

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 15, held in the Council Chamber, Riada House, Ballymoney on Monday 18th June 2007 at 6.30 pm.

IN THE CHAIR

J Finlay, Mayor (Item 1)
R Wilson (Item 2 -7)

PRESENT

Aldermen

F Campbell
H Connolly
C Cousley
J Simpson

Councillors

A Cavlan
M McCamphill
A Patterson
I Stevenson
B Kennedy
P McGuigan
E Robinson

APOLOGIES

D McKay, MLA
T McKeown
M Storey, MLA

IN ATTENDANCE

Chief Executive
Committee Clerk

Housing Executive (Item 7)

F O'Connor – Area Manager
M Myles-Davey – District Manager
M Conway – Area Planner
Y Montgomery – Information Officer

DoE Planning Department (Item 7)

Mr J McCaughan

Press

Member of the Public

15.1 ELECTION OF CHAIR

The Chief Executive suggested to Members that the Mayor be invited to act as temporary Chair to allow the Committee to nominate candidates for the position of Chair to the Committee. All Members were in agreement.

Councillor Finlay took the Chair and requested proposals for the position of Chair.

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

that Councillor Wilson be elected as the Chair of the Consultation Committee.

Councillor Wilson then took the Chair.

15.2 ELECTION OF VICE-CHAIR

Councillor Wilson thanked members for electing him and requested proposals for the position of Vice Chair of the Consultation Committee.

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

that Councillor Cavlan be elected as the Vice Chair of the Consultation Committee.

* **Councillor Stevenson left the meeting at 6.35 pm.**

15.3 HOUSING EXECUTIVE - DISTRICT HOUSING PLAN

Councillor Wilson welcomed representatives from the Housing Executive to the meeting at 6.35 pm.

Area Manager, Frank O'Connor set out the role of the Northern Ireland Housing Executive as the regional strategic housing authority and commented on the changing shape of society, changing housing needs and the changes planned in local government.

He said that the Housing Executive annually publishes District Housing Plans for each of the 26 Councils in Northern Ireland. The Plans detail the range of strategic factors, issues and initiatives, which, it is believed will impact on the local housing environment over the next year. They also provide an opportunity to report on performance for the previous year 2006/07 and consult with local representatives on proposed housing programmes and investment for 2007/08.

He advised that Northern Ireland is going through a period of great change and that the Housing Executive is facing transformation in the shape and nature of government and public services. The Housing Executive will be working with the new Minister, local Assembly members and the Social Development Committee to ensure that housing makes a full and positive contribution to the whole community.

Through the announcements on the Review of Public Administration, Government signalled its intention to transfer some functions from the Housing Executive to Councils in 2009. Housing Executives role, contribution and relationships with Councils and partner organisations will therefore inevitably change.

As well as the changes arising from the Review of Public Administration, the Government's Comprehensive Spending Review will look at housing and this will pose significant financial challenges in relation to achieving efficiencies and delivering programmes.

Following the opening of its first Shared Future housing scheme in Enniskillen, the Housing Executive are currently working to develop further schemes where people can live together in an atmosphere of mutual respect and understanding. They also want to help existing communities move forward, in line with the Government's 'Shared Future' strategy and its own Community Cohesion policy.

Local councillors will be very aware of the affordability issues in their Area. Average house price have increased by 22% in 2005 and 32% in 2006. The shortage of affordable housing is now causing pressures in all sectors of the housing market and the recommendations made in the Sir John Semple Review are welcomed with the Housing Executive looking forward to working with the Minister and the Department in taking these forward.

From April 2007, the Housing Executive has had responsibility for the management of the Social Housing Development Programme. They will work with Government and housing associations to deliver new social homes within the allocated budget and will also be working closely with the Planning Service in its role to secure land for social and affordable housing through the planning process.

