

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 22, held in the Council Chamber, Riada House, Ballymoney on Monday 17th December 2007 at 2.00 pm.

IN THE CHAIR

A Cavlan (Vice Chair)

PRESENT**Aldermen**

F Campbell
H Connolly, Deputy Mayor
J Simpson

Councillors

J Finlay, Mayor
B Kennedy
M McCamphill
A Patterson
I Stevenson
P McGuigan

APOLOGIES:**Alderman**

C Cousley

Councillors

P McGuigan
T McKeown
D McKay, MLA
E Robinson
M Storey, MLA
R Wilson

IN ATTENDANCE

Chief Executive
Committee Clerk

NI Water (Item 1)

William Duddy - Director of Customer Services
Paul Davidson - Engineering & Procurement
Frank Stewart - Operations
Tim Gillespie – Project Manager

DoE (Item 3)

Mr G Walker, Planning Officer

Press

22.1 MINUTES – MEETING NO 21 – 19TH NOVEMBER 2007

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

that the minutes of Meeting No 21 – 19th November 2007, as circulated, be confirmed as a correct record.

- * Councillor Stevenson left the meeting at 2.05 pm.
- * Councillor Kennedy joined the meeting at 2.05 pm.

22.2 NORTHERN IRELAND WATER – PRESENTATION

The Chairman welcomed representatives from NI Water to give a presentation to Council on its Capital Works Programme, as circulated and progress to date on the upgrading of Ballybogey Treatment Works. The presentation is attached as Appendix 1.

- Councillor Patterson joined the meeting at 2.10 pm.
- Councillor McGuigan joined the meeting at 2.15pm.

The representatives responded to questions put forward by members, which included the following issues:

- Flooding at Donaghbrook.
Completed. Councillor Finlay thanked NI Water for this work.
- Losses in the Ballymoney area due to faulty pipe networks
Programme in place for water main replacement across the Borough. NI Water currently meeting target performance figures.
- Drinking water quality in Ballymoney.
Difficulties due to air in the system. Pumping arrangement altered to resolve the issue.
- Communication with Control Centre in Belfast.
New Customer Relations Centre in Belfast opened 1st April 2007. Regulator looking at handling of customer contacts. Invitation extended to visit Centre.
- Supervision of contractors whilst on site at Coolkerran Road and responsibility of resulting road condition.
Ongoing water rehabilitation programme. Contractors are responsible for maintenance of road.
- Surplus land at Druckendult pump station.
Currently going through land management process.
- Completion of new sewerage system in Rasharkin.

Investment Panel will sign off in next four weeks to enable work to commence.

- Water sewerage programme at Ballyveely Road.
Scheme currently under review but no definite date for commencement.
- Scheme at Frosses Road.
Currently under review.
- Flooding at Glebe Road.
Not responsibility of NI Water.

*** Councillor Stevenson re-joined the meeting at 2.35 pm.**

At the request of Alderman Connolly, Mr Stewart agreed to look into the possibility of opening Coolkerran Road during the Christmas period. Alderman Connolly also expressed thanks and congratulations to NI Water on the waste water treatment works in Loughgiel. An offer was made by NI Water to give a presentation to Council on what is involved in their water main rehabilitation programme.

*** Alderman Simpson joined the meeting at 2.40 pm.**

Councillor Kennedy informed representatives from NI Water of current plans to run a motorcycle road race in 2009 in the area of Bregah Road, Gracehill Road and Drones Road and agreed to provide a map of the proposed circuit to NI Water.

The Chairman thanked the representatives for their presentation and they left the meeting at 2.45 pm.

22.3 PLANNING APPLICATIONS

Planning Applications 1-54 and 1-6 (deferred) were considered and the opinion of the Planning Service accepted except where stated otherwise.

In the case of Items (1) and (3), the Planning Officer explained that there could be some flexibility in offering office meetings as the main issue is one of tourism need. Councillor Finlay expressed the view that, whilst he would not object to office meetings taking place, the decision of Planning Service in these instances is inconsistent with otherwise rigid decisions not to grant office meetings for applications relating to PPS14. The Planning Officer reiterated that when the main issue is one of need, office meetings could be granted.

ITEM NO	1								
APPLIC NO	D/2006/0363/F	Full		Date Valid	31/07/2006				
APPLICANT	Mr J Crozier								
APPLIC ADDRESS	C/O Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY								
LOCATION	Adjacent to 270 Frosses Road, Ballymoney								
PROPOSAL	Restoration, refurbishment & conversion of existing vernacular stone agricultural buildings to provide self catering tourist accommodation-3 No units								
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection	0	Support		
OPINION	REFUSAL								
1	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 an important element in the landscape and of local architectural or historic interest.								
2	The proposal is contrary to Policies TOU3 of the Department's Planning Strategy for Rural Northern Ireland and CTY 1 of Draft PPS14, Sustainable Development in The Countryside, in that a special tourist need or exceptional benefit to the tourist industry has not been demonstrated.								
3	The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the intensification of use of an existing 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 Kennedy)

ITEM NO	3								
APPLIC NO	D/2006/0583/F	Full		Date Valid	27/11/2006				
APPLICANT	Armoy Homes								
APPLIC ADDRESS	79 Ballykenver Road, Armoy, BT53 8RP								
LOCATION	Land adjacent to Gracehill Golf Club, 143 Ballinlea Road, Stranocum, Ballymoney.								

