

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

21.1	DRD Roads Service	<i>Presentation of Autumn Consultation</i>
21.2	Minutes – Meeting No 20 – 15 th October 2007	<i>Adopted</i>
21.3	Planning Applications 1-45 and 1-7 (deferred)	<i>Accept the decision of Planning Service except where stated otherwise.</i>

BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 21, held in the Council Chamber, Riada House, Ballymoney on Monday 19th November 2007 at 2.00 pm.

IN THE CHAIR

R Wilson

PRESENT

Aldermen

F Campbell
H Connolly, Deputy Mayor
C Cousley
J Simpson

Councillors

A Cavlan
J Finlay, Mayor
B Kennedy
M McCamphill
A Patterson
E Robinson
I Stevenson

APOLOGIES:

P McGuigan
D McKay, MLA
M Storey, MLA

IN ATTENDANCE

Chief Executive
Committee Clerk

DRD Roads Service (Item 1)

Mr M Glover
Mr A Hunter

DoE (Items 2-3)

Mr G Walker, Planning Officer
Mr F Nankunu, Zomba Municipal Assembly

Press

21.1 ROADS SERVICE AUTUMN PRESENTATION

The Chairman, Councillor Wilson, welcomed Mr Glover and Mr Hunter to the meeting to present The Roads Service 2007-08 report and update members on the progress of programmes to date.

* **Councillor Patterson, Councillor McCamphill and Alderman Simpson arrived at 2.10 pm**

Summary of Report:

Resurfacing Proposed 2007/2008

Amendment noted. Total Resurfacing **Proposed** (4.99km) should read Total Resurfacing **Completed**

A26 Newbridge Road
B147 Ballinlea Road

Work to commence in January 2008
Deferred pending proposals from NI Water

Footway Resurfacing proposed 2007/2008

Union Street
Straham View, Dervock
Glebe Park (U540)

Completed
On hold pending funding
Work to commence shortly

Additional schemes include Edward Street and High Street

Surface Treatment Proposed 2007/2008

U546, U527, x 3 and U527 deferred awaiting funding. Work to be carried out next year.

Street Lighting Upgrading/New Provision

Ben Vista

White light installed providing better definition

Major Works Schemes

A26 Frosses Dualling

Two public exhibitions have taken place to look at five route corridors. Roads Service hope to decide on preferred route by April/May 2008.

M2 Link

Public inquiry carried out and it is hopeful that order can be signed in this financial year

QUESTIONS

Members put forward a number of questions to the representatives:

Councillor Wilson:

Area	Question	Response/Comment
Gortahar Road, Rasharkin	Request for resurfacing	<i>Mr Glover advised that hatching has been carried out which has been reasonably successful. Work could be carried out closer to Rasharkin and is on 'wish list'. Roads Service will review.</i>
Craigs Road	Request for resurfacing	<i>High priority scheme. Work to be carried out next year.</i>
Junction at Turnpike & Church Road	Traffic measures	<i>Will be referred to traffic section.</i>
Greenwood Park	Provision of lights	<i>Roads Service to clarify</i>

Alderman Connolly

Area	Question	Response/Comment
Tully View	Street lights out since October. Wiring made safe. Contractor unknown.	<i>To be referred to Road Lighting</i>
Loughgeil and Corkey	Withdrawal of evening gritting service due to anti-social behaviour	<i>Gritting carried out on a voluntary basis. Will continue to grit in the morning</i>
Kilkeeran Road	Road Closed. Diversion to C80 but lorries using C84 and C87 resulting in poor road conditions. Request to monitor twice weekly.	<i>Roads Service to speak to NI water about one way system. Roads Service to monitor under street works order.</i>
	Gritting request	<i>To be considered</i>
Fivey Road (C81)	Gritting survey requested	<i>Does not meet criteria for gritting. Survey can only be carried out under normal conditions, not diversion conditions</i>
Erinvale Park	Street Lighting	<i>Alderman Connolly welcomed this work</i>

Alderman Campbell

Area	Question	Response/Comment
Ballinlea road, Stranocum	Resurfacing	<i>Work to commence next year if resources permit</i>
Kirk Road, Ballyrobin	Accident black spot. What measures can be taken to acquire land? Could this be moved forward if land purchased by Council?	<i>Finance for scheme not available this year. Number of difficulties to be resolved. Roads Service would welcome any help available from Council.</i>

