

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 38, held in the Council Chamber, Riada House, Ballymoney on Monday 18th May 2009 at 2.00 pm.

IN THE CHAIR

R Wilson

PRESENT**Aldermen**

F Campbell

H Connolly

C Cousley, MBE, Deputy Mayor

J Simpson

Councillors

J Finlay, Mayor

M McCamphill

A Patterson

E Robinson

I Stevenson

APOLOGIES

A Cavlan

IN ATTENDANCE

Chief Executive

Committee Clerk

DRD Roads Service (Item 1)

M Glover, Principal Engineer

J McKinley, Section Engineer

O Harrigan, Assistant Section Engineer

DoE Planning Service (Items 2-4 inc)

G McClelland

Press**Public****38.1 PRESENTATION – ROADS SERVICE ANNUAL REPORT**

In welcoming Mr Glover, Principal Engineer, Mr J McKinley, replacing Mr A Hunter as Section Engineer and Mr Harrigan, Assistant Section Engineer from Ballymoney section, to the meeting to present their Annual Roads Report 2009/2010 to Council, the Chairman extended thanks to Mr Hunter for his work in the past.

* **Alderman Simpson joined the meeting at 2.05 pm.**

In presenting his report, Mr Glover referred to Roads Service's commitment to the work outlined in the programme despite the current economic climate and ensuing budget restrictions.

Following presentation of the report, Mr Glover responded to questions from members including:

Roads Maintenance

Alderman Campbell referred to the condition of Boylands Road, an unclassified road used by diverted heavy plant and other vehicles during construction work. Mr Glover assured Alderman Campbell that this would be monitored. In answer to Councillor Stevenson's request for clarification of the policy to maintain roads at intervals depending on the age of the road, Mr Glover advised that all roads are monitored for defects and that Roads Service operate a policy of resurfacing every 20 years or before if necessary. Work to improve conditions on Lisnahunshin Road following the installation of wind turbines will be monitored and the cost of repair shared with the developer.

Mr Glover responded to other issues relating to:

- Restriction of large vehicles at Main Street Rasharkin
- Further resurfacing at Craigs Road
- Pot holes on Drumlee Road

Referring to Craigs Road, Councillor Wilson suggested that any further resurfacing would best be carried out following Water Service proposals in that area. Councillor Wilson thanked Roads Service for their work on Gortahar Road where only replacement gullies remain outstanding.

Responding to Councillor Robinson's query relating to grass cutting in residential areas, Mr Glover advised that Roads Service province wide policy is that cutting takes place five times per year. This could be increased where a Council assumes responsibility for grass cutting.

Minor Works Schemes

Mr Glover advised members of errors on page 20 and 27 of the report. Page 20 should refer to B62 Bann Road/B93 Glebe Road junction improvement and not B62 Craigs Road/... Page 27 of the report should refer to Seymour Street – Castle Street. He apologised for these typographical errors.

Kirk Road: Alderman Campbell welcomed the proposals to carry out improvements at this location.

Lisnahunshin Road: Whilst welcoming work carried out at this junction, Councillor Wilson and Councillor Patterson expressed the view that the corner is too tight causing traffic restriction. Mr Glover agreed to review this.

Traffic Schemes

Issues discussed included:

- Proximity of pelican crossing to roundabout at Queen Street
- Speed restriction signs at Macfin
- Provision of double yellow lines at Rasharkin

Street Lighting

Members express thanks for street lighting provided at Macfin, Killyrammer and Greenhill Park.

Other issues of concern raised by members which Mr Glover agreed to give consideration to included speed limits in Seacon, repeater signs at Knock Road, lack of footpath at Queens Park, access onto A26 from Knock Road and Dervock Road, use of footpath by Water Service at Coolkeeran Road and water gathering at Portna Road.

The Chair thanked Mr Glover for his report and the representatives left the meeting at 2.45 pm.

38.2 MINUTES – MEETING NO 37 – 20TH APRIL 2009

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

that the minutes of Meeting No 37 – 20th April 2009 be confirmed as a correct record.

38.3 PLANNING APPLICATIONS

ITEM NO	1				
APPLIC NO	D/2007/0592/F	Full	Date Valid	09/11/2007	
APPLICANT	Mr & Mrs Logan				
APPLIC ADDRESS	232 Frosses Road, Cloughmills, BT44 9PX				
LOCATION	Logans Fashions, 233 Frosses Road, Cloughmills				
PROPOSAL	Proposed two storey extension to existing Logans Fashions to include additional 292 msq. to commercial retail (3 additional units) and 106 msq. to cafe/restaurant with toilet & kitchen facilities.				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0
OPINION	APPROVAL				

Councillor Finlay and Councillor Patterson welcomed the approval of this application and its expected employment opportunities.