PROPOSAL Alteration of and extension to existing tourist facility comprising of driving range, restaurant, conference facility and retail unit, to provide a 31 bed hotel, greyhound racing facility, kennels, a horse training track and ancillary accommodation.

REPRESENTATION **7** **Objections** 0 Support 0 Petition of Objection 0 Support
Petitions

OPINION **REFUSAL**

- 1 The proposal is contrary to Policies CTY1 of Draft PPS14, Sustainable Development In The Countryside, and Policies TOU1 and TOU3 of the Department's Planning Strategy for Rural Northern Ireland in that the nature and scale of the proposal is inappropriate at this location and a special tourist need or exceptional benefit to the tourist industry has not been demonstrated.
- 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 building is a prominent feature in the landscape, the ancillary works do not integrate with their surroundings and therefore the proposal 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 building would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to Policy OS3 of the Department's Planning Policy Statement 8, Open Space, Sport and Outdoor Recreation in that the development would, if permitted, adversely affect the countryside by reason of its scale and the activity generated by the use.
- 5 The proposed development would, if permitted, prejudice the safety and convenience of road users since it would lead to an unacceptable level of conflict by reason of the increased number of vehicles entering and leaving the proposed access.
- 6 The proposed development would, if permitted, prejudice the safety and convenience of road users since it would cause an unacceptable increase in traffic movements on adjacent minor roads.
- 7 The proposed development would, if permitted, prejudice the safety and convenience of road users since it would lead to the excessive use of Gracehill and Bregagh Roads by large vehicles.
- 8 The development would, if permitted, prejudice the safety and convenience of road users since: 1) The public road serving the site has inadequate width. 2) The public road serving the site has substandard vertical and horizontal alignment.
- 9 The proposed development would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.

Objections related to: Impact on rural landscape, traffic, impact on residential amenity.

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

that an Office Meeting be held.

Councillor Kennedy referred to the lack of tourist accommodation in the area. Councillor Cavlan concurred stating that such a development would also bring employment to the borough. Alderman Campbell, Alderman Connolly and Councillor McCamphill were also in support of the proposal to hold an office meeting.

ITEM NO	4								
APPLIC NO	D/2007/0045/F	Full		Date Valid	29/01/2007				
APPLICANT	Mr S Gray								
APPLIC ADDRESS	Gainsborough Property Sales Ireland, Unit 73 Hi-Park Centre, High Street, Belfast, BT1 2JZ								
LOCATION	14 Queen Street, Glebe, Ballymoney.								
PROPOSAL	Demolition of house at 14 Queen Street Ballymoney and construction of six apartments and three townhouses.								
REPRESENTATION	2	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: Access and right of way.

It was proposed by Councillor Finlay, seconded by Alderman Connolly

that an Office Meeting be held.

A vote taken with seven members voting in favour of an office meeting taking place and two members voting against.

The Chair declared the motion for an office meeting carried.

Councillor Stevenson expressed the view that Council accept the decision of Planning Service to refuse the application. This was supported by Alderman Simpson. Councillor Stevenson recorded his strong disappointment at the decision to hold an office meeting.

ITEM NO **7**

APPLIC NO D/2007/0143/F Full Date Valid 22/03/2007

APPLICANT Chardo Developments

APPLIC ADDRESS C/o Bell Architects Ltd, 65-67 Main Street, Ballymoney

LOCATION 19 Ballymena Road, Ballymoney

PROPOSAL Proposed re-development of site to provide 4 No. semi-detached dwellings with associated parking.

REPRESENTATION **1** **Objections** 0 Support 0 Petition of Objection 0 Support

OPINION Petitions

OPINION APPROVAL

Objections related to: Over development of site, visual impact, impact and scale of residential amenity, conflicting land use issues.

ITEM NO **15**

APPLIC NO D/2007/0275/O Outline Date Valid 01/06/2007

APPLICANT Ms M Mc Peake

APPLIC ADDRESS 25 Ronan Manor, Ballyronan, Magherafelt

LOCATION Adjacent to no. 48 Lisheegan Road, Rasharkin

PROPOSAL Proposed site for dwelling.

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support

OPINION Petitions

OPINION **REFUSAL**

- 1 The proposal is contrary to Policy CTY 1 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 CTY 10 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and therefore would not integrate into this area of the countryside.
- 3 The proposal is contrary to Policy CTY 11 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 and result in a build-up of development when viewed with existing buildings and would therefore result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to Policy CTY 12 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the development would, if permitted, result in the extension of ribbon development along Lisheegan Road and would therefore adversely affect the visual amenity and character of the countryside.

Councillor Finlay recorded his request for an Office Meeting.

The Planning Officer explained that the Planning Department will continue to advise agents of the situation pertaining to applications held relating to PPS14 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).

Councillor Kennedy concurred with this approach to such applications.

At the request of Councillor McCamphill, the Planning Officer advised that on the outcome of the review, those applications held pertaining to PPS14 will be reviewed.