As the strategic housing authority, the Housing Executive have a duty to ensure that housing need is met and look to a future in which everyone will have;

- The right to be housed with a real choice of decent, accessible and affordable housing options including integrated housing in a diverse housing market;
- A renewed and strong sense of place and community;
- A sense of peace and well-being from living in a safe environment free from anti-social behaviour;
- A home which is set in a clean and pleasant environment;

- A home which is suitable for the individual's needs; which is well designed, well maintained and is energy efficient;
- A home which has access to appropriate infrastructure in terms of transport, education, schools, shopping and recreation;
- Empowerment to have a real voice in matters affecting their home and community and access to capacity building for disadvantaged groups to encourage their participation;
- Support when it is needed to promote independent living.

With the new dynamic of the Northern Ireland Assembly, the Housing Executive will continue to make the case for housing and ensure that it plays its part in creating a peaceful, inclusive, prosperous and fair society.

In outlining the main issues in this year's District Housing Plan for Ballymoney, Mr O'Connor first highlighted Housing Executive investment in the Borough, stating that in the past two years the Housing Executive has invested £4.55 million in Ballymoney Borough and this year it intends to spend a further £3.02 million. Good housing and sustainable communities come from effective investment, directing resources to where they are most needed. The District Housing Plan demonstrates how the Executive is achieving this in Ballymoney Borough. It also highlights the need for continued investment, to build on these achievements and to respond to the challenges and often complex issues that impact on the daily lives of local people.

Mr O'Connor explained how this year's investment again targeted the Housing Executive's own properties as well as the private sector through the Grants Scheme.

The investment package for Ballymoney Borough for this year includes:

Improvement work for Housing Executive homes	£1.05 million
Planned maintenance for Housing Executive homes	£0.88 million
Response maintenance i.e. day to day repairs	£0.64 million
Home Improvement Grants for the private sector	£0.45 million

Mr O'Connor then outlined how the Housing Executive's Corporate Objectives were translated into strategic themes, programmes of action and measurable targets both at strategic and local level, demonstrated in the District Housing Plan.

Objective 1 - Achieving the Decent Homes Standard

The Area Manager explained that the Decent Homes Standard applies to public sector housing but not currently to private sector homes. He said that decent homes should meet modern standards of fitness, structure, energy efficiency and facilities such as kitchens and bathrooms.

The 2004 Interim House Condition Survey, which covered all tenures, estimated that 21% of Northern Ireland's housing stock failed the Decent Homes Standard. This is, however, a considerable improvement since the 2001 survey when 32% of all properties failed to meet the standard. Of the 21% that failed over 80% failed on the basis of thermal comfort criterion.

Public Sector Housing

The Housing Executive aims to deliver the full Decent Homes Standard for all its properties by 2010 and is doing this through programmes of maintenance and improvement.

In Ballymoney Borough, the Housing Executive has delivered a substantial programme of work to tenants' homes in the past year when improvement and maintenance work commenced at 405 homes across the District. This included multi element improvement for 21 Rasharkin homes, 2 contracts to install new heating systems at Glebeside, a kitchen replacement scheme, also at Glebeside, and external maintenance for 156 properties across the District.

Private Sector housing

In the private sector, grant aid continues to be a key tool in alleviating unfitness and improving housing standards. Grant aid is directed at those properties in the worst condition and, through, the application of a means test, to those people in greatest need.

During the past year, grants to the value of £0.5 million were approved in Ballymoney Borough, 45 grants were completed and grant aid of £359,670 paid out.

Grant aid was provided for renovations, disabled facilities, home repair assistance and repairs.

Objective 2 – Promoting Independent Living

The Area Manager explained that there were a number of ways the Housing Executive could improve the quality of housing to help people live independently, by developing services and housing solutions tailored to each person's circumstances.

Supporting People

The Supporting People Programme is enabling some of Northern Ireland's most vulnerable people to live independently. Drawing housing related support services into a single programme has enabled a strategic and co-ordinated approach to service provision. The scope of services offered and the client groups benefiting are diverse.

In Ballymoney Borough, there are 13 supported housing accommodation based schemes providing a service to 120 individuals from a range of client groups.

There are six floating support providers in the Borough with 74 clients benefiting from these important services.