Councillor Finlay

Area	Question	Response/Comment
Lisnasoo Road Ballycregagh Road Railway Road	Resurfacing Resurfacing/Street Lighting Street Lighting	<i>Councillor Finlay welcomed these proposals</i>
Rasharkin	Flooding – will drainage scheme at Craigs Road help	<i>Work from Turnpike to Drumack Road will assist</i>
A26 dualling	Concerns regarding Route	<i>All issues to be considered</i>

Councillor Cavlan

Area	Question	Response/Comment
Tully View	Street Lighting – Development not adopted by Roads Service. Who is responsible?	<i>Refer to Road Lighting</i>
Ben Vista Erinvale Park	Street Lighting	<i>Councillor Cavlan welcomed these upgrades</i>
Loughgeil	Consider evening gritting solution	<i>Local community input necessary</i>
Stranocum Village	Request to monitor number and speed of vehicles near school	<i>Matter for PSNI. Roads Service will look into installing counter.</i>

Councillor Kennedy

Area	Question	Response/Comment
Benvardin Road	Erection of roundabout at junction	<i>Roads Service will look into this</i>
Swallow Court	No street lighting to part of site.	<i>Roads Service will look into this</i>
A26	Installation of water mains	<i>Not aware of any plans that would interfere with dual carriageway proposals. NIW responsibility.</i>
Section of Bregagh Road from Gracehill Road to Drones Road	Position relating to installation of water main in next 12 months	<i>Roads Service are not aware of any plans</i>

* **Councillor Kennedy left the meeting at 3.00 pm, returning at 3.12 pm.**

Councillor Stevenson

Area	Question	Response/Comment
Castle Hill	Ramps	<i>Councillor Stevenson thanked Roads Service for this work</i>
Jubilee Court, Glebeside Estate	State of road/ widening of footpath. Difficulty getting out of Robinson Avenue	
Kirk Road/Dervock Road Junctions	Difficulty in exiting onto and crossing A26	
Semicock Road	Footpath	
St Patricks Park	Drainage	
A26 Dualling	To Portrush oundabout	
Dark Hedges	Tourism signage	
Glenlough Road	Poor road condition	
Henry Street	High kerbs and road resurfacing	
Edward Street	Widening, bottom end of	<i>Roads Service requested to give consideration to these issues</i>
Kilraughts roundabout	Left in bad condition plus appropriate lining needed	<i>Landscaping to be carried out in near future</i>

Councillor Robinson

Area	Question	Response/Comment
Kirk Road	Concern expressed about delays	
Ballybrakes Road	Footpath	<i>Councillor Robinson thanked Roads Service for this work</i>
Kilmoyle School	Pilot scheme for variable speed limit	<i>Councillor Robinson welcomed this initiative</i>
Walker's Cross	Concerns of Community Association regarding lack of lighting highlighted	<i>Roads Service requested to consider this issue.</i>

Councillor Patterson

Area	Question	Response/Comment
Schools	Flashing amber lights	<i>Councillor Patterson welcomed this initiative</i>

Alderman Simpson

Area	Question	Response/Comment
Salvation Army Hall, Ballymoney	Lighting	<i>Roads Service requested to consider lighting conditions</i>
Main Street	Lighting	<i>Roads Service requested to consider lighting conditions when shops closed.</i>
Car Parking Spaces	Statutory length of space for on-street parking.	<i>6 metres</i>
A26 dualling	Concerns relating to route	<i>Assessment of all five routes to be carried out.</i>

The Chairman thanked Mr Glover and Mr Hunter for their report and attention to the concerns and questions listed and they left the meeting at 3.15 pm.

21.2 MINUTES – MEETING NO 20 – 15TH OCTOBER 2007

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

that the minutes of Meeting No 20, 15th October 2007, as circulated be adopted.

The Mayor indicated that he wished to consider an additional item at the end of the meeting.

21.3 PLANNING APPLICATIONS

Planning Application numbers 1-45 and 1-8 (deferred) were considered and the decision of the Planning Service accepted, except where stated otherwise.

The Planning Officer introduced Mr Frank Nankunu, the Planning Manager responsible for Planning and Building Control in Zomba Municipal Assembly (ZMA); Zomba is a southern district of Malawi.

Mr Nankunu is visiting the area because of the The Zomba Action Project ([ZAP](#)). This year, the charity identified that the wider community in Zomba would benefit if Mr Nankunu visited Coleraine to observe how building control and planning is organised in Northern Ireland.