ITEM NO	16						
APPLIC NO	D/2007/0279/F	Full	Date Valid		05/06/2007		
APPLICANT	Mr D Millar						
APPLIC ADDRESS	96 Avonbrook, Mountsandel Road, Coleraine						
LOCATION	Adjacent to no. 30 Ballindreen Road, Ballybogey						
PROPOSAL	Retention of replacement joinery/workshop/stores						
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection	0	Support
	Petitions						
OPINION	REFUSAL						
1	The proposal is contrary to Paragraph 43 of the Department's Planning Policy Statement 4 : Industrial Development, in that the site lies outside the development limits of any town or settlement and no exceptional circumstances have been demonstrated to justify relaxation of the planning controls exercised in this countryside location.						
2	The proposal is contrary to Policy CTY 1 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.						
3	The proposal is contrary to the Department's Draft Planning Policy Statement 4 : Industry, Business and Distribution, in that the development would, if permitted, be incompatible with the character of the surrounding rural area by reason of its unacceptable use.						

The Planning Officer explained that reason (2) for the decision to refuse should be deleted.

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

that an Office Meeting be held.

ITEM NO	17
APPLIC NO	D/2007/0287/F Full Date Valid 08/06/2007
APPLICANT	Mr B Dale
APPLIC ADDRESS	135 Kilraughts Road, Ballymoney
LOCATION	135 Kilraughts Road, Ballymoney.
PROPOSAL	Repositioning and alterations of previously approved dwelling to include obscurely glazed first floor gable window.
REPRESENTATION	1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION	APPROVAL

Objections related to: Loss of amenity and privacy. Approved following inclusion of hedge around boundary and frosted glass

Councillor Finlay recorded his view that the objector has been treated badly. Alderman Simpson and Councillor Stevenson supported this view.

ITEM NO	18
APPLIC NO	D/2007/0299/O Outline Date Valid 18/06/2007
APPLICANT	Mr & Mrs Shaw
APPLIC ADDRESS	C/o Hunter Associates
LOCATION	341 Craigs Road, Rasharkin, Ballymena
PROPOSAL	Replace existing dwelling with new 2 storey dwelling and domestic garage
REPRESENTATION	0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION	REFUSAL

- 1 The proposal is contrary to Policies CTY 1 and CTY 5 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 property is, or was last lawfully used as a dwelling house therefore the residential use has been abandoned.

Planning Department will write to the applicant setting out the options available. Councillor Patterson requested an opportunity to provide the Department with information contrary to its view of abandonment.

ITEM NO	21						
APPLIC NO	D/2007/0322/F	Full		Date Valid	28/06/2007		
APPLICANT	Mr R Bartlett						
APPLIC ADDRESS	96 Newmills Road, Coleraine, BT52 2JD						
LOCATION	Approx. 120m north of 83 Macfin Road, Ballymoney						
PROPOSAL	Proposed new farm dwelling						
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection	0	Support
	Petitions						
OPINION	REFUSAL						

- 1 The proposal is contrary to Policies CTY 1 and CTY 3 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 farm is viable and capable of supporting a farmer in full-time employment).
- 2 The proposal is contrary to Policy CTY 10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and therefore would not integrate into this area of the countryside.
- 3 The proposal is contrary to Policy CTY 12 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the development would, if permitted, result in the extension of ribbon development and would therefore adversely affect the visual amenity and character of the countryside.

Councillor Finlay recorded his request for an office meeting. Planning Department will write to the applicant setting out the options available.

ITEM NO	22						
APPLIC NO	D/2007/0323/F	Full		Date Valid	29/06/2007		
APPLICANT	Mr S Hogg						
APPLIC ADDRESS	C/o 2020 Chartered Architects, 9a Linenhall Street, Ballymoney, BT53 6DP						
LOCATION	72 Millbrook Manor Ballymoney						
PROPOSAL	Domestic garage & workshop						
REPRESENTATION	1	Objections 0	Support	0	Petition of Objection	0	Support
	Petitions						
OPINION	APPROVAL						

Objections related to: Height of garage roof.

ITEM NO 23

APPLIC NO D/2007/0335/O Outline Date Valid 05/07/2007
 APPLICANT Mr & Mrs G Hunter
 APPLIC ADDRESS 1c/o Hunter Associate, 8 Charlotte Street, Ballymoney, BT53 8TT
 LOCATION Land adjacent to 16 Chatham Road, Armoy
 PROPOSAL Proposed site for retirement dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support
 Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policies CTY 1 and CTY 3 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, as there are alternative development opportunities available on the farm holding.

Councillor Finlay recorded his request for an office meeting. Planning Department will write to the agent setting out the options available and inviting further information on previous outline and reserved matters applications.

* **Councillor Kennedy and Councillor McGuigan left the meeting at 3.32 pm.**

ITEM NO 24

APPLIC NO D/2007/0349/F Full Date Valid 11/07/2007
 APPLICANT Mr N Cubitt
 APPLIC ADDRESS C/o Richard Burnside, 4 Dromona Road, Cullbackey
 LOCATION 18 Drumack Lane, Rasharkin, Ballymoney
 PROPOSAL Replacement dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support
 Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policies CTY 1 and CTY 5 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 property is, or was last lawfully used as a dwelling house therefore the residential use has been abandoned.