During 2006/07 the total Supporting People funding for Ballymoney Borough, for supported accommodation and floating support, was £0.95 million, with £267,247 of this funding assigned to Floating Support services.

Health and Housing

The Housing Executive is also active in delivering the Housing and Health agenda and works closely at strategic and operational levels with partner organisations on this.

Staff in the Ballymoney Office work with the local community and other partners in the statutory and voluntary sectors to help promote health and social wellbeing. Projects are being delivered through the Home Accident Prevention Group, the Northern Neighbourhoods Health Action Zone and through Ballymoney Warmer Homes Group, which has launched a savings scheme to help customers in the Borough budget for fuel. The District's Neighbourhood Warden also provides an important link with older and vulnerable people in the Ballymoney community.

Adaptations

The Housing Executive has a programme of adaptations to assist people with disabilities to live in their own homes. In Ballymoney Borough during 2006/07, a total of 114 adaptations started for tenants or members of their household with disabilities, with work ranging from extensions to change of heating, the installation of lifts and showers and other minor adaptations. During the year, the Housing Executive invested £176,000 in adaptations in the Borough.

In addition, more than £200,000 was paid out in Disabled Facilities Grants, which help people living in the private sector to remain independently in their own homes and is an important element of Care in the Community.

Homelessness

Tackling homelessness continues to be a priority for the Housing Executive.

Last year, 271 households presented as homeless within the Ballymoney District, compared to 273 the previous year. Of these, 122 were awarded Full Duty Applicant status, compared to 155 the previous year. Single person households formed 47.6% of the total number of homeless presenters at the Ballymoney District Office.

The District's Homelessness Action Plan acknowledges the value of interagency co-operation in responding to the needs of the homeless. Staff in the District Office work closely with others on this, including Triangle Housing Association who have established a temporary accommodation facility, with support services, at Carnany.

Objective 3 – Foster Urban and Rural Regeneration

The Housing Executive continues to play a pivotal role in supporting the drive for urban and rural regeneration throughout Northern Ireland and consultation with local people is at the core of all this work.

Urban Regeneration

The importance that Government places on tackling disadvantage in deprived urban neighbourhoods is translated through the Department for Social Development's Neighbourhood Renewal Strategy for Northern Ireland 'People and Places'.

There are strong connections between the initiatives leading from this agenda and the work of the Housing Executive, which has a key role to play in improving the quality of life for people in these areas. This includes work to improve housing and the environment in local communities, promoting sustainable mixed tenure communities and supporting community cohesion.

In Ballymoney Borough, Glebeside, Carnary and Castle Street are all benefiting from the Department for Social Development's Small Pockets of Deprivation Programme, being delivered locally through Northern Ireland Tenants' Action Project. Ballymoney town has been given Town Centre Living Initiative status (Living Over the Shops - LOTS) to encourage regeneration in the town centre. Through the scheme the Housing Executive can provide grant aid to encourage landlords to convert vacant or underused buildings into apartments, often leaving the ground floor as a shop or office.

The Local Strategic Partnership Board, on which the Housing Executive is represented, has provided support to a number of local initiatives during the year.

Rural Regeneration

The Housing Executive has developed and recently published a review of its rural policy, taking account of the views of people across Northern Ireland. The new 'Rural Homes and People' policy sets out actions geared to addressing the needs of the rural community and contributing to rural regeneration.

In the Ballymoney Borough, Corkey and Loughguile were included in the Latent Demand Testing programme in 2006, to help identify 'hidden' housing need in these locations and the Waiting List will be reviewed following analysis of the test results. Testing is now underway in the rural areas of Killyrammer and Dunaghy.

Objective 4 – Promoting Affordable Housing

The issue of affordability has become a significant problem for almost all areas of Northern Ireland, with the 2006 Affordability Index showing that only 3% of properties sold were deemed to be affordable to households with a median income of just under £20,000.

In Ballymoney Borough, between 2002 and 2006, average house prices increased by 124.7% from £76,069 to £170,895 although these figures are based on small sample sizes and should be interpreted with caution. During the same period average house prices in Northern Ireland increased by 79.7%, from £96,913 to £174,178.

