

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 35, held in the Council Chamber, Riada House, Ballymoney on Monday 16th February 2009 at 2.00 pm.

IN THE CHAIR

R Wilson

PRESENT

Aldermen

F Campbell

H Connolly

C Cousley, MBE, Deputy Mayor

J Simpson

Councillors

A Cavlan

J Finlay, Mayor

B Kennedy

M McCamphill

P McGuigan

A Patterson

I Stevenson

APOLOGIES

D McKay, MLA

E Robinson

IN ATTENDANCE

Chief Executive

Corporate Project Officer

Committee Clerk

DoE Planning Service (Item 2)

G McClelland

Press

Members of the public (2)

33.1 MINUTES – MEETING NO 34 – 19TH JANUARY 2009

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

that the minutes of Meeting No 34 – 19th January 2009 be confirmed as a correct record

Alderman Simpson joined the meeting at 2.02pm.

35.2 PLANNING APPLICATIONS

Planning Applications 1-30 and 1-6 (deferred) were considered and the opinion of the Planning Service accepted except where stated otherwise.

ITEM NO	2				
APPLIC NO	D/2008/0100/O	Outline	Date Valid	22/02/2008	
APPLICANT	Sharmount Properties Ltd				
APPLIC ADDRESS	C/o Market Studio, 14 Market Road, Ballymena, BT43 6EL				
LOCATION	Site between 17 & 23 Charlotte Street, Ballymoney and adjacent to southern boundary of Townhead Street carparks including access lane onto Eastermeade Gardens				
PROPOSAL	Proposed apartment development comprising 28 No. units, parking, associated landscaping and access roadways.				
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0	Support Petitions 0
OPINION	REFUSAL				

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.
- 2 The proposed development would, if permitted, adversely impact on the parking and amenity of residents on Charlotte Street.
- 3 The proposed development would, if permitted, prejudice the safety and convenience of road users and pedestrains as the proposed access onto Eastermede Gardens cannot be provided to an adequate standard.
- 4 Insufficient information has been provided for the Department to fully consider the proposal and make an informed decision.

The Planning Officer indicated that this item and item 7 could be considered together.

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

Councillor Stevenson requested that the office meeting pay attention to parking issues.

Alderman Simpson questioned the density of this development in the conservation area.

ITEM NO	6			
APPLIC NO	D/2008/0240/O	Outline	Date Valid	12/05/2008

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APPLICANT Livery Hill Developments
 APPLIC ADDRESS C/o R Robinson & Sons, Albany Villas, 59 High Street, Ballymoney, BT53 6BG
 LOCATION 15 Ballycormick Park, Ballymoney.
 PROPOSAL Removal of existing dwelling and replacement with 2no. detached dwellings.
 REPRESENTATIONS 1 **Objections** 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Objection related to: density, impact on character, privacy, daylight, devaluation, noise and planning history in the area.

Alderman Simpson questioned the density of the proposed development.

ITEM NO 7
 APPLIC NO D/2008/0272/DC Demolition within Date Valid 04/06/2008
 APPLICANT Sharmount Properties Ltd
 APPLIC ADDRESS C/o Market Studio, 14 Market Road, Ballymena, BT43 6EL
 LOCATION Site between 17 & 23 Charlotte Street Ballymoney, and adjacent to southern boundry of Townhead Street carpark including access lane onto Eastermeade
 PROPOSAL Demolition of existing sheds & walls.
 REPRESENTATIONS 0 **Objections** 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

1 The proposal to demolish buildings within Ballymoney Conservation Area is contrary to Policy BH14 of PPS6: Planning Archaeology & The Built Heritage, in that a satisfactory scheme for redevelopment of the site has not been agreed.

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

ITEM NO 8
 APPLIC NO D/2008/0286/F Full Date Valid 11/06/2008
 APPLICANT Baytown Properties Ltd
 APPLIC ADDRESS C/o Brendan McMullan, 3 Cloneen Manor, Maghera, BT46 5FQ
 LOCATION Adjacent to 155a Finvoy Road Finvoy Ballymoney
 PROPOSAL Proposed 6 dwellings including 3 detached and Mill conversion to 3 dwellings.
 REPRESENTATIONS 1 **Objections** 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Objection related to: site address, right of way, distance from hamlet of Finvoy, impact on privacy, impact on surface water drainage.

