

**BALLYMONEY BOROUGH COUNCIL****Table of Contents**

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**BALLYMONEY BOROUGH COUNCIL**

Minutes of Consultation Committee Meeting No 31, held in the Council Chamber, Riada House, Ballymoney on Monday 20<sup>th</sup> October at 2.00 pm.

**IN THE CHAIR** Councillor R Wilson

**PRESENT**

**Aldermen**  
F Campbell  
H Connolly  
C Cousley, Deputy Mayor  
J Simpson

**Councillors**  
A Cavlan  
M McCamphill  
T McKeown  
A Patterson  
I Stevenson

**APOLOGIES**

**Councillors**  
B Kennedy  
D McKay, MLA  
E Robinson  
M Storey, MLA

**IN ATTENDANCE**

Chief Executive  
Committee Clerk

**DoE Planning Service (Items 1-2 )**  
G McClelland  
J McCaughan

**Press**

**31.1 MINUTES OF MEETING NO 30 – 15<sup>TH</sup> SEPTEMBER 2008**

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

***that the minutes of Meeting No 30 – 15<sup>th</sup> September 2008, as circulated, be confirmed as a correct record.***

**31.2 PLANNING APPLICATIONS**

The Mayor welcomed Mr G McClelland to the meeting accompanied by Mr J McCaughan from the Planning Service. Mr McClelland will be replacing Mr G Walker at Council's monthly meeting.

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

***that a letter be sent to Mr Walker thanking him for his commendable work on behalf of Council.***

\* **Alderman Simpson and Councillor Cavlan joined the meeting at 2.10 pm.**

Planning Applications 1-59 and 1-7 (deferred) were considered and the opinion of the Planning Service accepted except where stated otherwise.

Applications pertaining to PPS14 remain in abeyance pending the outcome of the judicial review with the following options applicable.

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.

<b>ITEM NO</b>	<b>1</b>				
APPLIC NO	D/2006/0028/F	Full	Date Valid	19/01/2006	
APPLICANT	Mr W Mcauley				
APPLIC ADDRESS	C/O Agent, Studio Rodgers, The Egg Store, Mountsandel Road, Coleraine				
LOCATION	Site opposite No. 2 Rodeing Foot, Ballymoney				
PROPOSAL	Residential development comprising 8 no. townhouses 6 no. apartments,				
	associated car parking and amenity space				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0
OPINION	<b>APPROVAL</b>				
				0	Support Petitions

**Councillor Stevenson welcomed the decision of the Department to approve this application.**

<b>ITEM NO</b>	<b>2</b>				
APPLIC NO	D/2006/0283/F	Full	Date Valid	30/05/2006	
APPLICANT	Mc Alister Homes				
APPLIC ADDRESS	Studio Rogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB				
LOCATION	Livestock Market, 30 Market Street, Ballymoney				
PROPOSAL	Demolition of all buildings and provision of residential development of 11 no. townhouses, 12 no. maisonettes and 66 no. apartments and landscaped open space and associated car parking.				
REPRESENTATION	0	Objections 0	Support 0	Petition of Objection 0	Support Petitions 0
OPINION	<b>APPROVAL</b>				

**Councillor Stevenson and Alderman Simpson queried the use of contaminated land and commercial land for residential development. The Planning Officer advised that consultation has taken place with Environment and Heritage Service and Environmental Health. Alderman Simpson emphasised the importance of the retention of industrial land in the town.**

**Councillor Finlay referred to a previous request for the Department to clarify approval of apartments outside the town centre expressing the view that whilst a certain number of apartments are necessary in the town centre, approval should not extend to areas beyond that. The Planning Officer advised that apartments are encouraged in major housing developments outside of town centres, as set out in PPS7 & PPS12. Councillor Cavlan welcomed the Department's views. Councillor Stevenson concurred with Councillor Cavlan stating his objection to 'town cramming'.**

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

***that council write to the Divisional Planning Manager to clarify departmental policy in respect of apartments being located outside of the town centre.***

<b>ITEM NO</b>	<b>7</b>				
APPLIC NO	D/2007/0580/F	Full	Date Valid	05/11/2007	
APPLICANT	Mr A Wright				
APPLIC ADDRESS	189 Castlecatt Road, Dervock, BT53 8AT				
LOCATION	189 Castlecatt Road Dervock				
PROPOSAL	Proposed timber shed for domestic storage and play room				
REPRESENTATION	0	Objections 0	Support 0	Petition of Objection 0	Support Petitions 0
OPINION	<b>REFUSAL</b>				

1 The proposal is contrary to Policy EXT1 of the addendum to Planning Policy Statement 7, Quality Residential Environments, as the scale, massing,

positioning and design of the proposed structure is not sympathetic or subordinate with the built form of the existing property and would detract from the appearance and character of the surrounding area.

