

**Ballymoney Borough Council
Consultation Committee**

Meeting No: 11 – 21st March 2007

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11.3	Northern Ireland Housing Council	<i>Endorse NI Housing Council's comments.</i>
11.4	Covered Amenity Space, Castlecroft	<i>Members Updated.</i>

**Ballymoney Borough Council
Consultation Committee**

Minutes of Consultation Committee Meeting No 11, held in the Council Chamber, Riada House, Ballymoney on Wednesday 21st March 2007 at 7.30 pm.

- IN THE CHAIR:** H Connolly
- PRESENT:**
- Aldermen**
F Campbell
C Cousley (Dep Mayor)
J Simpson
- Councillors**
A Cavlan
B Kennedy
M McCamphill
A Patterson
M Storey, MLA
R Wilson
- APOLOGIES:**
- Councillors**
P McGuigan
D McKay, MLA
E Robinson
I Stevenson
- IN ATTENDANCE:**
- Chief Executive
DoE Planning Department
Mr Gary McClelland
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Items [1-3]

11.1 MINUTES

Minutes of Meeting No. 10 – 19th February 2007 were circulated.

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

that the minutes of the committee's meeting No 10, on 19th February 2007, as circulated, be confirmed as a correct record.

11.2 PLANNING APPLICATIONS

Planning Application No's 1-61 and 1-7 (deferred) were considered and the opinion of the Planning Service accepted, except where stated otherwise

ITEM NO 1
APPLIC NO D/2005/0628/F Full Date Valid 06/06/2005
APPLICANT
APPLIC ADDRESS Unit 2, Old Throne Hospital, 244 Whitewell Road, Belfast, BT36 7ES
LOCATION Land approximately 800m North of 81 Glenbuck Road, Dunloy, Ballymoney in the townland of Glenbuck
PROPOSAL Erection of 1x single wind turbine (Maximum 120m overall height), associated transformers, upgrade existing tracks, create new access tracks, gates, electrical cabling, crane hard standing, temporary small site compound and all ancillary works associated with the development
REPRESENTATION 1 **Objections** 0 Support 0 Petition of Objection 0Support Petitions
OPINION APPROVAL

Objection related to visual impact, inefficiency of wind turbines and noise.

ITEM NO 3
APPLIC NO D/2006/0112/O Outline Date Valid 13/02/2006
APPLICANT Mr Connolly
APPLIC ADDRESS C/O Hunter Associates, 8 Charlotte Street, Ballymoney
LOCATION 373m East of 40 Coolkeeran Road, Armoy
PROPOSAL Proposed new dwelling and domestic garage
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0Support 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 Coolkeeran 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/adjacent to the site).

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

ITEM NO 6

APPLIC NO D/2006/0176/O Outline Date Valid 11/04/2006
 APPLICANT Mr Rainey
 APPLIC ADDRESS C/o Bell Architects Ltd, 76 Main street, Ballymoney, BT53 6AL
 LOCATION 320m West of 11 Slievenaghy Road, Finvoy, Ballymoney
 PROPOSAL Site for dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0Support Petitions
 OPINION **REFUSAL**

- 1 Contrary to CTY1 of PPS14 (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 Slievenaghy Road.

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

ITEM NO 7

APPLIC NO D/2006/0223/F Full Date Valid 20/04/2006
 APPLICANT Season Homes
 APPLIC ADDRESS Studio Rogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB
 LOCATION 30 Corkey Road, Loughguile
 PROPOSAL Proposed residential development of 4 no. semi-detached dwellings to include associated parking and private amenity
 REPRESENTATION 9 **Objections** 0 Support 0 Petition of Objection 0Support Petitions
 OPINION **APPROVAL**

Objections related to; erosion of character; environmental quality and amenity; scale; impact on privacy; height; density; unacceptable parking arrangements.

ITEM NO 8

APPLIC NO D/2006/0247/O Outline Date Valid 05/05/2006
 APPLICANT Mr A Mc Keown
 APPLIC ADDRESS 1 Cameron Park, Old Glagorm Road, Ballymena, BT42 1QJ
 LOCATION Site to the rear of Princess Gardens, Cloughmills
 PROPOSAL Proposed residential development
 REPRESENTATION 4 **Objections** 0 Support 0 Petition of Objection 0Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to the Joint Ministerial Statement of 31st January 2005 on the grounds of prematurity, as the Draft Northern Area Plan (May 2005) has reached an advanced stage of preparation, and the effect of an approval for this proposal outside the settlement development limit designated for Cloughmills in the Draft Plan, taken cumulatively with other housing schemes

outside proposed development limits, would be prejudicial to the outcome of the plan process by pre-determining decisions about the scale and location of new development which should properly be taken through the development plan process.

