

BALLYMONEY BOROUGH COUNCIL

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 34, held in the Council Chamber, Riada House, Ballymoney on Monday 19th January 2009 at 2.00 pm.

IN THE CHAIR Councillor B Kennedy (Vice Chair)

PRESENT

Aldermen
F Campbell
H Connolly
C Cousley, MBE, Deputy Mayor

Councillors
A Cavlan
J Finlay
M McCamphill
P McGuigan
T McKeown
A Patterson
E Robinson
I Stevenson

APOLOGIES

Alderman
J Simpson

Councillors
J Finlay
R Wilson (Chair)

IN ATTENDANCE

Chief Executive
Committee Clerk

Contact Youth Counselling (Item 1)
C Meehan – Community Development & Health Advisor

DoE Planning Service (Item 3)
G McClelland

Press

33.1 CONTACT YOUTH COUNSELLING

The Vice Chair conducted the business of the meeting in the absence of the Chair.

The Vice Chair welcomed Mrs C Meehan, the Community Development & Health Advisor to the meeting to give a presentation to members on the progress of the Lifeline suicide prevention crisis response helpline and counselling service (attached as Appendix 1). This service operates in conjunction with the Contact Youth Counselling Service, Northern Ireland's independent regional counselling service formed to raise awareness of the value of professional counselling for young people under 25. Mrs Meehan gave an overview of the service, which commenced operation in January 2008 to provide support for people in crisis and carers of those in crisis and is funded by the Department of Health on a triennial basis.

Mrs Meehan responded to a number of questions from members including:

- Method of engagement for those aged between 18-25 years
- Evidence of drugs/alcohol based cause of suicide
- Available statistics on cause of self-harm or suicide
- Creativity in advertising and promoting the services offered
- Amalgamation of services to single provider
- Manned telephone operating system

The Vice Chair thanked Mrs Meehan for her presentation which concluded at 2.35 pm at which time, Mrs Meehan left the meeting.

* **Alderman Cousley and Councillor Patterson joined the meeting during the discussion at 2.00 and 2.15 pm respectively.**

33.2 MINUTES – MEETING NO 33 – 15TH DECEMBER 2008

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

that the minutes of Meeting No 33 – 15th December 2008, as circulated, be confirmed as a correct record.

34.3 PLANNING APPLICATIONS

Planning Applications 1-17 and 1-7 (deferred) were considered and the opinion of the Planning Service accepted except where stated otherwise.

ITEM NO	1				
APPLIC NO	D/2007/0646/F	Full	Date Valid	05/12/2007	
APPLICANT	Mr R Hartin				
APPLIC ADDRESS	8 Bushvale, Fivey Road, Ballymoney				
LOCATION	8 Bushvale, Fivey Road, Ballymoney				
PROPOSAL	Proposed 2 storey rear extension to dwelling				
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0	Support Petitions 0
OPINION	REFUSAL				

- 1 The proposal is deemed unacceptable as insufficient information has been submitted to enable the Department to fully consider the proposal.

It was **AGREED:** that an office meeting be held (Councillor Kennedy)

ITEM NO	3				
APPLIC NO	D/2008/0177/RM	Reserved	Date Valid	07/04/2008	
APPLICANT	Mr G Mc Cook				
APPLIC ADDRESS	C/o Moore Design, Market Court, 63 New Row, Coleraine, BT52 1EJ				
LOCATION	9 Benvardin Road Derrykeighan Ballymoney				
PROPOSAL	Proposed dwelling and detached garage				
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0	Support Petitions 0
OPINION	REFUSAL				

- 1 The proposed development is unacceptable in that insufficient information has been submitted to enable the Department to make an informed decision on the proposal.

It was **AGREED:** that an office meeting be held (Councillor Kennedy)

ITEM NO	6				
APPLIC NO	D/2008/0316/F	Full	Date Valid	30/06/2008	

APPLICANT Mr S Laverty
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION 140m North East of 118a Coolkeeran Road, Loughguile
 PROPOSAL Proposed new retirement dwelling.
 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 Coolkeeran 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.

It was **AGREED:** that an office meeting be held (Councillor Kennedy/Alderman Connolly) and that Roads Service representative be invited to attend.

ITEM NO 8
 APPLIC NO D/2008/0351/F Full Date Valid 22/07/2008
 APPLICANT Mr I Buick
 APPLIC ADDRESS C/o Fleming Mc Kernan, 1 Upper Abbey Street, Coleraine, BT52 1BF
 LOCATION Adjacent to 241 Kilraughts Road, Ballymoney
 PROPOSAL Revised access arrangement to approved site under Planning Ref. D/2006/0488/RM
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, 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
- 2 The proposal is contrary to Policy CTY14 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the impact of the ancillary works would damage rural character and would therefore result in a detrimental change to the rural character of the countryside.