An affordability model for Ballymoney Borough indicates that during 2006, no properties sold were affordable to first time buyers on a median income of £13,690.

There are a number of ways in which the Housing Executive can assist the delivery of affordable housing, including:

Social Housing

The need for social housing, where this cannot be met from existing stock, is assessed by the Housing Executive using information from the Common Selection Scheme Waiting List. This is an important planning indicator in formulating the five-year Social Housing Development Programme.

At December 2006, there were 424 applicants on the waiting list in the Ballymoney District. Of these, 169 were deemed to be in Housing Stress (30 or more points on the Waiting List). Single people dominate the Waiting List with 204 singles registered at December 2006. Of these, 87 were in Housing Stress. During the 12 months to December 2006, 101 allocations were made to applicants within the District.

The Social Housing Development Programme for Ballymoney Borough for the next 5 years has been formulated on the basis of local Housing Need Assessments, which project a need for 106 new homes. Currently there are 45 units programmed, with a further 51 included in additional marker schemes programmed beyond 2012, which may be brought forward to offset the shortfall, should sites and finance become available.

The Supported Housing Development Programme includes 7 units of accommodation.

House Sales

The Housing Executive's House Sales Scheme has enabled tenants to purchase their homes on a discount basis. This has facilitated tenure choice and affordable home ownership. Changes to the House Sales Policy have resulted in a reduction in the rate of house sales and last year a total of 37 homes were sold in Ballymoney Borough.

Land Supply

Affordability and availability of land are increasingly relevant within some areas of Ballymoney Borough. The Housing Executive's Planning staff have provided a Housing Needs Assessment for the Draft Northern Area Plan, highlighting issues around social housing need and affordability.

Promoting Private Renting

There has been considerable growth in the private rented sector in Northern Ireland in recent years, reflecting the growing buy to let market during this period. New legislation in the form of the Private Tenancies (NI) Order 2006, which became operative from April this year, is a significant step in the DSD/Housing Executive strategy for this sector.

By examining the number of Housing Benefit claimants who are renting privately the Housing Executive can get a good indication of the growth in private renting.

In Ballymoney in the past year, the number of claimants increased from 724 to 788, an increase of 8.8%. This figure consists of 697 claims from the Private Rented Sector and 91 claims from housing association tenants who are treated as private claimants within the current system.

Objective 5 – Building a Stronger Community

The Housing Executive is devoting significant resources to programmes and initiatives that promote good community relations and race relations for the benefit of local people.

The Housing Community Network (HCN) in Ballymoney District and the 13 local residents' and community groups, with whom local staff work, have an important role in helping review housing services and developing initiatives for the benefit of local people. Community Participation Compacts have now been signed with 5 community groups in the district, in addition to the Compact with the HCN.

Local staff continue to work with Young Enterprise in an innovative education programme designed for primary school children and have also forged links with Causeway Institute of Further and Higher Education, providing experience for students seeking work placements.

The District Office participates in Ballymoney Community Safety Partnership and in the Causeway Vulnerable Isolated People project, both geared to promoting safety and wellbeing initiatives in the Borough.

Objective 6 – Delivering Better Public Services

Modernising Services

The Housing Executive prides itself in delivering high quality housing services. In recognition, however, of the changing challenges for social housing service delivery, it has reviewed working arrangements across Northern Ireland and agreed new structures that will enable us to deliver the level of service that customers have a right to expect.

While fewer people are visiting the District Offices, choosing to do business by telephone, the Housing Executive values its local presence and so maintaining local offices has been central to its review.

As part of the Modernising Services programme in the North East Area, a new Rates Relief Unit has already been established at Twickenham House. Later this year, it is planned to establish a Customer Services Unit in Ballymena, where staff will take repair reports and housing applications by telephone. This will require the relocation of a small number of staff. However, this can be accommodated through voluntary movement. The formation of Area based rent accounts and Housing Benefit units are scheduled for mid to late 2008.

There are six offices in the North East where the office Management teams will be co-joining, although these do not include Ballymoney.