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

<b>ITEM NO</b>	<b>10</b>				
APPLIC NO	D/2008/0078/O	Outline	Date Valid	12/02/2008	
APPLICANT	S Montgomery				
APPLIC ADDRESS	C/o Market Studio, 14 Market Road, Ballymena, BT43 6EL				
LOCATION	320 metres south east of 62 Kirk Road, Ballymoney				
PROPOSAL	Farm retirement dwelling				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0 Support Petitions
OPINION	<b>APPROVAL</b>				

**Councillor McCamphill welcomed the decision of the Department to approve this application.**

<b>ITEM NO</b>	<b>11</b>				
APPLIC NO	D/2008/0112/F	Full	Date Valid	27/02/2008	
APPLICANT	Mr & Mrs D Wood				
APPLIC ADDRESS	142 Queen Street, Ballymena, BT42 2BQ				
LOCATION	1 Cypress Park, Cloughmills				
PROPOSAL	Proposed new two storey extension to side of existing end terrace house,				
	replacement of existing detached garage & alterations to front boundary wall &				
	entrance gates				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0 Support Petitions
OPINION	<b>REFUSAL</b>				

- 1 The proposal is contrary to Policy EXT1 of the addendum to Planning Policy Statement 7, Quality Residential Environments, as the scale, massing and design of the proposed extension are not sympathetic or subordinate with the built form of the existing property and would detract from the appearance and character of the surrounding area and would create an over development of the site.

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

**ITEM NO 14**

APPLIC NO D/2008/0151/F Full Date Valid 26/03/2008

APPLICANT Mr C Mc Closkey

APPLIC ADDRESS C/o R Robinson &amp; Sons, Albany Villas, 59 High Street, Ballymoney, BT53 6BG

LOCATION Site 195m South East of 256 Drones Road Ballymoney

PROPOSAL Proposed new poultry house

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

OPINION **REFUSAL**

- 1 The proposed development would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide adequate sight lines where the proposed access joins Drones Road.
- 2 The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the creation of a new vehicular access/intensification of use of an existing access onto a Main Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.
- 3 The proposed development would, if permitted, prejudice the safety and convenience of road users it adds to the proliferation of accesses on this Main Traffic Route. (Protected Route).
- 4 The proposed development is unacceptable in that the proposed access conflicts with the access granted under D/2007/0418/RM.
- 5 The proposal is contrary to Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk and Policy PSU 10 of the Planning Strategy for Rural Northern Ireland, in that the development has been constructed within the floodplain of Killagan River and, as a result, is likely to increase the risk of flooding within the general vicinity.

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

**At the request of Alderman Connolly, who stated that no problems had been encountered in that area at the time of the recent flooding, the Planning Officer advised that Planning Service has taken advice from Rivers Agency regarding flood levels on the site. Alderman Connolly referred to the dependency of some farmers on the poultry industry in the current economic climate.**

**ITEM NO 15**

APPLIC NO D/2008/0154/F Full Date Valid 27/03/2008  
 APPLICANT O Mc Atamney & D Appleberry  
 APPLIC ADDRESS C/o Mc Atamneys Butchers, Main Street, Garvagh  
 LOCATION 5 Main Street Ballymoney  
 PROPOSAL Proposed demolition of existing building to provide new butchers shop  
 with  
 office space above (first & second floor) to supersede approval  
 D/2006/0343/F.

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION **APPROVAL**

**Councillor Stevenson and Councillor Cavlan welcomed the decision of the Department to approve this application.**

**ITEM NO 18**

APPLIC NO D/2008/0179/F Full Date Valid 08/04/2008  
 APPLICANT Mr L Biesty  
 APPLIC ADDRESS C/o 8 Ballybogey Road, Ballymoney  
 LOCATION 6 - 8 Ballybogey Road Ballymoney  
 PROPOSAL Demolition of existing dwelling house and provision of new additional car  
 parking for adjacent filling station including new vehicular access point

REPRESENTATION 3 **Objections** 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION **APPROVAL**

