8.4 MINUTES OF MEETING NO CC07 DRD ROADS SERVICE – 30TH NOVEMBER 2006

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

that the minutes of Meeting No 07 held on 30th November 2006, as circulated, be confirmed as a correct record.

8.5 PLANNING APPLICATIONS

Planning application No's 1-8 and 1-3 (deferred) were considered and the opinion of the Planning Service accepted, except where stated otherwise.

ITEM NO	1				
APPLIC NO	D/2005/0845/F	Full	Date Valid	13/10/2005	
APPLICANT					
APPLIC ADDRESS	c/o Moore Design, 63 New Row, Coleraine				
LOCATION	North of 35 Church Road, Rasharkin				
PROPOSAL	Redevelopment of Site to 4 no.dwellings and access to Church Road				
REPRESENTATION	2	Objections	0 Support	0 Petition of Objection	
JD/PMcL					

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 Church Road

Members raised concerns regarding ongoing problems with sewerage systems in Rasharkin and asked the Planning Officer to report to Council when Water Service report has been received.

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

ITEM NO 3
 APPLIC NO D/2005/0974/O Outline Date Valid 09/12/2005
 APPLICANT Mr J Leslie
 APPLIC ADDRESS c/o R Robinson & Sons, 59 High Street, Albany Villas, Ballymoney
 LOCATION Land to the North of Drumnamallaght Park, Drumnamallaght, Ballymoney
 PROPOSAL Sites 43 and 44 Drumnamallaght Housing development
 REPRESENTATION **13 Objections** 0 Support 0 Petition of Objection
 0 Support Petitions
OPINION APPROVAL

Objections related to: contrary to NAP, Local Landscape Policy designation, wildlife, residential amenity, environmental statement, inadequate roads.

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

ITEM NO 4
 APPLIC NO D/2005/1001/O Outline Date Valid 17/01/2006
 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 Site for 15 no. dwellings
 REPRESENTATION 0 Objections 1 Support 0 Petition of Objection 0 Support
 Petitions
OPINION APPROVAL

The Planning Officer advised that there had been 1 objection to this application on grounds of environmental health issues. He advised the Planning Service had decided to approve the application with conditions.

ITEM NO 7
 APPLIC NO D/2006/0280/RM Reserved Date Valid 30/05/2006
 APPLICANT Mr & Mrs Mc Mullan
 APPLIC ADDRESS G.M. Design Associates, 22 Lodge Road, Coleraine, BT52 1NB
 LOCATION Land to rear of 85 Garryduff Road, Ballymoney
 PROPOSAL Erection of two storey dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection

0 Support Petitions
 OPINION **REFUSAL**

1 Unacceptable Design

It was **AGREED:** *that an office meeting be held (Alderman Campbell)*

Councillor Storey joined the meeting – 7.50pm

ITEM NO 8
APPLIC NO D/2006/0318/O Outline Date Valid 26/06/2006
APPLICANT Mr S Casey
APPLIC ADDRESS 319 Townhill Road, Rasharkin
LOCATION Land adjacent to 319 Townhill Road, Rasharkin
PROPOSAL Site for retirement single storey dwelling with detached domestic garage
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection
 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY12 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the development would, if permitted, result in the creation of ribbon development along Townhill Road and would therefore adversely affect the visual amenity and character of the countryside.

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

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO D 1

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 Petition of Objection
 0 Support Petitions
 OPINION APPROVAL

The Planning Officer advised that issues in relation to nature conservation had been addressed.

Councillor Cavlan thanked Planning Services for their decision on behalf of the applicant.

ITEM NO D 2

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

The Planning Officer advised that archaeology issues in relation to this application had been resolved.

The Mayor, Councillor Finlay welcomed this decision.

ITEM NO D 3

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
 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 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.

The Planning Officer advised that he had visited the location and had advised senior planning officials that the reasons for refusal would not be sustainable at appeal.

Planning Service has now returned an approval decision for this application.