Councillor Finlay recorded his request for an office meeting. Alderman Campbell stated that information should be available at the Planning Office to prove that this application is for a replacement dwelling. The Planning Officer will look into this.

ITEM NO 28

APPLIC NO D/2007/0400/O Outline Date Valid 10/08/2007
 APPLICANT Mr T Hill
 APPLIC ADDRESS C/o Bell Architects Ltd, 65-67 Main Street, Ballymoney, BT53 6AN
 LOCATION 140 Knock Road, Dervock
 PROPOSAL Residential development
 REPRESENTATION 0 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 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 Finlay)**

ITEM NO 33

APPLIC NO D/2007/0426/O Outline Date Valid 22/08/2007
 APPLICANT Ms Gillan
 APPLIC ADDRESS 41 New Row, Coleraine, BT52 1AE
 LOCATION 26 & 28 Newal Road, Ballymoney
 PROPOSAL Demolish ex 2 no houses and construct 2 no ground floor apartments with 4 no maisonettes.
 REPRESENTATION **6** Objections 0 Support 1 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.

This application has been withdrawn.

ITEM NO 36

APPLIC NO D/2007/0434/F Full Date Valid 24/08/2007
 APPLICANT Amg Property Developers Ltd

APPLIC ADDRESS C/o Brendan Mc Mulan, 3 Cloneen Manor, Maghera, BT46 5FQ
 LOCATION Rear of 253 Castlecat Road, Dervock.
 PROPOSAL Proposed 2 No. dwellings.
 REPRESENTATION 0 Objections 0 Support 1 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 proposal is contrary to Policy DES2 of the Department's Planning Strategy for Rural Northern Ireland in that this backland) development would, if permitted, harm the living conditions of the residents in adjacent properties by reason of reduced privacy.

Petition of Objection related to: Loss of privacy, unacceptable access arrangements, parking, visual impact and child safety issues due to increase in traffic (7 signatures).

It was **AGREED:** **that an Office Meeting be held (Councillor Finlay)**

***Councillor Kennedy joined the meeting at 3.40 pm.**

ITEM NO 37
 APPLIC NO D/2007/0448/F Full Date Valid 04/09/2007
 APPLICANT Armoy Homes Ltd
 APPLIC ADDRESS 78 Ballykenver Road, Armoy, BT53 8RP
 LOCATION 8A (commercial premises), 8, 10 & 16 Milltown Avenue Ballybrakes Ballymoney.
 PROPOSAL Removal of existing dwelling houses and commercial buildings to facilitate a residential development of 16 two storey apartments in traditional construction with associated site works.
 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.

At the request of Alderman Simpson, the Planning Officer advised that the response from Council's Environmental Health Department referred to refuse storage.

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

ITEM NO 38

APPLIC NO D/2007/0454/F Full Date Valid 06/09/2007
 APPLICANT Mr & Mrs V Mc Kinley
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION 25 & 27 Bellaghy Road Dunloy.
 PROPOSAL 8 townhouses and 8 apartments to include associated car parking and amenity space.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support
 Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policy OD1 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 proposal is contrary to Policies DES2 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.

It was **AGREED:** **that an Office Meeting be held (Councillor McCamphill)**

ITEM NO 39

APPLIC NO D/2007/0455/F Full Date Valid 06/09/2007
 APPLICANT Fairview Developments
 APPLIC ADDRESS C/o Bell Architects Ltd, 65-67 Main Street, Ballymoney, BT53 6AN
 LOCATION Site opposite 262a Garryduff Road Ballymoney
 PROPOSAL Revised access to current approval D/2006/0538/RM
 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 ancillary works do not integrate with their surroundings and therefore would not integrate into this area of the countryside.

Councillor Kennedy recorded his request for an office meeting

Planning Department to write to Agent outlining options available.

* **Councillor Kennedy left the meeting at 3.45 pm.**

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO D 1

APPLIC NO	D/2006/0197/F	Full	Date Valid	31/03/2006
APPLICANT	Mc Alister Construction			
APPLIC ADDRESS	Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL			
LOCATION	Tullyview, Corkey Road, Loughguile			
PROPOSAL	Construction of 16 No. Domestic dwellings.			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
	Petitions			
OPINION	APPROVAL			

Amendment to house type and parking. Application now meets with approval.

Alderman Connolly thanked the Planning Department for their decision to approve this application.

ITEM NO D 2

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

Dwelling adequately scaled down. Application now meets with approval.

Alderman Connolly thanked the Planning Department for their decision to approve this application.

ITEM NO D 3

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, Newtownabbey, BT37 0GE			
LOCATION	6 John Street, Ballymoney			
PROPOSAL	Change of front and rear elevation. Design-plan layout to remain as present planning approval.			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
	Petitions			
OPINION	APPROVAL			

Alteration to roof design. Application now meets with approval.

ITEM NO D 4

APPLIC NO	D/2007/0200/RM	Reserved	Date Valid	20/04/2007
APPLICANT	Mr & Mrs Logan			
APPLIC ADDRESS	C/o Market Studio, 14 Market Road, Ballymena, BT43 6EL			
LOCATION	Rear of 60 Galdanagh Road, Dunloy			
PROPOSAL	Site of dwelling and garage.			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
	Petitions			
OPINION	APPROVAL			

Dwelling adequately scaled down. Application now meets with approval.