The Housing Executive remains committed to ensuring that our comprehensive housing service is maintained locally and that it continues to deliver an efficient, modern service to the entire community.

In conclusion, Mr O'Connor paid tribute to the work of the Borough's elected representatives on housing issues, and thanked Councillors for their continued support and interest.

The Area Manager also thanked Councillor Wilson for his contribution in representing Ballymoney Council on the Northern Ireland Housing Council.

The District Housing Plan 2007 2008 will be available on the Housing Executive's website www.nihe.gov.uk from 29 June 2007

* **Councillor Patterson arrived at 6.40 pm.**

At the conclusion of his report, Mr O'Connor and Ms Myles-Davey, District Manager, responded to various matters raised by members and undertook to respond further on the matters, which required investigation. Included in the matters raised were:

- High rental costs of private sector housing and increase in number of landlords
- Need for more public housing
- Shared housing schemes
- Scheme in Rasharkin, timescale to be finalised
- Results of survey carried out in Loughguile and Dunloy to identify housing need
- Long-term vacant houses and renovation projects

* **Alderman Connolly arrived at 6.45 pm.**

- Sheltered accommodation -v- home delivery service
- Proposals for Corkey and Loughguile
- Housing benefit -v- rental levels

- Increase in housing benefit
- Direct payments of housing benefits to tenants
- Single person accommodation
- Concessionary payments

* **Councillor Robinson arrived at 7.07 pm.**

- Fraudulent claims
- Sample Review and transfer of land from Housing Executive to Housing Association
- Responsibility for gardens and policy on pets

At the conclusion of the discussion, the Chair thanked Housing Executive personnel for the presentation of the report and the representatives left the meeting at **7.23 pm**.

15.4 CONSULTATION COMMITTEE NO 13 – 21ST MAY 2007

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

that the minutes of Meeting No 13 – 21st May 2007, as circulated be adopted.

15.5 CONSULTATION COMMITTEE NO 14 (ROADS) – 6TH JUNE 2007

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

that the minutes of Meeting No 14 (Roads) – 6th June 2007, as circulated, be adopted.

15.6 PLANNING SERVICE REVIEW OF COUNCIL CONSULTATION PROCEDURES

The Chief Executive advised members that the Planning Service has commissioned a Review of the current Council Consultation Procedures, which is to run over the summer. The consultants, Bearing Point, have provided background information, which includes information on the review, a request for information on deferrals and a proposed set of meeting dates.

This information, outlining what Bearing Point are seeking from meetings with Council, and a schedule of meeting dates, was circulated to members. NILGA strongly encourage Council to take part in the review, and it was agreed that a meeting with Bearing Point be held in the Council Chamber, Riada House on 25th June at 2.00 pm. It was agreed that all members would be invited to attend.

15.7 TIMING OF JULY/AUGUST COMMITTEE MEETINGS

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

that no Committee meetings will take place in July unless deemed necessary by the Chair of the Committee and/or the Officer responsible and that any meetings convened will take place at 2.00 pm unless agreed otherwise. All August Committee meetings to be held at 2.00 pm.

* **The Planning Officer arrived at 7.30 pm**

15.8 PLANNING APPLICATIONS

Planning Application No's 1-51 and 1-4 (deferred) were considered and the opinion of the Planning Service accepted, except where stated otherwise.

* **Councillor Kennedy arrived at 7.35 pm.**

ITEM NO 1

APPLIC NO D/2004/0790/F Full Date Valid 18/10/2004
APPLICANT Ms A Willis
APPLIC ADDRESS Willowbank Business Park, Willowbank Rd, Millbrook, Larne, Co Antrim, BT40 2SF
LOCATION Gruig, Townlands of Altnahinch, Gruig, Moneyneagh & Carnbuck, near Cloughmills, Co Antrim.
PROPOSAL Amendments to proposed windfarm, comprising amended layout for 10 wind turbines (originally 14 turbines) with an overall height no greater than 100m (to tip), associated transformers, a permanent anemometer mast, a temporary anemometer mast, new access tracks to new turbine locations, gates, amended site control room and substation (including relocation), electrical cabling, a temporary site compound (relocated), a site entrance, road improvement works at the site entrance and all ancillary works.
REPRESENTATION **10 Objections**0 Support 1 Petition of Objection 0 Support Petitions
OPINION APPROVAL

Objections related to: Tourism, landscaping and sporting rights.