JPD/PML

Councillor Kennedy left the meeting at 2.09pm.**ITEM NO 9**

APPLIC NO D/2008/0312/F Full Date Valid 27/06/2008
 APPLICANT Mcalister Construction Ltd
 APPLIC ADDRESS C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN
 LOCATION Tullyview, Corkey Road, Loughguile
 PROPOSAL Erection of 6no. apartments with associated car parking and landscaping
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

In response to a query from Alderman Connolly, relating to the landscaping aspect of this application, the Planning Officer advised that he would provide the details to the Alderman.

ITEM NO 12

APPLIC NO D/2008/0371/F Full Date Valid 07/08/2008
 APPLICANT Mr C Lewis
 APPLIC ADDRESS 16 Riverview Park, Ballymoney, BT53 7QS
 LOCATION 16 Riverview Park, Ballymoney
 PROPOSAL Proposed 1½ storey rear & side extension to dwelling to provide sunroom & games room [Amended Plans]
 REPRESENTATIONS 1 **Objections** 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Objection related to: Visual impact, impact on daylight, proximity, noise, impact on trees, overbearing impact on neighbours.

ITEM NO 18

APPLIC NO D/2008/0442/F Full Date Valid 23/09/2008
 APPLICANT Mr J Mc Mullan
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION 75 Moyan Road, Ballymoney
 PROPOSAL Proposed replacement dwelling
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policies CTY1 and CTY3 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial

Statement and does not merit being considered as an exceptional case in that the dwelling to be replaced is worthy of retention as a non listed vernacular dwelling.

Alderman Cousley joined the meeting at 2.11pm

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

ITEM NO 20

APPLIC NO	D/2008/0452/F	Full	Date Valid	30/09/2008
APPLICANT	Armoy Homes Ltd			
APPLIC ADDRESS	C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ			
LOCATION	Site Nos: 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6, 6A, 53, 53A, 54, 54A, 55, 59, 59A, 60, 61, 62, 92, 92A, 93, 93A, 94, 127, 128, 128A, 129, 129A, 130 and 131 Off FinvoyRoad/Bravallen Road, Ballymoney (Northwest of Millbrook Manor)			
PROPOSAL	Proposed alterations to approved site layout and private streets determination to create 12 No. additional dwellings			
REPRESENTATIONS	1	Objections 0	Support	0
OPINION	REFUSAL			

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.
- 2 The proposed development is contrary to AMP7 of PPS3 as, if permitted, would prejudice the safety and convenience of road users since provision cannot be made for adequate car parking provision.

Objection related to: flooding.
Rivers Agency has advised that the site is outside the flood plain. Rivers Agency has no objection to the proposal.

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

ITEM NO 21

APPLIC NO	D/2008/0475/F	Full	Date Valid	17/10/2008
APPLICANT	Mr C Mc Killen			
APPLIC ADDRESS	C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB			
LOCATION	Site 230m south west of 106 Frosses Road Ballymoney			
PROPOSAL	Access laneway to be realigned to include re-use of portion of existing laneway adjacent to subject site. Access position to be retained in accordance with DRD Roads Service standards as previously approved under Application D/2008/0090/F			

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REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 Unsatisfactory access arrangements

The Planning Officer advised that this application was removed from the streamlining process and recommended to Council as a refusal.

It was proposed by Councillor McGuigan, seconded by Alderman Connolly and AGREED: that an office meeting be held.

ITEM NO 22

APPLIC NO D/2008/0499/O Outline Date Valid 06/11/2008
 APPLICANT Mr Haughey
 APPLIC ADDRESS C/O Hunter Associates
 LOCATION Adjacent to 24 Ballynarry Road, Dervock
 PROPOSAL Proposed infill site for new dwelling and garage
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 21, 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 08 of Draft Planning Policy Statement 21, 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 Ballynarry Road and would therefore adversely affect the visual amenity and character of the countryside.
- 3 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 dwelling would, if permitted result in a build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to the rural character of the countryside.

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

ITEM NO 23

APPLIC NO D/2008/0500/F Full Date Valid 10/11/2008
 APPLICANT Mr W Peden

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APPLIC ADDRESS C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney
 LOCATION 95 Newbridge Road, Ballymoney
 PROPOSAL Erection of single storey replacement dwelling and detached garage replaced off site at 95 Newbridge Road, Ballymoney
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policies CTY1 and CTY3 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case in that the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been demonstrated that the alternative position would result in clear landscape, heritage, access or amenity benefits.
- 2 The proposal is contrary to Policies CTY1 and CTY3 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that the dwelling which it is proposed to replace is a vernacular building worthy of retention as it has not been demonstrated that there are any exceptional circumstances to warrant its replacement.
- 3 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 design of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.