It was **AGREED:** that an office meeting be held (Alderman Campbell/Councillor Robinson)

ITEM NO 11

APPLIC NO D/2008/0381/F Full Date Valid 14/08/2008
 APPLICANT Ms Donelly
 APPLIC ADDRESS C/O Hunter Associates
 LOCATION 8 Portrush Road, Ballymoney
 PROPOSAL Proposed demolition of existing garage and construction of new hair salon to rear and customer parking to front
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to policies IDB1 and IDB2 of the Department's Planning Policy Statement 4, Industrial Development and draft Planning Policy Statement 4
- 2 Unsatisfactory access arrangements
- 3 Overdevelopment of the site

It was **AGREED:** that an office meeting be held (Alderman Campbell/Councillor Robinson).

ITEM NO 17

APPLIC NO D/2008/0459/F Full Date Valid 01/10/2008
 APPLICANT Mr W Mckendry
 APPLIC ADDRESS 33 Killyless Road, Cullybackey, BT42 1HB
 LOCATION 450m East of 111 Bellaghy Road Dunloy
 PROPOSAL Dwelling and garage
 REPRESENTATIONS 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

Objection related to: **Water levels on objector's land adjacent to applicant's site.**

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO D 1

APPLIC NO D/2006/0531/O Outline Date Valid 06/11/2006

APPLICANT	Mr M Smyth					
APPLIC	10 Ballyportery Road, Cloughmills					
LOCATION	Land 20 metres to the north of 10 Ballyportery Road.					
PROPOSAL	Site for farm workers dwelling.					
REPRESENTATION	0	Objection	0	Suppor	0	Petition of
OPINION	APPROVAL		0 Support Petitions			

The Planning Officer advised that this application has been re-assessed under PPS21 and as planning history dates back to 1990, the Department is able to approve.

ITEM NO D 2

APPLIC NO	D/2007/0255/F	Full	Date Valid	18/05/2007		
APPLICANT	Mr Stan Friel & Andrew Forbes					
APPLIC	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.					
REPRESENTATION	75	Objection	0	Suppor	1	Petition of
OPINION	APPROVAL		0 Support Petitions			

Council recorded its disagreement with the decision of the Department to approve this application.

The Planning Officer reported that the Department held a meeting with objectors, considered a petition with 68 names attached and replied to 3 letters from the objectors planning representative before returning to Council with a recommendation to approve.

Councillor Stevenson expressed concern that the decision to approve had been made without a response from Council's Environment Health Department and strongly opposed the decision to approve.

Councillor Robinson requested clarification why approval has been granted in the light of the current economic climate and the subsequent downturn in building and the number of existing unused and unwanted apartments in Ballymoney . She also referred to the concerns of residents in the location in the reduction in the value of their properties by the development.

Councillor Patterson recorded her disappointment at the decision to approve.

At the request of Councillor McGuigan, the Planning Officer advised that the initial application was for 13 units. Following recommendation to council as a refusal, an office meeting was held. The proposal was subsequently reduced to 10 units, apartments were reduced from 6 to 5 and the height reduced by 2.5m. Car parking was altered and is now screened. He also advised that apartment zones are not indicated in the draft area plan and that the proposal meets the criteria set out in PPS7.

ITEM NO D 3

APPLIC NO	D/2007/0335/O	Outline	Date Valid	05/07/2007				
APPLICANT	Mr & Mrs G Hunter							
APPLIC	16 Chatham Road, Armoy							
LOCATION	Land adjacent to 16 Chatham Road, Armoy							
PROPOSAL	Proposed site for retirement dwelling							
REPRESENTATION	0	Objection	0	Suppor	0	Petition of	0	Support Petitions
OPINION	APPROVAL							

The Planning Officer advised that the application has been re-assessed under PPS21 and now meets farming criteria.

Alderman Connolly and Councillor Kennedy welcomed the decision of the Department to approve this application.

ITEM NO D 4

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

The Planning Officer advised that the application has been re-assessed and now meetings the criteria set down in PPS21.

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

ITEM NO D 5

APPLIC NO	D/2007/0670/F	Full	Date Valid	18/12/2007				
APPLICANT	Mr M Connolly							
APPLIC LOCATION	40 Coolkeeran Road, Armoy							
PROPOSAL	Land adjacent to 36A Coolkeeran Road Armoy Proposed re-siting of previously approved retirement dwelling (D/2006/0439/RM) along with single garage. This application to replace previous approval.							
REPRESENTATION OPINION	0	Objection	0	Suppor	0	Petition of	0	Support Petitions
	APPROVAL							

The Planning Officer advised that the application has been re-assessed and now meetings the criteria set down in PPS21.