The Zomba Action Project ([ZAP](#)) was formed as a registered charity in March 2003. ZAP's aim is to help some of the disadvantaged people of Zomba in Malawi to build a better life for themselves and their children. The charity works with partners in Zomba to identify and supervise projects, funding sustainable projects that contribute most to alleviating disadvantage.

ZAP is much more than simply collecting money from passers-by in the street and instead it operates throughout Coleraine Borough by means of a wide range of activities, directed by and aimed at focus groups such as churches, farming, business, health, education and community who are supported by Coleraine Council, Councillors and are encouraged by organisations central to the focus groups such as schools and the Causeway Hospital.

The Chairman welcomed Mr Nankunu to the meeting.

The Planning Officer updated members on the current position relating to the review of PPS14 and the final decision delivered by the Minister. The Minister is still reviewing the matter and the decision is being upheld in the interim period. The Planning Officer will advise agents of the situation and the options available to them i.e:

1. Written request may be submitted by the applicant for the application to be brought forward for refusal.
2. Further information may be supplied to enable Planning Service to reconsider for approval.
3. Application may sit until finalisation of review (approximately six months).

ITEM NO 1
APPLIC NO D/2005/0822/O Outline Date Valid 16/11/2005
APPLICANT Mr McAfee
APPLIC ADDRESS 13 Grasmere, Coleraine, BT52 2BJ
LOCATION Site off existing Laneway to No 120 Castlecat Road, Bushmills
PROPOSAL Proposed site for Domestic Dwelling with Detached Garage
REPRESENTATION 5 **Objections**0 Support 0 Petition of Objection 0 Support Petitions
OPINION **REFUSAL**

1 Insufficient information to determine application.

Objections related to: Land ownership (lane way)

It was **AGREED:** That an Office Meeting be held (Councillor Kennedy)

ITEM NO 4
APPLIC NO D/2006/0578/F Full Date Valid 27/11/2006
APPLICANT Kilroy Developments
APPLIC ADDRESS C/O Moore Design, 63 New Row, Coleraine, BT52 1EJ
LOCATION Off Finvoy Road, Ballymoney. North-North West of nos. 57 to 79 Millbrooke Manor.
PROPOSAL Proposed alterations to approved housing layout incorporating 8 no.apartments: 30 No.townhouses, 6 No.semi-detached and roadway for private streets.
REPRESENTATION 0 **Objections**0 Support 0 Petition of Objection 0 Support Petitions
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 Advice Note 8 "Housing in Existing Urban Areas" in that the development as proposed fails to provide a quality residential environment.

It was **AGREED:** That an Office Meeting be held (Councillor Kennedy)

DECLARATION OF INTEREST

Alderman Connolly declared an interest in Item No 5 and left the meeting at 3.22.
The application was not discussed and Alderman Connolly returned to the meeting at 3.24.

ITEM NO **5**
APPLIC NO D/2007/0033/F Full Date Valid 19/01/2007
APPLICANT Mr & Mrs S Mc Garry
APPLIC ADDRESS C/o Agent
LOCATION 9 Glenbush Road, Ballymoney
PROPOSAL Replacement dwelling and garage
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION APPROVAL

ITEM NO **7**
APPLIC NO D/2007/0134/RM Reserved Date Valid 16/03/2007
APPLICANT Mr J Gaston
APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
LOCATION Approx 365m West, South West of 100 Knockahollet Road, Ballymoney.
PROPOSAL Proposed new dwelling.
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 and finishes of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.

At the request of Councillor Finlay, the Planning Officer clarified the matter of PPS14 in relation to Reserved Matters application (design issue). He confirmed that Planning Service are not facilitating meetings for applications refused on the basis of PPS14. The applicant is invited to contact Planning Service for Further information in this regard.

ITEM NO **8**
APPLIC NO D/2007/0138/F Full Date Valid 21/03/2007
APPLICANT Mr P McFadden
APPLIC ADDRESS 43 Kilmandil Road, Cloughmills, Ballymena, BT44 9BH
LOCATION Land south east of 110 Garryduff Road, Ballymoney
PROPOSAL Variation of condition 02 of D/2005/0569/O and submission of detailed drawing plans to supersede outline approval.
REPRESENTATION **3** **Objections**0 Support 0 Petition of Objection 0 Support Petitions
OPINION **APPROVAL**

Objections related to: Setting precedent of a two storey building in the area and overlooking

ITEM NO 9
APPLIC NO D/2007/0161/F Full Date Valid 29/03/2007
APPLICANT Amc Developments
APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
LOCATION 10 Queen Street, Ballymoney.
PROPOSAL Development consisting of 6 apartments, 4 townhouses and associated car parking and amenity space.
REPRESENTATION 1 **Objections** 0 Support 0 Petition of Objection 0 Support Petitions
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 Advice Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.
- 2 The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.