**Objections:**

**Social problems, impact on property prices, existing trees, privacy, litter and noise.**

**The Planning Officer advised that revised plans have been received enabling the Department to approve the application. At the request of Councillor Stevenson, the Planning Officer advised that the Department's Enforcement Team will ensure that the revised plans remain as agreed.**

**ITEM NO 19**

APPLIC NO D/2008/0192/F Full Date Valid 17/04/2008  
 APPLICANT Mr L Rogers

APPLIC ADDRESS C/o Diamond Architecture, 77 Main Street, Maghera, BT46 5AB  
 LOCATION 30 Kilraughts Road Ballymoney  
 PROPOSAL Proposed extension to the side of existing garage for domestic storage purposes  
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policy EXT1 of the addendum to Planning Policy Statement 7, Quality Residential Environments, as the scale, massing and design of the proposed extension are not sympathetic or subordinate with the built form of the existing property and would detract from the appearance and character of the surrounding area and would create an over development of the site.

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

**ITEM NO 21**  
 APPLIC NO D/2008/0223/F Full Date Valid 02/05/2008  
 APPLICANT S H Moore & Sons  
 APPLIC ADDRESS 13-15 Main Street, Pomeroy, Dungannon, BT70 2QH  
 LOCATION Lands to rear of 5-19 Queen Street, Ballymoney  
 PROPOSAL Application for a residential development comprising 24 no. apartments (mixed 1 & 2 Bed) over three storeys, including underground car parking, associated landscaping and ancillary 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.
- 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.

**The Planning Officer indicated that Roads Service had concerns about this application.**



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

***that Council accepts the decision of Planning Service to refuse the application.***

**Councillor Stevenson welcomed this decision. The Planning Officer, at the request of Councillor McCamphill, advised that the applicant is permitted to submit a revised application.**

<b>ITEM NO</b>	<b>23</b>			
APPLIC NO	D/2008/0256/F	Full	Date Valid	22/05/2008
APPLICANT	Stan Friel & Andrew Forbes			
APPLIC ADDRESS	C/o GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB			
LOCATION	Park Lane Semicock Road Ballymoney			
PROPOSAL	Part road realignment of Park Lane to incorporate 100 degree speed control			
	bend including new footpath to facilitate housing development detailed in planning application D/2007/0255			
REPRESENTATION	<b>1</b>	<b>Objections</b>	0 Support	0 Petition of Objection
OPINION	<b>APPROVAL</b>			
			0 Support Petitions	

**Objection:** **Associated housing application to which Roads Service had raised no objection.**

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

***that an Office Meeting would take place on behalf of objectors, which could be attended by the applicant.***

<b>ITEM NO</b>	<b>25</b>			
APPLIC NO	D/2008/0262/F	Full	Date Valid	28/05/2008
APPLICANT	Ballymoney Reformed Presbyterian Church			
APPLIC ADDRESS	C/o Market Studio, 14 Market Road, Ballymena, BT43 6EL			
LOCATION	75-77 Charlotte Street, Ballymoney.			
PROPOSAL	Change of use from former courthouse to new church hall building forming part of Ballymoney Reformed Presbyterian Church complex.			
REPRESENTATION	0	Objections	0 Support	0 Petition of Objection
				0 Support Petitions

## OPINION APPROVAL

**Councillor Stevenson welcomed the decision of the Department to approve this application.**

**ITEM NO**            **29**  
**APPLIC NO**            D/2008/0326/RM    Reserved            Date Valid    03/07/2008  
**APPLICANT**            Mr W J Kirkpatrick  
**APPLIC ADDRESS**    80 Mullan Road, Ballymoney, BT53 7DZ  
**LOCATION**                80m S.W of 2 Slievenaghy Road, Ballymoney  
**PROPOSAL**                Construction of 1 No. dwelling and detached garage  
**REPRESENTATION**    0        Objections 0        Support        0 Petition of Objection        0 Support Petitions  
**OPINION**                 APPROVAL

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

**ITEM NO**            **30**  
**APPLIC NO**            D/2008/0327/RM    Reserved            Date Valid    03/07/2008  
**APPLICANT**            Mr W J Kirkpatrick  
**APPLIC ADDRESS**    80 Mullan Road, Ballymoney, BT53 7DZ  
**LOCATION**                140m S.W of 2 Slievenaghy Road, Ballymoney  
**PROPOSAL**                Construction of 1 No. dwelling and detached garage  
**REPRESENTATION**    0        Objections 0        Support        0 Petition of Objection        0 Support Petitions  
**OPINION**                 APPROVAL

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

**ITEM NO**            **33**  
**APPLIC NO**            D/2008/0336/F        Full                    Date Valid    09/07/2008  
**APPLICANT**            Mrs E Smyth  
**APPLIC ADDRESS**    C/o 20/20 Chartered Architects Ltd, 9A Linenhall Street, Ballymoney, BT53 6DP  
**LOCATION**                68 - 70 Main Street Ballymoney  
**PROPOSAL**                Proposed ground floor retail unit and 4 apartments with associated parking

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.
- 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.
- 3      The proposal is contrary to Policies SP18/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.
- 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.