ITEM NO D 5

APPLIC NO	D/2007/0229/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.			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
	Petitions			
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.

Councillor Finlay recorded his disappointment at the decision of the Planning Service to refuse this expansion to an existing successful business.

ITEM NO D 6

APPLIC NO	D/2007/0257/F	Full	Date Valid	18/05/2007
APPLICANT	Mr Gilchrist			
APPLIC ADDRESS	C/o J.E. McKernan & Son, 25 Market Road, Ballymena, BT43 6EL			
LOCATION	Adjacent to 78 Lisboy Road, Dunloy			
PROPOSAL	Repositioning of access and laneway as approved under D/2006/0400/RM			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
	Petitions			
OPINION	APPROVAL			

Councillor McCamphill thanked the Planning Department for their decision to approve this application.

APPEAL DATES NOTIFIED

ITEM NO **1**
APPLIC NO **D/2005/0531/O** **PAC NO** **2006/A1334**
DATE OF HEARING **LOCATION**
DATE OF SITE VISIT
APPLICANT Mr Williamson
LOCATION 98 Gracehill Road, Stranocum
PROPOSAL One and half storey house and garage
Written Representations

APPEAL DECISIONS NOTIFIED

COUNCIL **Ballymoney**

ITEM NO **1**
APPLIC NO **D/2005/0647/O** **PAC NO** **2006/A1083**
RESULT OF APPEAL **Upheld**
APPLICANT K O'Hagan
LOCATION Approx 120m South East of 263 Lisnahuncion Road, Rasharkin
PROPOSAL Site for dwelling and garage

ITEM NO **2**
APPLIC NO **D/2006/0084/O** **PAC NO** **2006/A0822**
RESULT OF APPEAL **Upheld**
APPLICANT Mr A Pattison
LOCATION 130m North West of 153 Ballinlea Road, Ballintoy
PROPOSAL Site for dwelling

ITEM NO **3**
APPLIC NO **D/2006/0085/O** **PAC NO** **2006/A0825**
RESULT OF APPEAL **Upheld**
APPLICANT Mr A Pattison
LOCATION 240m South East of 158 Ballinlea Road, Ballymoney
PROPOSAL Site for dwelling

ITEM NO **4**
APPLIC NO **D/2006/0086/O** **PAC NO** **2006/A0827**
RESULT OF APPEAL **Upheld**

APPLICANT	Mr A Pattison
LOCATION	340m South East of 158 Ballinlea Road, Ballymoney
PROPOSAL	Site for dwelling

ITEM NO	5		
APPLIC NO	D/2006/0087/O	PAC NO	2006/A0826
RESULT OF APPEAL	Upheld		

APPLICANT	Mr A Pattison
LOCATION	250m South West of 158 Ballinlea Road, Ballymoney
PROPOSAL	Site for dwelling

Date of Office Meetings: **Tuesday 8th January 2008, McKinley Room, Riada House**

22.4 PLANNING – HOUSING DEVELOPMENT AND ROADWAY FOR PRIVATE STREETS DETERMINATION AT 13 & 15 KILRAUGHTS ROAD, BALLYMONEY

This application, approved by Council 16/7/07, was held to allow a second meeting with a Senior Planning Officer and a number of councillors and objectors in order for the Department to explain its decision. At the Consultation Committee on 17/9/07, a member raised issue with the Department's decision to approve the application and asked if the application be further held to allow him the member the opportunity to write to the Chief Executive of Planning Service to express his objection. The Chief Executive read the Chief Executive of Planning Service's response to members, which stated that the decision granting planning permission will now issue. This is to be regarded as the final consultation on this application.

22.5 PLANNING – DRAFT PLANNING POLICY STATEMENT 18: RENEWABLE ENERGY

The Department of the Environment has published, for consultation, a draft Planning Policy Statement 18 entitled 'Renewable Energy'. In tandem with this consultation, guidance and an equality impact screening exercise are also being issued for public consultation as Annexes to this document.

The Department of the Environment has a statutory duty, laid down in Article 3 of the Planning (NI) Order 1991 to formulate and co-ordinate policy for securing the orderly and consistent development of land and the planning of that development. The Department's planning policies are normally issued through Planning Policy Statements (PPS's). These set out the policies of the Department on particular aspects of land-use planning and apply to the whole of Northern Ireland. Their contents will be taken into account in the preparation of Development Plans and are also material to decisions on individual planning applications and appeals.

Draft PPS 18 sets out the Department of the Environment's planning policy for development that generates energy from renewable resources. The document includes information and best practice guidance for a variety of renewable energy development proposals, including wind energy, biomass, energy from waste (biological and thermal processes), small hydro active solar (photovoltaics), solar thermal (solar water heating) and ground, water and air source heat pumps. The PPS also contains policy provisions on the application of the

principles of Passive Solar Design in new development and sets out the community benefits arising from the development of windfarms and other large scale renewable energy projects in Northern Ireland.

The deadline for comments is 21st March 2007 and members are invited to consider comments for submission. It would be helpful if comments reflect the structure of the document as much as possible with references to paragraph numbers where relevant. A copy of the consultation document is available from the Office of the Chief Executive, on request.