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

ITEM NO D 6

APPLIC NO	D/2008/0256/F	Full	Date Valid	22/05/2008				
APPLICANT	Stan Friel & Andrew Forbes							
APPLIC LOCATION	C/o GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB							
PROPOSAL	Park Lane, Semicock Road, Ballymoney. 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 OPINION	1	Objection	0	Suppor	0	Petition of	0	Support Petitions
	APPROVAL							

Council recorded its disagreement with the decision of the Department to approve this application.

Comments made in relation to D2 apply to this application.

ITEM NO D 7

APPLIC NO	D/2008/0306/F	Full	Date Valid	26/06/2008				
APPLICANT	Mr & Mrs T Glenn							
APPLIC LOCATION	C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY							
PROPOSAL	1 Glebe Park, Derrykeighan. Extension to provide living accomodation for care of dependant relatives and garage.							
REPRESENTATION OPINION	1	Objection	0	Suppor	0	Petition of	0	Support Petitions
		REFUSAL						

- 1 The proposal is contrary to Policy EXT1 of the addendum to Planning Policy Statement 7, Quality Residential Environments in that the proposed extension would, if permitted, constitute a self-contained unit of accommodation in addition to the existing dwelling.
- 2 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 result in over-development of the site.

A number of members recorded their objection to the Department's decision to refuse the application based on the need of the applicant to provide care to relatives with disabilities. The Planning Officer advised that the Department does make certain accommodation for planning proposals relating to people with disabilities.

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

that Council write to the Minister requesting a review of Planning Service's decision on the application.

At the request of Councillor McCamphill, the Planning officer advised that the Minister could request that Planning Service reconsider its decision and look again at the case of need.

Councillor McGuigan requested that the Department hold the application until a response has been received from the Minister. The Planning Officer agreed and advised that the Department would subsequently consult with Council in writing once a decision has been made.

A vote was taken with members voting unanimously in favour of the motion.

The Chair declared the motion carried.

APPEAL DECISIONS NOTIFIED**ITEM NO 1**

APPLIC NO **D/2005/0866/O** PAC NO **2006/A1622**
 RESULT OF APPEAL **Dismissed**

APPLICANT Hal Developments
 LOCATION Land at Knockaholet Road, Loughguile
 PROPOSAL New Dwelling

ITEM NO 2

APPLIC NO **D/2006/0181/O** PAC NO **2006/A2379**
 RESULT OF APPEAL **Upheld**

APPLICANT Mr R Boyland
 LOCATION 68m East of 170 Feigh Road, Stranocum
 PROPOSAL Agricultural building to be demolished to provide site for 2 No. dwellings and domestic garages

PPS14/PPS21

Councillor McCamphill requested clarification on requests made for office meetings relating to those applications held pending the outcome of PPS21. He expressed the view that, as a matter of fairness, all requests for office meetings should be granted. Councillor Kennedy concurred with this view.

The Planning Officer advised Council that requests for office meetings were considered on a case-by-case basis.

It was **AGREED:**

that Council write to the Department to request office meetings for every application which the Department was minded to refuse under Draft PPS21.

The Planning Officer advised that if the Department decided to grant office meetings, that they would not take place until the remainder of the PPS14/PPS21 backlog had been reassessed.

Date of Office Meetings: **3rd February at 9.00 am (Dalriada Room, Riada House)**

The Planning Officer left the meeting at 3.25 pm.

34.4 CONSULTATION ON POLICY PROPOSALS FOR A ROAD (MISCELLANEOUS PROVISIONS) BILL

The Chief Executive advised that Roads Service have issued a consultation paper on policy proposals for a Road (Miscellaneous Provisions) Bill. One significant issue in the document relates to legislation to introduce road-closing orders for filming or special events (only car or motorcycle racing is currently permitted with 10 road-closing orders in operation). Roads Service wants to take over powers to close roads for a particular purpose ie sporting, social and entertainment events and location filming. He advised that the opinion of the Director of Borough Service has been sought and it is his recommendation to welcome these proposals.

Responding to a query from Councillor Kennedy, the Chief Executive agreed to clarify the proposed legislation in relation to the current Road Traffic Act during these occasions.

The meeting closed at 3.30 pm.

APPENDIX 1



Contact Youth
Counselling Presentat