Objections related to: Overlooking, loss of light and car parking area.

It was proposed by Councillor Finlay that an office meeting be held. This was seconded by Councillor Kennedy.

Alderman Simpson recorded his view that the recommendation of the Planning Service to refuse the application be accepted, stating that an office meeting would serve no purpose and that the application is not in the interest of Ballymoney. This was seconded by Councillor Stevenson who referred to the proposed development as 'garden grabbing'.

A vote was taken with five members voting in favour of an office meeting and five members voting against.

The Chairman used his casting vote to vote in favour of an office meeting taking place.

ITEM NO 10
APPLIC NO D/2007/0197/F Full Date Valid 20/04/2007
APPLICANT Cdc Contracts
APPLIC ADDRESS C/o Vision Design, 5b Rainey Street, Magherafelt, BT45 5DA
LOCATION Adjacent to 3 Greengage Cottages, Kirk Road, Ballymoney
PROPOSAL Proposed 4 no. one and a half storey semi-detached dwelling
REPRESENTATION 1 **Objections** 0 Support 0 Petition of Objection 0 Support Petitions
OPINION APPROVAL

JPD/JMc

Objection related to: Overlooking and stability of grass bank in neighbouring garden.

Alderman Simpson recorded his disagreement with the decision to approve this application.

TEM NO 11
APPLIC NO D/2007/0198/F Full Date Valid 18/04/2007
APPLICANT Mr F Shannon
APPLIC ADDRESS 107 Seacon Road, Ballymoney, BT53 6QA
LOCATION 107 Seacon Road, Seaconmore, Ballymoney (Drumadewan Townland)
PROPOSAL Erection of log cabin
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 proposed dwelling is a prominent feature in the landscape and therefore would not integrate into this area of the countryside.

Councillor Finlay requested an office meeting. Planning Service will write to the applicant advising of the options available relating to refusals under PPS14.

ITEM NO 12
APPLIC NO D/2007/0201/F Full Date Valid 20/04/2007
APPLICANT S Macintosh
APPLIC ADDRESS 15 Mitchell Street, Dalkeith, EH22 1JQ
LOCATION 71 Bann Road, Ballymoney.
PROPOSAL Proposal to convert and extend existing shed to form a dwelling with a private garden.
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 proposed dwelling is a prominent feature in the landscape and therefore would not integrate into this area of the countryside.
- 3 The proposal is contrary to Policy CTY11 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the dwelling would, if permitted, be unduly prominent in the landscape, would result in a build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to Policy BH15 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building to be converted to residential use is not a vernacular building, is not an important element in the landscape and is not of local architectural or historic interest.

Councillor Finlay requested an office meeting. Planning Service will write to the applicant advising of the options available relating to refusals under PPS14.

ITEM NO	13				
APPLIC NO	D/2007/0237/F	Full	Date Valid	10/05/2007	
APPLICANT	P Bradley Ltd.				
APPLIC ADDRESS	C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ				
LOCATION	Nos. 38, 40 and 42 Taughey Road, Balnamore, Ballymoney				
PROPOSAL	Proposed redevelopment of nos 38,40 and 42 Taughey Road, Ballymoney to housing development (16 no. apartments, 20 no. townhouses and 2 detached dwellings) and Roadway for Private Streets Determination.				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 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 Advice Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.

Alderman Simpson recorded his support of the decision by Planning Service to refuse the application.

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

that an office meeting be held.

ITEM NO	14				
APPLIC NO	D/2007/0250/O	Outline	Date Valid	15/05/2007	
APPLICANT	Mr & Mrs J Christie				
APPLIC ADDRESS	78 Carrowreagh Road, Ballymoney				
LOCATION	Approx 170m N.E. of 78 Carrowreagh Road, Ballymoney				
PROPOSAL	Proposed site for retirement dwelling and garage.				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0 Support Petitions
OPINION	REFUSAL				

- The proposal is contrary to Policies CTY1 and CTY3 of Draft PPS 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement and does not merit being considered as an exceptional case as the stated need for this farm retirement dwelling does not justify a relaxation of the strict planning controls in the countryside.