Objections related to privacy; noise; nuisance; disturbance; impact upon sewage system; devaluation of property; impact upon fishing stocks; loss of visual amenity and open space; impact on ancillary development; impact on farming activities; over-development of a rural area.

The Planning Officer advised that this application could not be progressed, only taken to appeal.

ITEM NO **9**
APPLIC NO D/2006/0249/RM Reserved Date Valid 08/05/2006
APPLICANT Mr B Mc Guckian
APPLIC ADDRESS G.M. Design Associates, 22/24 Lodge Road, Coleraine, BT52 1NB
LOCATION Land adjacent to 11 Drumbare Road, Cloughmills
PROPOSAL Erection of new dwelling (Re-advertisement - amended plans received)
REPRESENTATION **1** **Objections** 0 Support 0 Petition of Objection 0 Support Petitions
OPINION APPROVAL

Objection related to finished floor levels and impact on trees. Held for ten days to consider any further comments on revised plans from objector.

ITEM NO **12**
APPLIC NO D/2006/0300/F Full Date Valid 12/06/2006
APPLICANT Mrs D Mcquillan
APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
LOCATION Adj. to 308 Townhill Road, Rasharkin
PROPOSAL Change of use of existing garage to dwelling, together with alterations
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION **REFUSAL**

- 1 Contrary to CTY1 of PPS14 (not considered to be vernacular building).
- 2 Unacceptable design.
- 3 Unacceptable access arrangements.

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

ITEM NO 15
APPLIC NO D/2006/0350/F Full Date Valid 20/07/2006
APPLICANT Hancock Builders
APPLIC ADDRESS Station Road, Magherafelt, BT46 5BS
LOCATION 48 & 50 Knock Road, Ballymoney
PROPOSAL Housing development consisting of 12 No. apartments and 23 No. dwellings with associated car parking and road facilities (amended proposal).
REPRESENTATION 8 **Objections**0 Support 0 Petition of Objection 0Support Petitions
OPINION **REFUSAL**

- 1 Contrary to policies QD1 & QD2 of PPS7, (fails to provide quality residential environment).
- 2 Unsatisfactory parking arrangements.

Objections related to; impact on character and density; impact on environmental quality and privacy; noise, pollution on amenity; precedent; devaluation of property; unacceptable parking arrangements; impact upon sewage.

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

During discussion it was proposed by Councillor Storey, seconded by Councillor Kennedy and **AGREED:**

that a letter be sent to David Ferguson, Planning Head Quarters, to highlight the problem created for Council when Planning Service does not make it a condition of approval that Council's requirements in relation to adequate facilities for waste are provided.

ITEM NO 16
APPLIC NO D/2006/0353/F Full Date Valid 24/07/2006
APPLICANT Prentice Estates
APPLIC ADDRESS 20 Armagh Road, Portadown, BT62 3DP
LOCATION Infill site adjacent to Lidl, Meeting House Street, Ballymoney
PROPOSAL Proposed new 2 storey infill retail unit
REPRESENTATION 0 **Objections**0 Support 0 Petition of Objection 0Support Petitions
OPINION **REFUSAL**

- 1 Proposed development would prejudice the safety & convenience of road users.

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

* **Councillor Finlay left the meeting at 8.05pm.**

ITEM NO 23

APPLIC NO D/2006/0412/RM Reserved Date Valid 31/08/2006

APPLICANT J Logan & K Mahon

APPLIC ADDRESS 8 Castlehill Park, Ballymoney, BT53 6RT

LOCATION Adjacent to 66 Knockahollet Road, Ballymena

PROPOSAL Erection of new dwelling with detached garage

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 (Councillor Wilson).*

ITEM NO 26

APPLIC NO D/2006/0441/F Full Date Valid 18/09/2006

APPLICANT Mr B O'Kane

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

LOCATION Junction of Market Street & Cafe Lane, Ballymoney

PROPOSAL Erection of 12 No. apartments and parking facilities

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

OPINION **REFUSAL**

1 Contrary to policies QD1 & QD2 of PPS7 (fails to provide quality residential environment).

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 Market Street.

3 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/premises).

4 Inadequate adjacent junction spacing.

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

ITEM NO 29

APPLIC NO D/2006/0489/O Outline Date Valid 17/11/2006

APPLICANT Mr R Cochrane

APPLIC ADDRESS 172 Kilraughts Road, Ballymoney, BT53 8LB

LOCATION Site adjacent to 172 Kilraughts Road, Ballymoney

PROPOSAL Site for dwelling

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

OPINION **REFUSAL**

- 1 Contrary to CTY1 of PPS14 (no case of need).
- 2 Contrary to CTY11 & CTY12 of PPS14 (ribbon development and erosion of rural character).