Councillor Storey thanked the Planning Officer for taking the time to visit the site

APPEAL DECISIONS NOTIFIED

COUNCIL Ballymoney

ITEM NO 1

APPLIC NO **D/2005/0109/O** PAC NO **2005/A963**
 RESULT OF APPEAL **Dismissed**

APPLICANT Mr J Moore
 LOCATION Opposite No.16 Carrowadoon Road, Dunloy
 PROPOSAL Site for housing development

ITEM NO 2

APPLIC NO **D/2005/0116/O** PAC NO **2005/A1010**
 RESULT OF APPEAL **Dismissed**

APPLICANT Mr A Mc Gothigan
 LOCATION 675m South West of 20 Friary Road, Armoy
 PROPOSAL Site for dwelling and garage

ITEM NO 3

APPLIC NO **D/2005/0154/O** PAC NO **2005/A847**
 RESULT OF APPEAL **Upheld**

APPLICANT Mr S Mullan
 LOCATION 120m Due North of 31 Clontyfinnan Road, Armoy
 PROPOSAL Proposed Dwelling and Garage

Councillor Storey requested that the Planning Officer report, to next meeting of committee, the number of still to be held appeals lodged with Planning Service in respect of applications in the borough. The Planning Officer agreed to provide this information.

APPEAL DATES NOTIFIED**COUNCIL Ballymoney****ITEM NO 1**APPLIC NO **D/2005/0921/F** PAC NO **2006/A0981**

DATE OF HEARING LOCATION

DATE OF SITE VISIT

APPLICANT Mrs Murray

LOCATION 170m North of 54 Ballymaconnelly Road, Lisheegan, Rasharkin,
Ballymena (site 2)

PROPOSAL Site for dwelling and garage

Written Representations**ITEM NO 2**APPLIC NO **D/2006/0008/O** PAC NO **2006/A0721**

DATE OF HEARING LOCATION

DATE OF SITE VISIT

APPLICANT Mr D Boyle

LOCATION 50m South East of 11 Magheraboy Road, Rasharkin.

PROPOSAL Site for Dwelling

Written Representations**ITEM NO 3**APPLIC NO **D/2005/0920/F** PAC NO **2006/A0982**

DATE OF HEARING LOCATION

DATE OF SITE VISIT

APPLICANT Mrs Murray

LOCATION 160m North West of 54 Ballymaconnelly Road, Lisheegan, Rasharkin,
Ballymena (site 1)

PROPOSAL Site for dwelling and garage

Written Representations**Date for office meetings: Friday 5th January 2007**

The Planning Officer left the meeting – 8.05pm

8.6 PLANNING SERVICE – COUNCIL CONSULTATION PROCEDURES

Planning Service has engaged with NILGA in a joint working group looking at refinements to procedures. The collaboration produced guidance to councils, which was issued to members in advance of the meeting. The Chief Executive drew members' attention to point 11 of the document, which relates to pre-meetings with District Councils and Planning officials. He also drew members' attention to point 27, working examples of site visits.

Councillor McGuigan left the meeting – 8.05pm

8.7 REPLY FROM PLANNING SERVICE – D/2002/0312

The Mayor welcomed the reply from Planning Service re. Application: Proposed retirement farm dwelling on site of previous replacement approval D/2002/0312
Location: Adjacent to 220 Frosses Road, Cloughmills – Mr J Sayers

8.8 DRD DRAFT POLICY RESIDENTS' PARKING SCHEMES CONSULTATION DOCUMENT

After discussion it was proposed by Councillor Storey, seconded by Alderman Simpson and AGREED:

that the Chief Executive write to DRD Roads Service, Transportation & Engineering Policy Unit and invite them to make a presentation to Council, in advance of the closing date for responses, 9th February 2007.

8.9 THE FIRE BRIGADES UNION – RE. NI FIRE & RESCUE SERVICE DRAFT INTEGRATED RISK MANAGEMENT PLAN

The Fire Brigades Union (FBU) has written to draw Council's attention to issues of public safety contained in the NI Fire & Rescue Service Draft Integrated Management Plan (issued in advance of meeting to members). The FBU has particular concern with proposal 4, which if implemented would effectively result in a 50% reduction in fire cover capacity in the area covered by Ballymoney Fire Station.

After discussion it was proposed by Councillor Storey, seconded by Alderman Simpson and AGREED:

that Council invite the Chief Fire Officer and Chairman of the NI Fire & Rescue Board and representatives from the FBU to hear their views on the proposals contained in the NIFRS Draft Integrated Risk Management Plan.

The Chairman wished members a Happy Christmas and Prosperous New Year.

This being all the business, the meeting ended at 8.15pm