ITEM NO	2				
APPLIC NO	D/2008/0399/F	Full	Date Valid	28/08/2008	
APPLICANT	Causeway Pallets And Transport Ltd				
APPLIC ADDRESS	C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY				
LOCATION	Adjacent to 74 Fivey Road, Stranocum, Ballymoney				
PROPOSAL	Manufacturing, storage and distribution facility (retrospective application).				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0
OPINION	REFUSAL				

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Department's Planning Policy Statement 4: Industrial Development & Policy IBD1 of Draft PPS4: Industry, Business & Distribution, in that the development would, if permitted result in a significant increase in traffic congestion and thereby prejudice the safety and convenience of road users and be detrimental to the visual amenity of the area by reason of its scale.
- 3 The proposal is contrary to the Department's Planning Policy Statement 4: Industrial Development and Policies IBD1 and IBD12 of Draft PPS4: Industry, Business and Distribution in that no overriding regional need has been demonstrated to justify a relaxation of planning controls exercised in this countryside location.

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

ITEM NO 5
 APPLIC NO D/2009/0002/F Full Date Valid 05/01/2009
 APPLICANT Leck Scaffolding
 APPLIC ADDRESS Moore Design, Market Court, 63 New Row, Coleraine
 LOCATION 63 Garryduff Road, Ballymoney
 PROPOSAL Proposed change of use from dwelling to offices and associated parking
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Councillor Finlay welcomed this approval.

ITEM NO 6
 APPLIC NO D/2009/0066/O Outline Date Valid 04/03/2009
 APPLICANT Mr & Mrs Mccaw
 APPLIC ADDRESS 1 Grange Drive, Ballymoney, BT53 7BW
 LOCATION Land adjacent to 1 Grange Drive, Ballymoney
 PROPOSAL Site for 1 No. dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- The proposal is contrary to Policy QD1 of Planning Policy Statement 7: Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 "Housing in Existing Urban Areas" in that the development as proposed fails to provide a quality residential environment.

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

ITEM NO 7
 APPLIC NO D/2009/0069/O Outline Date Valid 11/03/2009
 APPLICANT Mr F Mc Caughan
 APPLIC ADDRESS 6 Carrowcrin Road, Armoy, BT53 8YL
 LOCATION 74 Drones Road, Armoy
 PROPOSAL Proposed replacement dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Alderman Connolly thanked the Department for its approval of the long-standing application.

ITEM NO 9

APPLIC NO D/2009/0088/O Outline Date Valid 23/03/2009
 APPLICANT Mr J.C. Millar
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION Approximately 140m East of 45 Lisconnan Road, Ballymoney
 PROPOSAL Proposed site for dwelling and garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policies CTY1 and CTY10 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside and does not merit being an exceptional case in that it has not been demonstrated that the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.
- 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 Lisconnan Road.

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

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

APPLIC NO D/2006/0314/F Full Date Valid 23/06/2006
 APPLICANT Mr W Gamble
 APPLIC ADDRESS 7 Drumlee Road, Ballymoney
 LOCATION 7 Drumlee Road, Ballymoney
 PROPOSAL Proposed cattle shed and underground slurry tank.
 REPRESENTATIONS 3 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policy CTY12 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside, in that the development would, if permitted, result in the creation of unacceptable living conditions for residents in the adjoining properties by reason of severe odours and noise nuisance.

This application, previously refused under PPS14, was reviewed under PPS21. The Department remains of the opinion to refuse the application.

ITEM NO D 2

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

This application, previously refused under PPS14, was reviewed under PPS21 and the Department is now able to approve.

At the request of Councillor Finlay, the Planning Officer clarified the criteria for consideration of applications on a protected route. He advised Councillor Stevenson, on request, that in approving the application, consideration had been given to the potential increase in traffic.

ITEM NO D 3

APPLIC NO D/2006/0507/F Full Date Valid 23/10/2006
 APPLICANT Mr P Mackie
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION 82 Ballyveely Road, Loughguile
 PROPOSAL Proposed restoration & extension to property to provide additional living space
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

This application, previously refused under PPS14, was reviewed under PPS21. The Planning Officer advised that revised design submitted and reviewed under PPS21 meets the Department's vernacular buildings policy and the Department is able to approve.

ITEM NO D 4

APPLIC NO D/2007/0237/F Full Date Valid 10/05/2007
 APPLICANT P Bradley Ltd.
 APPLIC ADDRESS C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ
 LOCATION Nos. 38, 40 and 42 Taughey Road, Balnamore, Ballymoney.
 PROPOSAL Proposed redevelopment of nos 38, 40 and 42 Taughey Road, Ballymoney to housing development (10 no. apartments, 22 no. townhouses) and Roadway for Private Streets Determination.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

The proposal has been reduced from 38 units to 32 units and the Department is now able to approve.

ITEM NO D 5

APPLIC NO D/2007/0406/F Full Date Valid 13/08/2007
 APPLICANT Mr & Mrs D Boyd
 APPLIC ADDRESS C/o 2020 Chartered Architects, 9a Linenhall Street, Ballymoney, BT53 6DP
 LOCATION 63 Bann Road, Ballymoney.
 PROPOSAL One and a half storey side extension, double garage and temporary accomodation.
 REPRESENTATIONS 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.

