

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 20, held in the Council Chamber, Riada House, Ballymoney on Monday 15th October 2007 at 7.30 pm.

IN THE CHAIR

R Wilson

PRESENT

Aldermen

F Campbell
H Connolly, Deputy Mayor
J Simpson

Councillors

J Finlay, Mayor
M McCamphill
T McKeown
A Patterson
E Robinson
I Stevenson

APOLOGIES:

A Cavlan
C Cousley
M Storey, MLA

IN ATTENDANCE

Chief Executive
Committee Clerk

DoE (Item 2)

Mr G Walker, Planning Officer

20.1 MINUTES – MEETING NO 19 – 17TH SEPTEMBER 2007

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

that the minutes of Meeting No 19 – 17th September 2007, as circulated, be confirmed as a correct record.

20.2 PLANNING APPLICATIONS

Planning Applications 1-56 and 1-2 (deferred) were considered and the opinion of the Planning Service accepted except where stated otherwise.

At the request of Councillor McCamphill, the Planning Officer advised that the ruling relating to PPS14 has been postponed and that no further information is currently available. The Planning Officer confirmed that all applications, including those applications approved and any new applications pertaining to PPS14, are being held in abeyance pending the outcome of the review. The Planning Office responded to a question from Councillor Finlay, advising that a moderate number of applications have been received for rural sites in the Ballymoney area since the onset of the review but that the amount is not excessive.

ITEM NO	1				
APPLIC NO	D/2006/0455/F	Full	Date Valid	25/09/2006	
APPLICANT	Mr Archibald				
APPLIC ADDRESS	JWA Design, 1 Bramble Grove, Old Carrick Road, Netownabbey, BT37 0GE				
LOCATION	6 John Street, Ballymoney				
PROPOSAL	Change of front and rear elevation. Design-plan layout to remain as present planning approval.				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0
OPINION	REFUSAL				
1	Unacceptable design				

It was **AGREED:**

that an Office Meeting be held under Criterion No 5 (Councillor Finlay)

ITEM NO	10				
APPLIC NO	D/2007/0220/F	Full	Date Valid	30/04/2007	
APPLICANT	Mr E Torrens				
APPLIC ADDRESS	C/o Hunter Associates, Charlotte Street, Ballymoney, BT53 6AY				
LOCATION	41 Farran Road, Ballymoney.				
PROPOSAL	New parts store for existing vehicle breaking business.				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0
OPINION	REFUSAL				
1	The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development and Draft PPS4, Industry, Business and Distribution in that the development would, if permitted, be incompatible with the character of the surrounding area by reason of its unacceptable use.				

It was **AGREED:**

***that an Office Meeting be held under Criterion No 5
(Councillor Finlay)***

ITEM NO 12

APPLIC NO D/2007/0238/F Full Date Valid 10/05/2007
 APPLICANT Mr N Burns
 APPLIC ADDRESS 236 Frocess Road, Cloughmills, Ballymena, BT44 9PX
 LOCATION Drumadoon House, 236 Frocess Road, Cloughmills
 PROPOSAL Change of use from existing tea room/self catering tourist accomodation facility to licenced restaurant & extension to provide further restaurant accomodation & kitchen facilities.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 Contrary to PPS6, Planning, Archaeology and the Built Heritage, detrimental impact on Listed Building

It was **AGREED:**

***that an Office Meeting be held under Criterion No 5
(Councillor Finlay)***

ITEM NO 13

APPLIC NO D/2007/0239/LB Listed Building Date Valid 14/05/2007
 APPLICANT Mr N Burns
 APPLIC ADDRESS 236 Frocess Road, Cloughmills, BT44 9PX
 LOCATION Drumadoon House, 236 Frocess Road, Cloughmills
 PROPOSAL Change of use from existing tea room/self catering tourist accomodation facility to licenced restaurant & extension to provide further restaurant accomodation & kitchen facilities.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 Contrary to PPS6, Planning, Archaeology and the Built Heritage, detrimental impact on Listed Building

It was **AGREED:**

***that an Office Meeting be held under Criterion No 5
(Councillor Finlay)***

Councillor Finlay expressed his disappointment that applications D/2007/0238/F (12) and D/2007/0239/LB (13), as detailed above, have been refused, stating that the business is welcomed in the area and should be encouraged. Alderman Connolly supported this view.

ITEM NO	14					
APPLIC NO	D/2007/0245/F	Full	Date Valid	11/05/2007		
APPLICANT	Mcauley Engineering Ltd					
APPLIC ADDRESS	35 Vow Road, Ballymoney					
LOCATION	35 Vow Road, Ballymoney					
PROPOSAL	Proposed development to provide additional floor space to expand existing metal fabrication and machinery business.					
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection	0
OPINION	APPROVAL					0 Support Petitions

Councillor Finlay welcomed the decision of the Planning Department to approve this application.