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

ITEM NO 24
 APPLIC NO D/2008/0501/F Full Date Valid 11/11/2008
 APPLICANT Mr J Watt
 APPLIC ADDRESS 39 Friary Road, Armoy, BT53 8XZ
 LOCATION 30m north of 39 Friary Road, Armoy.
 PROPOSAL Conversion of existing non-listed vernacular buildings to 3 No. dwelling units.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 21, 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 CTY4 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the existing buildings to be converted are not vernacular and will have an adverse effect on the character of the locality.
- 3 The proposal is contrary to Policy CTY14 of Draft Planning Policy Statement 21,

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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 and would therefore result in a detrimental change to the rural character of the countryside.

- 4 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments and the Department's Design Guide "Creating Places" in that the development as proposed fails to provide a quality residential environment.

It was **AGREED:** **that an office meeting be held (Alderman Connolly)**

ITEM NO 25

APPLIC NO	D/2008/0509/RM	Reserved	Date Valid	21/11/2008
APPLICANT	Mr J Murray			
APPLIC ADDRESS	41 Lisboy Road, Ballymoney			
LOCATION	200m west of 45 Lisboy Road Ballymoney			
PROPOSAL	Construction of no 1 dwelling and detached garage			
REPRESENTATIONS	1	Objections 0	Support	0
			Petition of Objection	0
OPINION	APPROVAL			
			Support Petitions	0

The Planning Officer advised that this application had been removed from the streamlining process because an objection had been received.

Objection related to: run off and impact on farming.

Councillor Kennedy returned to the meeting at 2.19pm.

ITEM NO 27

APPLIC NO	D/2008/0531/O	Outline	Date Valid	10/12/2008
APPLICANT	Conway Estate			
APPLIC ADDRESS	C/o Agent			
LOCATION	10 Kirk Road, Ballymoney			
PROPOSAL	Proposed demolition of existing dwelling and out buildings for new quality residential housing development.			
REPRESENTATIONS	0	Objections 0	Support	0
			Petition of Objection	0
OPINION	REFUSAL			
			Support Petitions	0

- 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 and scale of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.

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

ITEM NO 28

APPLIC NO	D/2008/0539/F	Full	Date Valid	19/12/2008
APPLICANT	Mr & Mrs Mc Mullan			
APPLIC ADDRESS	C/o Montgomery Irwin Architects, 7 - 9 Stone Row, Coleraine			
LOCATION	83A Garryduff Road Ballymoney			
PROPOSAL	Amendment to RM approval D/2006/0280/RM to extend domestic garage (Retrospective Application)			
REPRESENTATIONS	1	Objections 0	Support 0	Petition of Objection 0
OPINION	APPROVAL Support Petitions			

Objection related to: **visual impact, overdevelopment, suspected commercial use, loss of sunlight and daylight.**

It was proposed by Councillor Cavlan, seconded by Councillor Kennedy
that an office meeting be held.

The Chair put the motion to the meeting. 7 members voted for and 1 against.

The Chair declared the motion carried.

Alderman Campbell advised that he had visited the site and would support the applicant.

Councillor Stevenson left the meeting at 2.26pm

Councillor Stevenson returned to the meeting at 2.28pm.

The members of the public left the meeting at 2.29pm.

ITEM NO 29

APPLIC NO	D/2008/0540/F	Full	Date Valid	18/12/2008
APPLICANT	Mr Morrow			
APPLIC ADDRESS	36 Moneycannon Road, Ballymoney			
LOCATION	Site adjacent to 36 Moneycannon Road, Ballymoney			
PROPOSAL	One domestic dwelling, garage and septic tank			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL Support Petitions			

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 21, 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 Policies CTY8 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would, if permitted, adversely affect visual amenity and character of the countryside by the creation of ribbon development
- 3 The proposal is contrary to Policies CTY 13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape.
- 4 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 dwelling would, if permitted result in a build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to the rural character of the countryside.
- 5 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 the Moneycannon Road.

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

that an office meeting be held.

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO D 1

APPLIC NO	D/2005/0822/O	Outline	Date Valid	16/11/2005
APPLICANT	Mr McAfee			
APPLIC	13 Grasmere, Coleraine, BT52 2BJ			
LOCATION	Site off existing laneway to No 120 Castlecat Road, Bushmills			
PROPOSAL	Proposed site for domestic dwelling with detached garage			
REPRESENTATION	5	Objection	0	Support
OPINION	0	Petition of	0	Support Petitions
	APPROVAL			

ITEM NO D 2

APPLIC NO	D/2006/0268/O	Outline	Date Valid	23/05/2006
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APPLICANT Mr & Mrs Edgar
 APPLIC 254 Lisnahunshin Road, Rasharkin, BT44 8RB
 LOCATION 100m N.E of 254 Lisnahunshin Road, Rasharkin
 PROPOSAL Site for dwelling & domestic garage.
 REPRESENTATION 0 Objection 0 Support 0 Petition of 0 Support Petitions
 OPINION APPROVAL

Councillor Wilson expressed thanks to the Planning Service on behalf of the applicants.