Councillor Finlay requested an office meeting. Planning Service will write to the applicant advising of the options available relating to refusals under PPS14.

ITEM NO	18				
APPLIC NO	D/2007/0346/F	Full	Date Valid	11/07/2007	
APPLICANT	Miss Steele				
APPLIC ADDRESS	6 Drumack Road, Rasharkin				
LOCATION	6 Drumack Road, Rasharkin				
PROPOSAL	Single storey side and rear granny flat extension				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0 Support Petitions
OPINION	REFUSAL				

- The proposal is contrary to Policy HOU16 of the Department's Planning Strategy for Rural Northern Ireland in that the extension would if permitted, constitute a self-contained unit of accommodation in addition to the existing dwelling.
- The proposal is contrary to Policy DES2 of the Department's Planning Strategy for Rural Northern Ireland and Policies CTY 10 / 11 of draft Planning Policy

permitted, lead to a detrimental impact on residential character of the area and set a precedent for further non-residential development

ITEM NO 37
APPLIC NO D/2007/0442/F Full Date Valid 31/08/2007
APPLICANT Lisduff Developments
APPLIC ADDRESS C/o Bell Architects Ltd, 65 Main Street, Ballymoney, BT53 6AN
LOCATION 4 & 6 Westland Avenue, Ballymoney
PROPOSAL Residential development to include 2 semi-detached and 2 detached dwellings & garages
REPRESENTATION 6 **Objections**0 Support 0 Petition of Objection 0 Support Petitions
OPINION **REFUSAL**

- 1 The proposal is contrary to Policy QD 1 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.
- 2 The proposal is contrary to Policy QD 1 of PPS 7 : Quality Residential Developments in that the applicant has failed to carry out a full contextual analysis of the site to inform the development proposal.
- 3 The proposal is contrary to Policies SP 18 and DES 2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the character of the surrounding area by reason of its scale, design and relationship to adjoining buildings which are out of character of the area.
- 4 The proposed development would, if permitted, harm the living conditions of residents in adjoining properties by reason of overlooking and consequent lack of privacy.
- 5 The proposed development is contrary to Policy PCP 1 of Planning Policy Statement 12 : Housing in Settlements as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.
- 6 The proposed development, if permitted, would create an unacceptable precedent and the potential cumulative impact of similar development would detract from the environmental quality, residential amenity and established character of the surrounding area.

Objections related to: Increase in density, traffic, noise disturbance, loss of vegetation, impact on character and impact on residential amenity.

It was proposed by Councillor Kennedy, seconded by Councillor Cavlan

that an office meeting take place

It was proposed by Councillor Stevenson, seconded by Councillor Robinson

that Council accept the decision of the Planning Service to refuse the application.

Alderman Simpson agreed with the proposal by Councillor Stevenson and recorded his view that Council should defend Planning Service in their decisions.

A vote was taken for an office meeting with four members voting in favour and five members voting against.

A vote was then taken to accept the decision of the Planning Service to refuse the application with five members voting in favour and three members voting against.

The Chairman declared that Council accept the decision of the Planning Service to refuse the application.

ITEM NO 42

APPLIC NO	D/2007/0459/A	Advertisement	Date Valid	10/09/2007
APPLICANT	Armoy Construction Co. Ltd.			
APPLIC ADDRESS	C/o R Robinson & Sons, Albany Villas, 59 High Street, Ballymoney, BT53 6BG			
LOCATION	Land adjacent to 68 Ballybogey Road, Ballymoney			
PROPOSAL	Sign			
REPRESENTATION	0	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL			

- The proposal is contrary to Policy AD 1 of Planning Policy Statement 17 : Control of Outdoor Advertisements, in that the signage would, if permitted, be detrimental to the visual amenity of the surrounding rural area by reason of it's inappropriate scale and design.

At the request of Councillor Kennedy, the Planning Officer confirmed that the applicant is entitled to appeal against this decision.

Responding to questions from Councillor Robinson, the Planning Officer agreed to ascertain information from the Enforcement Section relating to legislation on size of signs permitted.

Councillor Finlay recorded his disappointment at the decision of Planning Service to refuse this application, stating that derelict buildings should be demolished.