At the end of the consultation period the Department will consider all comments received, following which the draft documents will be amended if necessary and, subject to Ministerial approval, published in final form.

22.6 CHRISTMAS HOLIDAY ARRANGEMENTS

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

“that all Council buildings close for the whole of Christmas Eve this year, rather than at lunchtime as is usual, and that staff are given the whole day off. Separate arrangements to apply to staff who are required to work that day, so that they receive the same time off on another occasion, by agreement with their line managers”.

* **Councillor Patterson left the meeting at 4.00 pm.**

22.7 DRAFT PROGRAMME FOR GOVERNMENT

The First Minister and the Deputy First Minister, have presented the Executive's draft Programme for Government, which sets out in detail the Executive's plans and priorities for 2008/09 and beyond. The Finance Minister has presented the Executive's draft Budget, which sets out spending proposals for 2008-09 to 2010-11.

The draft Programme for Government Document sets out the strategic context for both the Draft Budget and the draft Investment Strategy for NI.

The Draft Programme for Government sets out plans to create 6,500 new jobs by 2011 with 600 companies becoming exporters for the first time in the same period.

The Draft Investment Strategy for Northern Ireland will see £5.6 billion spent on infrastructure projects in the next three years – 25% more than in the last three years of Direct Rule.

Detailing the new Programme for Government, which was unanimously agreed by the Executive, First Minister The Right Honourable Dr Ian Paisley said: “Our over-arching aim is to build a peaceful, fair and prosperous society in Northern Ireland, with respect for the rule of law and where everyone can enjoy a better quality of life now and in years to come.

“Growing a dynamic innovative economy will be our top priority over the lifetime of this Programme for Government. Sustainable economic growth and increased prosperity will provide the opportunities and the means through which we can enhance quality of life, reduce

poverty and disadvantage through social inclusion, increase health and well being and build stronger more sustainable and empowered communities”, the First Minister added.

Outlining the proposed Investment Strategy, also unanimously agreed by the full Executive, deputy First Minister Martin McGuinness said: “Over the next ten years we plan to invest £18billion towards ensuring we have the infrastructure we need to deliver for all our people. In the next three years we will invest 25% more in infrastructure than the Direct Rule regime did in the last three years. The Executive is making a real difference.

He added: “We are determined to make sure that we continue to make a difference as we all move forward together. For example we will be delivering major works at more than 100 schools, including eight special schools, to make sure our children are taught in first class facilities. We will also be ensuring that young families have access to social and affordable housing and that our roads and water infrastructure is brought up to 21st century standards.”

A copy of the draft programme for Government was circulated. The closing date for comments is 4th January 2008.

NILGA has produced a draft response, attached as Appendix 2. Committee is invited to consider and to endorse this draft response.

The Chief Executive advised members of correspondence received from Northern Corridor Railways Group seeking continued support to maintain the political momentum of their campaign to secure and protect the proposed DRD funding allocation for the rail network.

It was **AGREED:**

that Council endorse the NILGA draft response and submit a strong signal of support for the funding proposed by DRD for railway development, to reinforce the combined impact of the Group's lobbying to date.

22.8 PRESENTATIONS

Requests were received from:

- [a] Northern Health & Social Care Trust who has embarked on a programme to brief stakeholders on developments in health and social care in Northern Ireland and who wish to make a presentation to Council on future provision of services in the Ballymoney Borough area.
- [b] Northern Ireland Federation of Housing Associations, who wish to make a presentation to Council on the housing association movement. The Federation represents 36 associations registered with DSD for development purposes and 7 non-registered associations in NI.

It was **AGREED:**

to extend an invitation to both Northern Health & Social Care Trust and Northern Ireland Federation of House Associations to give a presentation to Consultation Committee, dates to be arranged.

This being all the business, the meeting closed at 4.05 pm.

Appendices attached:

Appendix 1 Presentation – NI Water

Appendix 2 NILGA draft response (Programme for Government, Budget and Investment Strategy for NI)

APPENDIX 1



Ballymoney Council
Presentation.ppt



APPENDIX 2

Programme for Government, Budget and Investment Strategy for NI **NILGA Draft Response**

NILGA has been invited to meet with OFMDFMNI to give views on the PfG and budget in early December. Local Government technical and Finance Officers have assisted in drafting the following document, which it is hoped to present to OFMDFMNI at the forthcoming meeting.

Key Issues for Local Government

We wish to:

- Welcome the £200 million funding for waste infrastructure funding
- Urge caution regarding the rates freeze
- Request more information regarding the local government resources grant
- Welcome the intention to improve the planning process

Introduction

NILGA, the Northern Ireland Local Government Association, is the representative body for district councils in Northern Ireland. The membership is comprised of the 26 local authorities and the organisation is supported by all the main political parties.

The Draft Programme for Government 2008-11 and associated budget provide a real opportunity for refocusing public expenditure in Northern Ireland. It is therefore essential for local government that the sector's views are taken on board within this consultation process.

NILGA would broadly welcome the proposals contained within the new Programme for Government and Budget. NILGA welcomes the opportunity to forge a new partnership relationship with the Executive and Committees over the next three years and beyond, to ensure the delivery of better services to the public in Northern Ireland.