ITEM NO D 3

APPLIC NO D/2007/0051/L Listed Building Date Valid 02/02/2007
 APPLICANT Mr M Holley
 APPLIC C/o Johnston Stirling Partnership, 1 Madison Avenue East, Holywood
 Road, Belfast, BT4 1PG
 LOCATION Ballynacree House Gate Lodge, 27 Glenstall Road, Ballymoney
 PROPOSAL Restoration of and extension to existing gate lodge (revised proposal).
 REPRESENTATION 1 Objection 0 Support 0 Petition of 0 Support Petitions
 OPINION APPROVAL

Councillor Finlay expressed thanks to the Planning Service for this decision.

Councillor McGuigan and Councillor Cavlan left the meeting at 2.31pm.

ITEM NO D 4

APPLIC NO D/2007/0052/F Full Date Valid 02/02/2007
 APPLICANT Mr M Holley
 APPLIC C/o Johnston Stirling Partnership, 1 Madison Avenue East, Holywood
 Road, Belfast, BT4 1PG
 LOCATION Ballynacree Gate Lodge, 27 Glenstall Road, Ballymoney
 PROPOSAL Extension to existing gate lodge (revised proposal).
 REPRESENTATION 1 Objection 0 Support 0 Petition of 0 Support Petitions
 OPINION APPROVAL

ITEM NO D 5

APPLIC NO D/2007/0569/F Full Date Valid 30/10/2007
 APPLICANT Ms Mc Mullan
 APPLIC 208 Corkey Road, Ballymena, BT44 9JB

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LOCATION 180m North of 12 Carnamenagh Road, Cloughmills.
 PROPOSAL Variation of condition 3 of outline planning permission to increase ridge height to 8.0m above finished floor level.
 REPRESENTATION 0 Objection 0 Support 0 Petition of 0 Support Petitions
 OPINION APPROVAL

Alderman Connolly expressed thanks for this decision.

ITEM NO D 6

APPLIC NO D/2008/0003/F Full Date Valid 27/12/2007
 APPLICANT Mr J Mcconville
 APPLIC 194 Seacon Road, Ballymoney, BT53 6PZ
 LOCATION 19-21 Charlotte Street, Ballymoney
 PROPOSAL Two town-houses and eight apartments (renewal)
 REPRESENTATION 1 Objection 0 Support 0 Petition of 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 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 Charlotte Street.

APPEAL DECISIONS NOTIFIED

ITEM NO 1
 APPLIC NO **D/2004/0276/O** PAC NO **2006/A2321**
 RESULT OF APPEAL **Upheld**
 APPLICANT Mr S Mcauley
 LOCATION Adjacent to No.22 Vow Road, Ballymoney
 PROPOSAL Site for dwelling and garage

ITEM NO 2
 APPLIC NO **D/2005/0934/F** PAC NO **2007/A0137**

JPD/PML

RESULT OF APPEAL Upheld

APPLICANT Mr Jamieson
 LOCATION 180m NE of 77A Bregh Road, Armoy
 PROPOSAL Erection of dwelling and garage

ITEM NO 3

APPLIC NO **D/2006/0179/F** PAC NO **2006/A897**
 RESULT OF APPEAL **Dismissed**

APPLICANT Mr R Bingham
 LOCATION Site 65m South of No. 5 Slievenaghy Road, Ballymoney
 PROPOSAL New domestic dwelling and garage

ITEM NO 4

APPLIC NO **D/2006/0180/F** PAC NO **2006/A0898**
 RESULT OF APPEAL **Upheld**

APPLICANT Mr R Bingham
 LOCATION Site 113m North West of No. 5 Slievenaghy Road, Ballymoney
 PROPOSAL New domestic dwelling and garage

APPEAL DATES NOTIFIED**ITEM NO 1**

APPLIC NO **D/2005/0305/F** PAC NO **2007/A1296**
 DATE OF LOCATION

DATE OF SITE VISIT

APPLICANT Mr Mc Cullough
 LOCATION 180m S.W of 62 Kirk Road, Ballymoney
 PROPOSAL Retain moto cross circuit, change of use from agricultural land to
 moto cross circuit

Written Representations

JPD/PML

ITEM NO 2
APPLIC NO D/2006/0082/O **PAC NO** 2007/A1254
DATE OF **LOCATION**
DATE OF SITE VISIT
APPLICANT A Millen
LOCATION Land to south west of 54 Glenstall Road, Ballymoney
PROPOSAL Demolition of existing derelict dwelling houses (3 no.) and
proposed construction of new dwelling house

Written Representations

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

that Council support this application.