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

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

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

ITEM NO D 2

APPLIC NO D/2005/0711/F Full Date Valid 29/07/2005
 APPLICANT Mr Duffin
 APPLIC ADDRESS 36 Ballyscullion Road, Toomebridge, BT41 3TR
 LOCATION Land adjacent to 24 Station Road, Dunloy
 PROPOSAL New housing development (8 No. units).
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

ITEM NO D 3

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 Change of use of existing riding school to form extension to existing living accommodation.
 REPRESENTATIONS 0 Objections 1 **Support** 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

ITEM NO D 4

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 112 Gracehill Road, Ballymoney
 PROPOSAL New dwelling and garage
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

ITEM NO D 5

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

ITEM NO D 6

APPLIC NO D/2006/0308/O Outline Date Valid 19/07/2006
 APPLICANT Mr C Christie
 APPLIC ADDRESS 18 Greenhill Road, Ballymoney, BT53 6L2
 LOCATION Land approximately 130m South East of 12 Greenhill Road, Ballymoney
 PROPOSAL Proposed new farm workers dwelling
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policies CTY1 and CTY2 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case, in that it has not been demonstrated that the proposed dwelling is essential to meet the needs of the farm.

ITEM NO D 7

APPLIC NO D/2006/0534/F Full Date Valid 03/11/2006
 APPLICANT S Moore
 APPLIC ADDRESS 33 Kirk Road, Ballymoney, BT53 6PP
 LOCATION 33 Kirk Road, Ballymoney.
 PROPOSAL Variation of time condition of previous application D/2001/0623/F to extend by 5 years.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 Contrary to Article 11 Planning Reform Order 2006

APPEAL DECISIONS NOTIFIED**ITEM NO 1**

APPLIC NO **D/2004/0502/O** PAC NO **2006/A0149**
 RESULT OF APPEAL **Upheld**

APPLICANT Mr Thompson
 LOCATION 300 m East of 17 Cregagh Road, Stranocum, Ballymoney
 PROPOSAL Site for dwelling and garage

ITEM NO 2

APPLIC NO **D/2004/0704/O** PAC NO **2005/A1122**
 RESULT OF APPEAL **Upheld**

APPLICANT Mr D Mc Tague
 LOCATION Approx. 110m North East of 34 Rosnashane Road, Ballymoney
 PROPOSAL Site for dwelling and garage.

ITEM NO 3

APPLIC NO **D/2004/0861/O** PAC NO **2005/A826**
 RESULT OF APPEAL **Dismissed**

APPLICANT Mr R Bristow
 LOCATION Land to rear of & SW of 352 Craigs Road, Rasharkin.
 PROPOSAL Site for dwelling.

ITEM NO 4

APPLIC NO **D/2005/0110/F** PAC NO **2006/A0160**
 RESULT OF APPEAL **Dismissed**

APPLICANT Mr V Gilmore
 LOCATION Site at Killymaddy Road, Ballymoney (Approx 111m South and 25m East of 53
 Vow Road, Ballymoney)
 PROPOSAL Private Dwelling with Detached Garage on infill site

ITEM NO 5

APPLIC NO **D/2005/0504/O** PAC NO **2006/A0180**
 RESULT OF APPEAL **Dismissed**

APPLICANT Mr & Mrs Simpson
 LOCATION Adjacent to 146 Seacon Road, Ballymoney
 PROPOSAL Site for dwelling and garage

ITEM NO **6**
APPLIC NO **D/2005/0566/O** **PAC NO** **2006/A0187**
RESULT OF APPEAL **Dismissed**

APPLICANT Mr Patton
LOCATION Adjacent to 37 Ballykenver Road, Stranocum
PROPOSAL Proposed site for dwelling

ITEM NO **7**
APPLIC NO **D/2005/0841/O** **PAC NO** **2005/A1175**
RESULT OF APPEAL **Upheld**

APPLICANT Mr Sharkey
LOCATION Site 180m south west of 99 Toberdoney Road, Ballymoney
PROPOSAL Site for dwelling and garage

Date of Office Meetings: **30th March 2007**

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DoE Planning Officer left the meeting.

11.3 NORTHERN IRELAND HOUSING COUNCIL

The Proposals for a Draft Order in Council; The Public Authorities Reform (Northern Ireland) Order 2007 were previously circulated for members.

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

to recommend to Council to write to the Department saying that Council endorse the comments of the Housing Council, confirming their total opposition to the proposed legislation.

11.4 COVERED AMENITY SPACE, CASTLECROFT

The Chief Executive advised members that he wished to discuss the issue of the covered amenity space at Castlecroft with committee in confidence.

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

that Council move 'into committee' in order to discuss the developments at the covered amenity space, Castlecroft.

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Press left the meeting at 8.15pm.

The Chief Executive updated members on the current issue surrounding the covered amenity space at Castlecroft Square.

This being all the business the meeting closed at 8.30pm.