

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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Ballymoney Borough Council

Minutes of Consultation Committee Meeting No 59, held in the Council Chamber, Riada House, Ballymoney on Monday 21st February at 2.05 pm.

IN THE CHAIR: Alderman H Connolly

PRESENT:

Aldermen
F Campbell
C Cousley, MBE, Deputy Mayor
J Simpson

Councillors
A Cavlan
J Finlay
R Halliday
B Kennedy, Mayor
M McCamphill
T McKeown
A Patterson
E Robinson
I Stevenson

APOLOGIES:

Councillors
M Storey, MLA

IN ATTENDANCE:

Chief Executive
Committee Clerk

Press x 2

Planning Department (Item 1)
M McIntyre
A Garvey

Planning Service (Item 3)
P Mc Grogan, Planning Officer

Member of the public (1)

59.1 PLANNING SERVICE – CHANGE TO OPERATIONAL PLANNING PROCEDURES

Ms Anne Garvey, Director of Operations and Ms Mary McIntyre, Divisional Planning Manager attended the meeting on behalf of the Planning Service in order to address the issues regarding: Change to Operational Planning Procedures.

Ms Garvey explained that the Planning Service had been holding a number of applications, the majority of these being housing developments. A meeting was held

with the Minister of the Environment, the Development Industry and the Planning Service approximately eighteen months ago in order to progress these backlogged applications. At this meeting it had been agreed that applications likely to be refused or ones with problems were given every opportunity to obtain approval. Approximately eight to nine hundred were progressed leaving approximately one hundred remaining. The Minister considered that the remainder that had not produced amended plans should at this stage be refused. Mr Ian Maye will be writing to all Councillors and the Environment Committee regarding their intentions, however, all applicants will be given the opportunity to withdraw their application prior to refusal.

Ms Garvey responded to questions on a range of topics including: nature of backlogged applications, information of applicants and potential for office meetings.

Ms Garvey gave an overview of changes which the Minister of Environment had initiated on 30th November 2010 when the Executive made a decision that they would proceed with the Planning Bill to allow Planning to transfer to local councils. It is unlikely that a date for this transfer is decided before March 2011 when the Assembly enters recess.

***Councillor McKeown arrived at 2.15 p.m.**

Planning Service as an agency will cease on 1st April 2011, and revert to DoE. Due to a considerable reduction in fee income because of the current economic climate, a number of the administration staff will move to the Department of Agriculture and other parts of the Civil Service. There will be re-structuring from six Divisional Offices into five Area offices each with an Area Manager instead of a Divisional Manager.

Ms Garvey answered further questions on a range of topics including:

- New planning fees; date of transfer to Council's; training for Councillors; consultation on proposals.

Councillor Robinson reported on a recent planning event run by NILGA and she advised that Council had adopted the NILGA response to the bill.

Ms Garvey re-iterated that formal training will be provided to Councils and testing via pilots will take place within the next six to twelve months.

Alderman Connolly thanked the representatives for their presentation and also thanked them for the courtesy shown from the staff when contacting the Planning Office.

***The representatives from the Planning Service left the meeting at 2.45 p.m.**

59.2 MINUTES - MEETING NO 58 – 17th January 2011

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

***that the minutes of Meeting No 58 – 17th January 2011,
as circulated, be confirmed as a correct record.***

59.3 PLANNING APPLICATIONS

3.1 New Applications

Items 1 – 11 were considered and the opinion of the Planning Service accepted except where stated otherwise.

Full details of applications can be viewed at:

http://apps.planningni.gov.uk/council_schedules/ballymoney.aspx

Item 1 – D/2010/0013/O – Refusal

Proposed (1pair) semi-detached dwellings on infill site with replacement parking for public house.

It was **AGREED:**

that an office meeting be held (Councillor Finlay).

Item 6 – D/2010/0213/F – Approval

Retrospective relocation and orientation of dwelling and garage and increased curtilage to supersede planning approval D/2007/0340/RM.

Objection Letters (4): Objections related to:

Dwelling not being built on particular area where planning permission was originally granted. Residential amenity and the removal of boundary between the objectors and the applicant's site.

It was **AGREED:**

that an office meeting be held. (Councillor Finlay)

Item 7 – D/2010/0282/O – Refusal

New one and a half storey dwelling with detached double garage on a farm.

It was **AGREED:**

that an office meeting be held. (Councillor Finlay)

***Alderman Cousley, left the meeting at 3.05 p.m.**

Item 9 – D/2010/0338/O – Refusal

The Planning Officer advised that there were a considerable number of reasons for refusal.

It was **AGREED:**

that an office meeting be held (Alderman Connolly).

Item 11 – D/2010/0368/F – Refusal

The Planning Officer explained that there were concerns regarding access, and that a new entrance was being created. Road Service were currently looking at the merits of this.

It was **AGREED:**

that an office meeting be held (Alderman Connolly).

- 3.2** Applications 1 – 4 (Deferred) were considered and the opinion of the Planning Service accepted except where stated otherwise.

Item No 1 – D/2007/0201/0 – Refusal

Proposal to convert and extend existing shed at 71 Bann Road, Ballymoney to form a dwelling with a private garden.

The Planning Officer clarified that an office meeting had been held previously, however, it remained the position of the Planning Service to refuse the application.

Item No 2 – D/2008/0399/F – Refusal

Proposed manufacturing, storage and distribution facility (retrospective application) at 74 Fivey Road, Stranocum, Ballymoney.

Two reasons for refusal.

It was **AGREED:**

that an office meeting be held. (Councillor Finlay)

The Planning Officer agreed that failing this a meeting could be arranged with the Divisional Planning Manager and the local MP. Councillor Robinson wished to add her reservations regarding this refusal.

Item No 3 – D/2009/0179/F – Approval

The Planning Officer advised that after seeking comments from DARD the application could now be granted approval.

Item No 4 – D/2009/0324/F – Refusal

Objection Letters (1)

Demolition of existing building and erection of 2 duplex apartments with associated parking at 2 Ballycreagh Road, Cloughmills.

It remains the Planning Service's opinion to refuse this application.

***Councillor Patterson left the meeting at 3.10 p.m.**

Item No 5 – D/2010/0017/F – Refusal

Objection Letters (4)

Proposed redevelopment of site to provide 5 No. apartments, associated parking area and common garden areas. Location 12 Kirk Road, Ballymoney.

It was **AGREED:**

to hold this proposal for two weeks, for further information, withdraw or refuse. (Councillor Kennedy)

Item No 6 – D/2010/0047/F – Approval

Proposed infill dwelling.

Item No 7 – D/2010/0233/O – Approval

Proposed replacement dwelling & garage.

The Planning Department accepted this decision under their replacement policy.

Item No 8 – D/2010/0257/F – Refusal

Proposed 5 No. dwellings including 1 No. detached and 4 No. semi-detached. at 64 Market Street, Ballymoney.

The Planning Officer explained that approval had been given under a previous application for 4 dwellings on this site.

***Press left the meeting at 3.23 p.m.**

*** Councillor Halliday also left the meeting at 3.23 p.m.**

59.4 CONFERENCE APPLICATION

Councillor Robinson referred to a Conference being held in Templepatrick on 15th March 2011 regarding Waste Management and sought approval to attend.

It was proposed by Councillor Finlay, seconded by Councillor Stevenson and

AGREED:

that Councillor Robinson attend the Waste Management Conference in Templepatrick on 15th March 2011. (Fee £143.20)

The Chief Executive confirmed that budget provision was available.

59.5 OFFICE MEETINGS

Friday 11th March at 10.30 a.m. in McKinley Room, Riada House

The meeting closed at 3.30 p.m.