It was **AGREED:** That an office meeting be held (Councillor Finlay) under Criterion No 5.

ITEM NO 2

APPLIC NO D/2006/0236/F Full Date Valid 06/07/2006
APPLICANT Mr M Patrick
APPLIC ADDRESS 35 Portrush Road, Ballymoney
LOCATION 9 Queen Street, Ballymoney
PROPOSAL Change of use from garage & store to 2 no. apartments.
REPRESENTATION **1 Objections**0 Support 0 Petition of Objection 0 Support Petitions
OPINION REFUSAL

1 Insufficient information submitted to enable department to determine

Objections related to: Overlooking and overshadowing.

It was **AGREED:** That an office meeting be held (Councillor Finlay) under Criterion No 5.

ITEM NO 15

APPLIC NO D/2007/0010/F Full Date Valid 05/01/2007

APPLICANT Mr V Gilmore

APPLIC ADDRESS 9 Milltown Court, Ballymoney, BT53 6RG

LOCATION Housing development on land off Dempsey Road, Vow Road,
Ballymoney.PROPOSAL To change position of approved driveway position from front of site
(directly behind dempsey park) to rear of site.REPRESENTATION **4** Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION **REFUSAL**

- 1 Lack of intergration / unacceptable visual impact of proposed driveway
(Contray to Policy CTY10 PPS14)

Objections related to: Removal of hedgerow and risk to childrenIt was **AGREED:** **That an office meeting be held (Councillor Finlay)
under Criterion No 5.****ITEM NO 17**

APPLIC NO D/2007/0025/F Full Date Valid 16/01/2007

APPLICANT Mr & Mrs G & L Scullion

APPLIC ADDRESS Clarkes Court, Gulladuff

LOCATION Existing dwelling and lands adjacent to 97 Bridge Road, Dunloy.

PROPOSAL Proposed replacement dwelling on site adjacent to existing dwelling with
a one and a half storey dwelling and single storey garage.REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION **REFUSAL**

- 1 Contrary to policies CTY1 & CTY5 of PPS14

It was **AGREED:** **That an office meeting be held (Councillor McCamphill)
under Criterion No 5.****ITEM NO 25**

APPLIC NO D/2007/0127/F Full Date Valid 12/03/2007

APPLICANT Mr G Logan

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

LOCATION 174 Frosses Road, Ballynaloob.
 PROPOSAL New access to dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 Unacceptable multiple accesses/visual impact of triple access (CTY 10 of PPS14)
- 2 The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the creation of a new vehicular access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

It was **AGREED:** **That an office meeting be held (Councillor Finlay) under Criterion No 5.**

ITEM NO 29
 APPLIC NO D/2007/0155/F Full Date Valid 27/03/2007
 APPLICANT Mr & Mrs A Jamison
 APPLIC ADDRESS C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ
 LOCATION Land adjacent to No.12 Mostragee Road, Stranocum, Ballymoney.
 PROPOSAL Proposed changes to approved house type / site plan.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 Unacceptable Design - Contrary to CTY 10 of PPS14

It was **AGREED:** **That an office meeting be held (Councillor Robinson) under Criterion No 5.**

ITEM NO 32
 APPLIC NO D/2007/0162/F Full Date Valid 29/03/2007
 APPLICANT Mrs K Mullan
 APPLIC ADDRESS 41a Killagan Road, Glarryford, BT44 9PR
 LOCATION 41a Killagan Road, Glarryford.
 PROPOSAL Single storey granny flat provision in place of approved double garage.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 Need not demonstrated (CTY PPS14)
- 2 Contrary to Policy HOU 16 of PSRNI

It was **AGREED:****That an Office meeting be held (Councillor McCamphill)
under Criterion No 5.****ITEM NO 43**

APPLIC NO D/2007/0195/F Full Date Valid 20/04/2007
APPLICANT Mr & Mrs Stirling
APPLIC ADDRESS C/o Bell Architects. Ltd., 65-67 Main Street, Ballymoney, BT53 6AN
LOCATION Site located 220m south of no 11 Mullan Road, Ballymoney.
PROPOSAL Domestic store for storage of cars.
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 CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the design of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.