ITEM NO 3
APPLIC NO D/2004/0278/F **PAC NO** 2007/A1146
DATE OF **LOCATION**
DATE OF SITE VISIT
APPLICANT Mr D Mcclure
LOCATION Adjacent to 55 Moyan Road, Stranocum
PROPOSAL Proposed new Vestas V39-500KW 50 Hz Wind Turbine

Written Representations

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

that Council support this application.

Date of Office Meetings: Tuesday 3rd March 2009, commencing at 1.30pm.

Councillor Stevenson left the meeting at 2.52pm.

35.3 PLANNING SERVICE – PPS 14/21 REFUSALS

Following queries from members to the Planning Officer relating to applications held under PPS 14 the Chief Executive referred members to the Divisional Planning Officer 's response to correspondence on this subject. In her response she advised that all applications, which were deferred under draft PPS 14, are being reassessed under draft PPS 21. There are 56 such applications in the Ballymoney area, which are being reconsidered by type and in order of date received. Planning Service will reassess the applications and where appropriate the applicant will be given the opportunity to submit further information. Approvals will be issued first, issuing decisions on potential refusals will be given lower priority. Applicants should submit all new information prior to a recommendation being formed. If it is raised at Council that there is additional information a deferred meeting will be facilitated. The Department cannot facilitate pre-application discussions on individual dwellings.

The Planning Officer left the meeting at 2.58pm.

Councillor Stevenson returned to the meeting at 2.58pm.

35.4 JOINT CONSULTATION EVENT – DRAFT PPS 21

Members were advised that Rural Community Network, the Northern Ireland Rural Women's Network and Rural Support are holding a joint consultation event on draft PPS21 on Thursday 5th March 2009 7.15pm – 9pm at the Food Technology Centre, Loughry College, Cookstown and could register their attendance through the Office of the Chief Executive.

35.5 DRAFT PLANNING POLICY STATEMENT 21 (PPS21)

The Committee at its December meeting considered information relating to Planning Service Policy PPS21, details circulated, A workshop facilitated by the Planning Consultant was held on 29th January when members comments were noted. A draft response to the PPS21 proposals was circulated to members for consideration prior to the meeting.

It was proposed by Councillor Finlay, seconded by Alderman Connolly

that the draft report be adopted by Council.

The Chair put the proposal to the meeting. 3 members voted for and 3 members voted against.

Councillor Finlay, with the agreement of his seconder withdrew his proposal and it was **AGREED:**

that the draft response be considered at Council's meeting on 2nd March 2009.

35.6 SOCIAL SECURITY AGENCY – STRATEGIC BUSINESS REVIEW PUBLIC CONSULTATION DOCUMENT

Members were advised that the consultation exercise on proposed change options for a future service delivery model is still ongoing. A copy of the consultation document is available from the Office of the Chief Executive or by going to the DSD website. The Project Team would be happy to meet with Council to discuss the proposed changes.

Members of the press left the meeting at 3.10pm.

Alderman Simpson and Councillor Stevenson left the meeting at 3.11pm.

35.7 POLICY CONSULTATION ON A PROPOSAL FOR A ROADS MISCELLANEOUS PROVISIONS BILL

The Chief Executive advised that, in response to a member's query about the Department's proposals to introduce powers that would enable councils to close roads for certain events, the Department has written to clarify whether the Department's proposals would include provision enabling the suspension or disapplication of certain aspects of road traffic legislation to events taking place on roads which the council might close – e.g. in the case of a vintage vehicle cavalcade.

The Department's proposals were based on the legislative position in England and Wales where no such provision is included. As a result, it was not proposed to include such an arrangement here. However, if the Council considers that such an arrangement would be appropriate the Department would be pleased to consider the Council's proposals, including the aims behind them.

35.8 PLANNING SERVICE

LOCATION: 36 Kirk Road Ballymoney

PROPOSAL: Change of use of commercial premises to car sales

The Department has withdrawn refusal reasons 2 & 3 for the above planning appeal:

Withdrawn refusal reasons

- 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 Kirk Road.
- The proposed development would, if permitted, prejudice the safety and convenience of road users since provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles, which would be attracted to the site.

The meeting closed at 3.14pm