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

**ITEM NO**    **36**  
**APPLIC NO**    D/2008/0348/O      Outline    Date Valid      18/07/2008  
**APPLICANT**    Livery Hill Developments  
**APPLIC ADDRESS**    C/o Robinson & Sons  
**LOCATION**    17 Eastermeade Gardens, Ballymoney  
**PROPOSAL**    Removal of existing dwelling garage and associated building, and construction of 2 semi detached and 2 detached dwellings with associated car parking.

REPRESENTATION 25      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.

- 3 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 Eastermeade Gardens.

**Objections relate to: Character, over development and Roads Service issues.**

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

***that an Office Meeting would take place on behalf of objectors, which could be attended by the applicant.***

**Councillor Cavlan expressed her support for the objectors. Alderman Simpson expressed the view that Council accept the decision of the Department to refuse the application. Councillor Stevenson concurred with Councillor Cavlan and Alderman Simpson.**

**The Chair put the motion to the vote with 5 members voting for and 5 members voting against an office meeting.**

**The Chair used his casting vote in support of an Office Meeting for objectors and the applicant.**

**The Planning Officer requested that no more than three representatives from the objectors attend the meeting.**

<b>ITEM NO</b>	<b>42</b>				
APPLIC NO	D/2008/0369/O	Outline	Date Valid	06/08/2008	
APPLICANT	Reid Properties				
APPLIC ADDRESS	C/o G M Design Associates, 22 Lodge Road, Coleraine, BT52 1NB				
LOCATION	Adjacent to 178a Corkey Road, Loughgiel, Ballymena				
PROPOSAL	Site for dwelling (infill within existing development)				
REPRESENTATION	1	Objections 0	Support	0	Petition of Objection 0 Support Petitions
OPINION	<b>REFUSAL</b>				

- 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 CTY11 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the dwelling would, if permitted result in a build-up of development when viewed with existing and approved buildings, does not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to the rural character of the countryside.
- 3 The proposal is contrary to Policy CTY12 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 creation of ribbon development along Corkey Road and would therefore adversely affect the visual amenity and character of the countryside.

**Objections relate to:**

**Privacy, proximity of dwellings and challenge of ownership.**

**Alderman Connolly recorded his request for an Office Meeting. Planning Service advised that the applicant has requested the application be held pending the outcome of PPS14.**

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

APPLIC NO D/2006/0031/F Full Date Valid 23/03/2006  
 APPLICANT Mcallister Homes  
 APPLIC ADDRESS C/o Diamond Design Studio, The Diamond, Ballycastle  
 LOCATION 255 -259 Castlecat Road, Dervock  
 PROPOSAL Housing development 9 apartments and 13 townhouses.  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposed development would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide adequate sight lines where the proposed access joins Castlecatt Road
- 2 The proposed development would, if permitted, prejudice the safety and convenience of road users since adequate forward sight distance is not available on the public road at the proposed access.
- 3 Inadequate junction spacing
- 4 The application is contrary to PPS7 as it fails to provide a quality residential development

**ITEM NO D 2**

APPLIC NO D/2006/0194/F Full Date Valid 29/03/2006  
 APPLICANT Mam Developments  
 APPLIC ADDRESS C/o GM Design, 22 Lodge Road, Coleraine, BT52 1NB  
 LOCATION 331 Moyarget Road, Derrykeighan  
 PROPOSAL Demolition of existing dwelling and outbuilding to create site for housing development comprising 4no. two storey semi-detached dwellings and 1no. two storey detached dwelling.  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**The Planning Department has received revised layout of the proposal and is now able to approve.**

**ITEM NO D 3**

APPLIC NO D/2007/0176/O Outline Date Valid 12/04/2007

APPLICANT Ms Y Simpson  
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY  
 LOCATION 185 Kilraughts Road, Ballymoney  
 PROPOSAL Replacement of existing semi-detached dwelling with new dwelling.  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Alderman Campbell welcomed the decision of the Department to approve this application.**