Programme for Government

- NILGA would welcome the key principles of the PfG as outlined: i.e.
- Providing good leadership and working energetically in the interests of everyone
- Working in partnership
- Raising standards
- Delivering fair outcomes and social improvements

The over-arching aim, of building a peaceful, fair and prosperous society is welcomed, as are the strategic priorities arising from this aim, of:

- Growing a dynamic innovative economy
- Promoting tolerance inclusion health and well-being
- Investing to build our infrastructure
- Delivering modern high quality and efficient public services; and
- Protecting and enhancing our environment and natural resources

NILGA would support the Northern Ireland Executive in the recognition that these priorities are interconnected, and welcomes the cross-cutting themes of “A better future” and Sustainability that are to run throughout delivery of the strategic priorities. NILGA would encourage the Executive to ensure the NI Sustainability Strategy is fully implemented.

Spending Commitments and Key Goals

NILGA is supportive of the Executive’s emphasis on growing the economy, investing in infrastructure and driving forward social transformation and environmental improvement to deliver a better quality of life.

There are a number of areas which are of particular interest to local government:

Priority: Promote Tolerance, Inclusion and Health and Well-being

- **Regeneration**

NILGA welcomes the focus within the PfG on the importance of both urban and rural regeneration, and contend that regeneration is a function that should be the responsibility of local government as soon as reasonably practicable. Local government very much shares the Executive’s aims regarding regeneration and asserts that the development of strong sustainable communities is a task performed best at local level, close to the citizen by the local council. NILGA would suggest that community planning pilot programmes would enhance regeneration outcomes in the short term in advance of RPA implementation.

NILGA would also assert that local councils have an extremely important part to play in the promotion of healthy lifestyles and of general well-being.

Priority: Protect and Enhance our Environment and Natural Resources

NILGA welcomes the new emphasis being placed on the need for a healthy environment and sustainable development. Local government is supportive of the need for energy efficiency and reduction of our impact on climate change.

- **Waste**

NILGA particularly welcomes the strengthened commitment to assisting local government in the creation of a network of new Waste Treatment facilities by 2011, and that this commitment has been carried through to budgetary provisions.

Local government is committed to working closely with the Minister for Environment through the Strategic Waste Board mechanism to ensure the NI Waste Strategy is delivered satisfactorily and on time. A firm commitment from government was necessary to enable us to move forward and NILGA is pleased that this now seems to be in place. Local government members and officers look forward to

working with the Executive to ensure that this strengthened commitment is carried through to the conclusion of the present strategy in 2020.

- **Planning**

NILGA welcomes the PfG commitment to deliver a fundamental overhaul of the planning system by 2011 to ensure that it supports economic and social development and environmental sustainability. Local government looks forward to working with the Environment Minister in reshaping this service to maximise the effectiveness of the service and future delivery mechanisms.

Priority: Invest to Build Our Infrastructure

NILGA is supportive of the improvement of our infrastructure as an essential requirement for economic and social development. The Association would reiterate to the Executive the key role that local government could play in delivering improved and integrated infrastructure at local level, and we look forward to developing our working relationship with the Assembly government in this area post-RPA. NILGA would also welcome the increased investment in public transport.

NILGA would particularly seek to ensure that Departments are required to liaise with councils to ascertain what infrastructure exists locally to provide a more integrated approach to the provision of public infrastructure. We would also take this opportunity to express concern regarding the targets and budget outlined for the provision of social and affordable housing,

Priority: Deliver Modern High Quality and Efficient Public Services

NILGA welcomes the intention of the Executive to review the overall number of government departments by 2011, and to modernise the infrastructure and processes of the Civil Service. NILGA would encourage the Executive to use the opportunity of the Programme for Government to further develop strong local government and would strongly contend that councils should be further strengthened as an outcome of the review of government departments. NILGA would welcome a full and open dialogue with Ministers on how local government and regional government can best work in concert to deliver world class public services.

NILGA recognises that we are already a long way down the road of a Review of Public Administration, including a review of local government. NILGA and SOLACE have recently published a Manifesto and Best Practice review paper for Local Government, "Local Effective Government" stating how we believe local government would best work in Northern Ireland. We would strongly encourage the Executive to take these views on board when developing its reform programmes and initiatives.

Local government shares the desire of the Executive to focus on the provision of world class front line services, and believes that many of these services can be better delivered in a more responsive manner, at local level, by councils.

Budget

NILGA has examined the draft budget and is pleased that the commitments outlined in the Programme for Government are consistently underpinned financially in the budget statement.

Whilst NILGA is particularly supportive of the need to keep rates low, the proposed freeze in the regional rate over three years is a source of some concern, as it is likely this will necessitate a large jump in regional rates at the end of the three year period. Instead NILGA would assert that it would be preferable to have ongoing small increases, at or below the rate of inflation to minimise the impact on

the ratepayer. The Association was deeply concerned by the extremely high regional rate rises of the last three years and is glad that the linkage to council tax rises in England has now been broken. We also welcome the hold that has been placed on business rates.