ITEM NO	15					
APPLIC NO	D/2007/0255/F	Full	Date Valid	18/05/2007		
APPLICANT	Mr Stan Friel & Andrew Forbes					
APPLIC ADDRESS	C/o GM Design Associates, 22 Lodge Road, Coleraine, BT52 1NB					
LOCATION	Land at 6 Semicock Road and 1 Park Lane Ballymoney					
PROPOSAL	Demolition of existing dwellings and erection of 4 no. two storey semi-detached dwellings, 3 no. two storey town houses and a three storey apartment building containing 6 no. apartments.					
REPRESENTATION	28	Objections 0	Support	0	Petition of Objection	0
OPINION	REFUSAL					0 Support Petitions

- The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.

Objections related to:

Increase in density, impact on character, overlooking and traffic issues.

It was **AGREED:**

that an Office Meeting be held under Criterion No 5 (Councillor Finlay). Councillor Finlay requested that the objectors to the proposal be invited to attend. The Planning Officer complied with this request.

Councillor Stevenson concurred with Councillor Finlay that objectors should be invited to attend the Office Meeting but recorded his support for refusal of the application, as did Alderman Simpson who outlined concern at the conversion of high quality housing in the area to apartments. The Planning Officer advised receipt of information from Council's Environmental Health Department relating to amenities and confirmed that the issue of waste disposal would be a consideration in their decision.

ITEM NO	16				
APPLIC NO	D/2007/0259/O	Outline	Date Valid	21/05/2007	
APPLICANT	Mr R Millar				
APPLIC ADDRESS	C/o R Robinson & Sons, Albany Villas, 59 High Street, Ballymoney, BT53 6BG				
LOCATION	Land at 15 Ballycormick Park, Ballymoney				
PROPOSAL	Demolition of existing building, and construction of 6 no. dwellings.				
REPRESENTATION	43	Objections 0	Support 0	Petition of Objection 0	Support Petitions 0
OPINION	REFUSAL				

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.

Objections related to:

Increase in density, impact on character, precedent and impact on amenity.

It was **AGREED:**

that an Office Meeting be held under Criterion No 5 (Councillor Finlay). Councillor Finlay requested that the objectors to the proposal be invited to attend. The Planning Officer complied with this request.

Councillor Stevenson concurred with Councillor Finlay that objectors should be invited to attend the Office Meeting but recorded his support for refusal of the application. Alderman Simpson recorded his support of the Planning Service in refusing this application.

ITEM NO 54
 APPLIC NO D/2007/0402/RM Reserved Date Valid 09/08/2007
 APPLICANT Mr D Millar
 APPLIC ADDRESS 161 Castlecatt Road, Derrykeighan, Ballymoney
 LOCATION Diagonally opposite no. 11 Benvarden Road, Dervock, Ballymoney
 PROPOSAL Proposed farm dwelling and garage
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

Councillor Robinson thanked the Planning Service for their approval of this application.

* **Councillor McKeown arrived at 7.45 pm.**

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO D 1
 APPLIC NO D/2006/0045/F Full Date Valid 26/01/2006
 APPLICANT Tally Developments Ltd
 APPLIC ADDRESS 8 Greystone Park, Coleraine, BT51 3LF
 LOCATION East of 142 Knock Road, Dervock
 PROPOSAL Housing development (consisting of 2 No. semi-detached houses and 2 No. detached houses with private driveway) - re-advertisement - amended proposal.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

ITEM NO D 2
 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.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

Councillor McCamphill thanked the Planning Service for their decision in approving this application.

APPEAL DECISIONS NOTIFIED

ITEM NO	1		
APPLIC NO	D/2006/0177/F	PAC NO	2006/A0685
RESULT OF APPEAL	Dismissed		
APPLICANT	Mr M Mellet		
LOCATION	Site 55m North of 15 Navery Road, Ballymoney		
PROPOSAL	Site for dwelling and garage		

At the request of Councillor McCamphill, the Planning Officer advised that those wishing to install mobile homes on land with approval to build could do so with planning permission and at the standard fee of £550.00.

Date of Office Meetings: 25th October 2007

* **The Planning Officer left the meeting at 7.50 pm**

20.3 RPA – A SHARED VISION

The Chief Executive reminded members of an invitation for the four nominated delegates to attend a further focus group meeting to discuss the process of RPA stakeholder engagement to be held on Thursday 25th October at the Glenavon Hotel, Cookstown from 10.30 am - 3.30 pm. He requested members to consider reconstitution or retention of the existing group of nominees.

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

that the nominees to attend the focus group on 25th October 2007 remain as previously agreed ie Councillor Robinson (DUP), Alderman Connolly (SDLP), Alderman Simpson (UU), Councillor McGuigan (SF)

20.4 CAUSEWAY HEALTH & SOCIAL SERVICES

Councillor Stevenson requested members to consider the re-establishment of annual meetings with representatives from the Causeway Hospital to provide an update to Council on its work and services.

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

that Council invite an appropriate representative from Causeway Health & Social Services Trust to meet with Council at a mutually convenient date and on a yearly basis to update Council on its work and services.

This being all the business, the meeting closed at 7.55 pm.