ITEM NO D 3

APPLIC NO	D/2006/0082/O	Outline	Date Valid	13/02/2006
APPLICANT	A Millen			
APPLIC ADDRESS	5 Hillpark Grove, Edinburgh, EH4 7AP			
LOCATION	Land to south west of 54 Glenstall Road, Ballymoney			
PROPOSAL	Demolition of existing derelict dwelling houses (3 no.) and proposed construction of new dwelling house			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL			

- 1 The proposal is contrary to Policies GB/CPA1, GB/CPA3, SP6 & HOU13 of the Department's Planning Strategy for Rural Northern Ireland in that the site lies within a Green Belt and the residential use has been abandoned.
- 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 Glenstall Road.
- 3 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.

Councillor Finlay recorded his disappointment at the decision of Planning Service to refuse this application, stating that derelict buildings should be demolished.

ITEM NO D 4

APPLIC NO	D/2006/0145/O	Outline	Date Valid	26/05/2006
APPLICANT	Seaport Investments Ltd			
APPLIC ADDRESS	C/o Carson McDowell Solicitors, Murray House, Murray Street, Belfast, BT1 6DN			
LOCATION	41 Ballymena Road, Ballymoney			
PROPOSAL	Site for residential development			
REPRESENTATIONS	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 Policy IBD 3 of Draft Planning Policy Statement 4,

JPD/JMc

Industry, Business and Distribution in that the existing industrial land and buildings are a valuable resource with the potential to accommodate employment opportunities and should therefore be retained in their present use.

ITEM NO D 5

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 (retrospective application).
 REPRESENTATIONS 4 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 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 site is unable to provide a suitable degree of enclosure for the access to integrate into the lanscape and as such it shall provide an unacceptable visual impact and would therefore not integrate into this area of the countryside.

Listed in error. Planning Service will write to applicant advising of options available pending outcome of review opf PPS14.

ITEM NO D 6

APPLIC NO D/2007/0093/F Full Date Valid 26/02/2007
 APPLICANT M.C O'Mullan
 APPLIC ADDRESS 54 Gortahar Road, Rasharkin, BT44 8SB
 LOCATION Land approx 120m North of 109b Bridge Road, Dunloy.
 PROPOSAL Variation of condition 02 (ridge height) of outline approval D/2005/0573/O to provide 2 storey dwelling.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Application refused on grounds of design in PPS14. Applicant submitted further information and Planning Service is now able to approve.

ITEM NO D 7

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

Refused under CTY10 (design). Applicant submitted revised drawings and Planning Service is now able to approve.

ITEM NO D 8

APPLIC NO D/2007/0232/O Outline Date Valid 04/05/2007
 APPLICANT Pollock Developments
 APPLIC ADDRESS C/o 2020 Chartered Architects, 9a Linenhall Street, Ballymoney, BT53 6DP
 LOCATION Land at rear of 10 Vow Road, Ballymoney.
 PROPOSAL Proposed off site replacement dwelling (45 metres south west of Vow Road, Ballymoney)
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policies CTY1 and CTY5 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 the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been demonstrated that the alternative position nearby would result in clear landscape, heritage, access or amenity benefits.

Listed in error. Planning Service will write to applicant advising of options available pending outcome of review of PPS14.

APPEAL DECISIONS NOTIFIED

COUNCIL Ballymoney

ITEM NO 1

APPLIC NO D/2005/0920/F PAC NO 2006/A0982
 RESULT OF APPEAL Upheld
 APPLICANT Mrs Murray
 LOCATION 160m North West of 54 Ballymaconnelly Road, Lisheegan, Rasharkin, Ballymena (site 1)
 PROPOSAL Site for dwelling and garage

ITEM NO **2**

APPLIC NO D/2005/0921/F PAC NO 2006/A0981

RESULT OF APPEAL Upheld

APPLICANT Mrs Murray

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

PROPOSAL Site for dwelling and garage

ITEM NO **3**

APPLIC NO D/2006/0008/O PAC NO 2006/A0721

RESULT OF APPEAL Upheld

APPLICANT Mr D Boyle

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

PROPOSAL Site for Dwelling

Date of Office Meetings: Tuesday 4th December 2007 at 9.30 am (McKinley Room, Riada House)

The Mayor thanked the Planning Officer and Mr Nankunu for their attendance and presented Mr Nankunu with a plaque of Ballymoney's Coat of Arms as a reminder of his visit.

The Chair indicated that the Mayor had requested, earlier in the meeting, that he wished to consider an additional item and had asked that staff and the press leave the meeting for this business.

The Chief Executive, the Head of Corporate & Development Services, the Committee Clerk and members of the press left the meeting at 3.55 pm.

The meeting concluded at 4.10 pm.