**ITEM NO D 4**

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, 1 no. two storey detached dwelling and a 2 1/2 storey apartment building containing 5 no. apartments.  
 REPRESENTATIONS 75 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**The Planning Officer advised that the proposal has been reduced from 13 to 10 buildings in total with the ridge heights reduced from 11 to 9 metres.**

**At the request of Councillor Finlay, a second deferral for an Office Meeting will be permitted in view of the number of objections received.**

**ITEM NO D 5**

APPLIC NO D/2007/0392/F Full Date Valid 07/08/2007  
 APPLICANT Cloughmills Community Playgroup  
 APPLIC ADDRESS 149a Cullrum Road, Cloughmills  
 LOCATION At junction of Main Street and Rosdermot Road adjacent to no. 48 Main Street,  
 Cloughmills  
 PROPOSAL Provision of a new community playgroup facility for use as a pre-school service. (180m2 single storey timber framed modular building with pitched roof).  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO D 6**

APPLIC NO D/2007/0519/F Full Date Valid 08/10/2007  
 APPLICANT Bloomfield Property Development Ltd  
 APPLIC ADDRESS 288 Glenelly Road, Gortin  
 LOCATION 31 & 33 Margaret Avenue Ballymoney  
 PROPOSAL Proposed removal of 2no 2 storey dwellings and replacement with 10no  
 2.5 storey bedroom apartments  
 REPRESENTATIONS 42 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 Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment and fails to provide adequate provision for refuse storage.
- 2 Unsatisfactory access/parking arrangements

**Councillor Stevenson, Councillor Patterson and Councillor Cavlan thanked the Department for their decision to refuse this application.**

**ITEM NO D 7**

APPLIC NO D/2008/0133/F Full Date Valid 12/03/2008  
 APPLICANT Mr S Chrisite  
 APPLIC ADDRESS C/O 2020 Chartered Architects Ltd, 9a Linenhall Street, Ballymoney,  
 BT53 6DP  
 LOCATION Rear garden of 64 Kilraughts Road, Dunaghy, Ballymoney  
 PROPOSAL Proposed 1 1/2 storey retirement dwelling and integrated garage for  
 current owner of 64 Kilraughts Rd  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Footprint reduced to provide better use of space. Roads Service issues resolved.**



**APPEAL DATES NOTIFIED****ITEM NO 1**

APPLIC NO	<b>D/2005/0954/F</b>	PAC NO	<b>2007/A1352</b>
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	Mr Moore		
LOCATION	36 Kirk Road, Ballymoney		
PROPOSAL	Change of use of commerical premises to car sales		

**Written Representations****ITEM NO 2**

APPLIC NO	<b>D/2005/0761/O</b>	PAC NO	<b>2007/A0111</b>
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	Mr Herron		
LOCATION	Site adjacent to 92 Bravallen Road, Ballymoney		
PROPOSAL	Site for dwelling and garage		

**Written Representations****ITEM NO 3**

APPLIC NO	<b>D/2005/0784/O</b>	PAC NO	<b>2007/A0125</b>
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	Mr O'Mullan		
LOCATION	Lands approx 250m East/South East of 55 Gortahar Road, Rasharkin		
PROPOSAL	Proposed site for dwelling		

**Written Representations****ITEM NO 4**

APPLIC NO	<b>D/2006/0247/O</b>	PAC NO	<b>2007/A0432</b>
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DATE OF HEARING  
 LOCATION  
 DATE OF SITE VISIT  
 APPLICANT Mr A Mc Keown  
 LOCATION Site to the rear of Princess Gardens, Cloughmills.  
 PROPOSAL Proposed residential development.

### Written Representations

**ITEM NO** 5  
**APPLIC NO** D/2006/0308/O **PAC NO** 2007/A0515  
**DATE OF HEARING** **LOCATION**  
**DATE OF SITE VISIT**  
**APPLICANT** Mr C Christie  
**LOCATION** Land approximately 130m South East of 12 Greenhill Road, Ballymoney  
**PROPOSAL** Proposed new farm workers dwelling

### Written Representations

### APPEAL DECISIONS NOTIFIED

**ITEM NO** 1  
**APPLIC NO** D/2005/0850/O **PAC NO** 2006/A2332  
**RESULT OF APPEAL** **Withdrawn**  
**APPLICANT** Mr S Martin  
**LOCATION** Approx 220m South West of 111 Tullaghans Road, Dunloy  
**PROPOSAL** Site for dwelling and garage