We welcome the Finance Minister's commitment to look for efficiencies within government to keep the rate low. The Association also noted the comment to district councils in the Minister's budget speech, requesting that councils are prudent in setting the district rate. NILGA would assure the Minister that councils have been leading the way in keeping rates to a minimum increase, and constantly aim to provide value for money services to our citizens, however it must be noted that councils are facing substantial financial pressures in the short term and beyond. The Minister should be aware that councils are under particular pressures as regards waste management, and whilst we are pleased that resources have now been made available towards the cost of large scale infrastructure, we would remind the Minister that the landfill tax is rising by £8 per tonne in the 2008/9 financial year rather than the more usual £3 per tonne, at the same time as councils are working hard to develop new processes and find new solutions to deliver on the NI recycling targets.

Councils are also facing substantial increases in employer costs, with an additional 2% on pension contributions.

NILGA welcomes the emphasis on social, economic and environmental well-being evident in the Programme for Government, coming through strongly in the budget. NILGA is strongly supportive of sustainable development principles and is keen to work with government in securing a sustainable future for our citizens.

With regard to funding of the Department of Environment, the 'parent department' for councils, NILGA welcomes the proposed initiatives to improve the Planning Service and to speed up applications of importance to the economy and that they will be properly resourced. We would however, like to see the delivery of the waste management strategy outlined in the budget document as a key issue for the department.

NILGA welcomes the grant funding being made available to councils over the next three years will enable district councils to play a key role in the NI Civil Contingencies Programme and in the preparation of emergency plans. Local Government has demonstrated that it is best placed to act on the ground to assist communities in emergencies like the flooding incidents of early 2007.

We are concerned that the budget makes no mention of the resources grant to councils. NILGA would assert that the derating element isn't actually up for negotiation and is mentioned in the budget whereas there is no indication given regarding funding via the resource grant mechanism. We are also concerned to note that the total budget for local government decreases by £0.5m in the next financial year and would question as to why this is the case. These issues are deeply worrying for the local government sector, and we would be grateful for more detail.

Waste

Local government welcomes the provision of £200million for waste management work over the next three years, enabling the sector to develop infrastructure critical for the avoidance of infraction fines. We are glad to be working within what seems to be a more positive partnership arrangement in the new devolved government arrangements; however, there are a number of issues about which we would urge caution.

Whilst welcoming the provision of £200million for capital spending, we are aware that the timescale of this provision may become problematic. This money must be spent within a discrete timescale and it is vital that central government works closely with the waste management groups to ensure problems

do not arise regarding financial provision for infrastructure projects. We do not wish to see this money lost to Northern Ireland, given the more stringent approach the Treasury is taking towards end year flexibility. We would also remind the Minister that the scale of the infrastructure projects we must embark upon, are likely to extend beyond the Comprehensive Spending Review period, which could pose problems when trying to attract and maintain business relationships with private sector investors.

Flexibility is also required in match-funding proposals and arrangements. Our expectations of what the private sector can provide must not be too high, particularly prior to signing contracts, and it is vital that match-funding is flexible and in particular is not time-bound.

With regard to waste management, a continuing local government concern regarding the Department is one of capacity. It is vital that the Department is provided with enough people with the right skills base to ensure the delivery of the waste management strategy. At present local government is of the opinion that particularly the Planning and Environmental Policy Group is critically under-resourced.

Local Government Modernisation

NILGA is currently working closely with the Department of Environment on the modernisation of the sector. The Executive will be aware that we are currently awaiting the outcome of an ongoing Review of the RPA decisions, but that work is continuing on modernisation issues.

NILGA is disappointed to note therefore in light of the imminent nature of this work, that there is no mention within the budget for the Department of the provision of a RPA Implementation/Modernisation fund. We would highlight that the LGA in England recently received a £100m investment to modernize and all the evidence underpins the need to adequately resource any major change management process. NILGA request that this issues is dealt with urgently to avoid compromising the forthcoming reform process.

Investment Strategy for Northern Ireland

NILGA welcomes the fact that the Investment Strategy, produced to indicate government priorities over the coming decade, is consistent with the current Programme for Government and Budget and should assist with planning. It is noted that this document will be most useful in planning for long term projects such as those in the waste management field. It is noted however, that there is ambiguity within the strategy regarding the provision for capital spending on waste infrastructure, and we would like to see this ambiguity removed, to ensure we can maintain the confidence of private sector investors.

NILGA would also encourage the Executive to ensure Northern Ireland benefits from a more joined-up approach to government over this time period.

Conclusion

NILGA would generally welcome the Programme for Government and associated documents believing that they provide a framework for change, which prioritises economic stability and growth and puts forward plans for value for money public services for the citizen.

The Association is promoting the role of local government in developing effective cost efficient public services in a variety of other for a. We would commend the Best Practice Review Paper: "Strong Effective Local Government in Northern Ireland" to the Department as it sets out the role that councils play in other regions. We would highlight that Local Government is committed to development processes which ensure councils are an integral part of new improved services to citizens.

While we await the outcomes of the review of RPA decisions on local government NILGA trusts that these outcomes will be factored into the final budget, providing for a strong local government and a well-managed transitional period between old and new councils. We also look forward to receiving more information regarding the resources element of the general grant.

NILGA would also welcome the financial arrangements made for waste management which will enable the sector to move quickly on the necessary infrastructure.

We look forward to working with all the Ministers in the Executive on developing a partnership relationship for the better delivery of services to the citizen over the coming years.