It was **AGREED:****That an office meeting be held (Councillor Wilson)
under Criterion No 5.****ITEM NO 51**

APPLIC NO D/2007/0217/RM Reserved Date Valid 30/04/2007
APPLICANT Mr T Osbourne
APPLIC ADDRESS C/o 31A Greenhill Road, Blackhill, Coleraine, BT51 4EU
LOCATION 240m SW of 11 Mullan Road, Ballymoney.
PROPOSAL New 2-storey dwelling and attached garage.
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION **REFUSAL**

- 1 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 design of the dwelling is unacceptable in this location by reason of its form, scale and proportions and therefore would therefore not integrate into the countryside.

It was **AGREED:** **That an office meeting be held (Councillor Finlay) under Criterion No 5.**

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO D 1

APPLIC NO D/2004/0289/O Outline Date Valid 21/04/2004

APPLICANT Mr S Graham

APPLIC ADDRESS 43 Burnquarter Road, Ballymoney

LOCATION 1a Henry Street, Ballymoney.

PROPOSAL Site for 6 No. one bedroom apartments and 6 No. maisonettes over, replacing derelict garage and yard.

REPRESENTATIONS 0 Objections 1 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 proposes to use an existing access at which visibility cannot be provided to an adequate standard.
- 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/premises).

The Planning Officer advised that this application has been withdrawn.

ITEM NO D 2

APPLIC NO D/2005/0668/O Outline Date Valid 30/06/2005

APPLICANT Ms Maplesden

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

LOCATION 18 Bann Road, Ballymoney.

PROPOSAL Demolition of existing bungalow and site for new bungalow and 2 no. semi-detached dwellings.

REPRESENTATIONS **3** Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION **APPROVAL**

At the request of Councillor Patterson, the Planning Officer advised that the objections related to hedgerow planting and building.

ITEM NO D 3

APPLIC NO D/2005/0958/O Outline Date Valid 01/12/2005

APPLICANT Mr Bartlett

APPLIC ADDRESS Bell Architects, 76 Main Street, Ballymoney

LOCATION Land to rear of 19 Killyrammer Road, Ballymoney

PROPOSAL Site for 5 dwellings and garages

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

OPINION **REFUSAL**

- 1 Unacceptable- Multiple Housing in the countryside
- 2 Erosion of Rural Character/Urban Sprawl
- 3 Impact on Waste Water Treatment works

ITEM NO D 4

APPLIC NO D/2006/0112/RM Reserved Date Valid 15/03/2006

APPLICANT Mr J A O'Kane

APPLIC ADDRESS C/o R Robinson and Sons, 59 High Street, Ballymoney

LOCATION Land 140m North of 79a Finvoy Road, Ballymoney

PROPOSAL Retirement dwelling

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

OPINION **APPROVAL**

APPEAL DECISIONS NOTIFIED**ITEM NO 1**

APPLIC NO **D/2005/0002/O** PAC NO **2006/A0258**

RESULT OF APPEAL **Dismissed**

APPLICANT Mr Mc Ferran

LOCATION 320m south of 145 Bridge Road, Dunloy

PROPOSAL Site for dwelling

ITEM NO	2		
APPLIC NO	D/2005/0786/O	PAC NO	2006/A0256
RESULT OF APPEAL	Upheld		
APPLICANT	Mrs J Jameson		
LOCATION	50m West of 47 Pharis Road, Ballymoney		
PROPOSAL	Dwelling and garage		

Date of Office Meetings: **6th July 200**

This being all the business, the meeting closed at 7.50 pm.