**The Planning Officer advised Council that the streamlining of minor applications has commenced. Council confirmed that the list had been received and that Planning Service should be congratulated in the move towards streamlining minor applications.**

**Date of Office Meetings:** **Tuesday 4<sup>th</sup> November at 2.00 pm – Cramsie Room, Town Hall**

**The Planning Officers left the meeting at 2.55 pm.**

### **31.3 CONSULTATION ROAD SAFETY MEASURES RASHARKIN**

Roads Service is proposing to implement a series of measures to improve road safety in the village of Rasharkin. The measures include the following:

- (i) Provision of central hatched road markings on Main Street between Moneyleck Road and Bridge Street.
- (ii) Provision of 2 traffic islands in the above hatched markings to assist pedestrians crossing.
- (iii) Upgrade of existing footways along the above section of road.
- (iv) Measures are also proposed for Moneyleck Road including the provision of a flat-topped road hump to reduce traffic speeds.
- (v) A realignment of the footway on Main Street where it enters Moneyleck Road is also being examined.
- (vi) A resurfacing scheme is programmed for Craigs Road at Church Road. A scheme to realign both minor roads and provide right turn lanes on Craigs Road is proposed.

Roads Service has invited comments on the above. Plans detailing the measures above are available from the Office of the Chief Executive.

**Councillor Wilson, Councillor Cavlan and Councillor Patterson welcomed the proposed safety measures.**

**\*Councillor McKeown joined the meeting at 2.55 pm during the discussion.**

### **331.4 PLANNING APPROVALS – STREAMLINED PROCESS – REPRESENTATIONS FROM LOCAL ARCHITECTS**

Council has received copy correspondence sent to DoE by Mr Murray Bell, Principal Chartered Architect, Bell Architects Ltd, on behalf of a number of local architects. This correspondence has also been copied to Derry City Council, Limavady Borough Council and Moyle District Council. He raises several issues concerning Planning Service Northern Division in his letter including:

- Lack of efficiency
- Drive towards ratings rather than quality decisions

- Drive towards fast decisions rather than correct decisions
- Slow staff responses and lack of responses to issues raised
- Emergence of a 'zero tolerance' policy
- Current process of refusals and council office meetings

Mr Bell has asked if Council would support the issues he has raised with DoE

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

***that Council invite Bell Architects Limited to give a presentation to Council concerning Planning Service Northern Division.***

### **331.5 CONSULTATION REPORT – BALNAMORE MILL – LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

The Northern Ireland Environment Agency has written regarding the listing of Balnamore Mill and enclosing the Architect's evaluation of the building. Council's views are sought. If no response is received within the timescale it will be assumed that Council agree to the listing of the building.

The evaluation states, "this is mid-to-late Victorian linen mill, originally built in 1866 and then extended in 1887 and apparently altered subsequent to that. It retains much of its original character and most of its original features, and together with the adjacent contemporary mill chimney forms a distinctive local landmark, but its original setting has been diminished by the loss of a number of associated buildings, including the adjacent workers' houses, and the derelict state into which other elements in the complex have fallen, including the adjoining building to the south known as the 'old mill'."

A copy of the evaluation report and summary was circulated to members.

A discussion ensued during which the following issues were highlighted:

- Responsibility to preserve the building if listed
- Assistance available to repair the building
- Suggestions as to use of building

Councillor Stevenson, Councillor Cavlan, Councillor Wilson and Alderman Simpson expressed the view that the building be listed.

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

***that the matter be referred to the November meeting of the Development Committee for further consideration.***

The Chief Executive will request an extension to the response date and a visit to the Mill will be arranged.

### **31.6 ROYAL BRITISH LEGION**

The Ballymoney Branch has written to invite the Mayor, Chief Executive and Councillors to the Remembrance Day Wreath Laying Ceremony to be held at the War Memorial on Sunday 9<sup>th</sup> November 2008 at 10.30am and also to the Church Service, which will be held in 1<sup>st</sup> Ballymoney Presbyterian Church at 3.00pm.

It was proposed by Councillor Finlay, seconded by Councillor Stevenson

***that Council accept the invitation from Ballymoney Branch of the Royal British Legion to the Remembrance Day Wreath Laying Ceremony to be held at the War Memorial and the Church Service on Sunday 9<sup>th</sup> November 2008***

**The meeting closed at 3.20 pm.**