This application has been withdrawn.

ITEM NO D 6

APPLIC NO D/2007/0425/F Full Date Valid 21/08/2007
 APPLICANT Leck Scaffolding Ltd
 APPLIC ADDRESS C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ
 LOCATION 63a Garryduff Road, Ballymoney.
 PROPOSAL Proposed office/store/workshop building.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

The Planning Officer advised that revisions had been received showing a reduction in the size of the proposal and that Roads Service issues had been addressed. Councillor Finlay welcomed approval of the application.

ITEM NO D 7

APPLIC NO D/2008/0005/F Full Date Valid 27/12/2007
 APPLICANT Mr V Gilmore
 APPLIC ADDRESS 79 Vow Road, Ballymoney, BT53 7NZ
 LOCATION 150m North of 26 Killans Road, Ballymoney
 PROPOSAL Variation of condition 4 of outline application ref. D/2004/0235 and submission of detailed drawings to supersede outline approval for 1½ storey dwelling with integral garage at lower level

LOCATION 9 Benvardin Road, Derrykeighan, Ballymoney
 PROPOSAL Proposed dwelling and detached garage
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Access issues resolved resulting in approval.

ITEM NO D 11

APPLIC NO D/2008/0307/O Outline Date Valid 26/06/2008
 APPLICANT Mr T Mc Keown
 APPLIC ADDRESS 162 Coolkeeran Road, Loughguile
 LOCATION 162 Coolkeeran Road, Loughguile.
 PROPOSAL Erection of 1 No. dwelling.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

The proposal has been amended to one dwelling and is now able to be approved. Alderman Connolly thanked the Department for approval of the application.

ITEM NO D 12

APPLIC NO D/2008/0352/F Full Date Valid 23/07/2008
 APPLICANT Mr F Mc Tague
 APPLIC ADDRESS 97 Bann Road, Rasharkin, BT44 8SZ
 LOCATION 97 Bann Road, Rasharkin
 PROPOSAL Retention, alterations and rear extension to existing vernacular dwelling (in accordance with policy BH15 of PPS6) (revised proposal).
 REPRESENTATIONS 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

This application, previously refused under PPS14, was reviewed under PPS21 and approved.

ITEM NO D 13

APPLIC NO D/2008/0364/RM Reserved Date Valid 30/07/2008
 APPLICANT J Mc Keefry
 APPLIC ADDRESS Ballymena, BT43 6PY
 LOCATION Land adjacent to 186 Garryduff Road, Dunloy
 PROPOSAL Proposed domestic dwelling house and detached garage, incl. associated

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

Design and access issues resolved. The Department is now able to approve the application.

ITEM NO D 14

APPLIC NO D/2008/0500/F Full Date Valid 10/11/2008
 APPLICANT Mr W Peden
 APPLIC ADDRESS C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney
 LOCATION 95 Newbridge Road, Ballymoney
 PROPOSAL Replacement of existing dwelling with detached dwelling.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

The proposal has been relocated within the cartilage of the existing dwelling and can now be approved.

Councillor Finlay reiterated the importance of office meetings to enable an opportunity for a refused application to be appropriately revised or amended.

Date of Office Meetings: Tuesday 9th June, 2.00 pm, Lanyon Room, Riada House

38.4 STREAMLINED CONSULTATION PROCESS

The streamlining of minor planning applications was introduced in October 2008 and Planning Service agreed at that time to update council on the process after six months operation. A copy of their report on the streamlined consultation process was circulated.

It is **recommended** that Council adopt the report and extend the duration of the streamlined consultation process indefinitely.

During discussion, Councillor Finlay expressed the view that the streamlined process is working well and congratulated the Department on the number and speed of streamlined applications dealt with. He indicated that all other applications should also be dealt with within a reasonable timescale. The Planning Officer advised members that there are occasional delays in dealing with some applications where information is requested from other agencies.

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

that Council adopt the report and extend the duration of the streamlined consultation process until May 2010 when it would be reviewed.

* **The Planning Officer left the meeting at 3.25 pm.**

38.5 HOUSING DEVELOPMENT 255-259 CASTLECAT ROAD, DERVOCK.

The above application for 7 apartments and 14 townhouses was recommended to be refused at meeting on 20th October 2008, Council agreeing with Department's recommendation. However the application was never issued to the submission of revised drawings following the Council's meeting. The Department has now given notice that it has now assessed the revisions and confirm that they are in a position to issue the decision notice refusing the application. The notice should be taken as the Department's final consultation with Council and a decision will issue in due course.

38.5 PLANNING APPEAL

Planning Service has provided to Planning Appeals Commission a statement of its case, amending its refusal reasons, in relation to retention of change of use from existing domestic store to part-time barber shop and additional off road parking (3 cars) on hard surface to front of existing dwelling – 25 Shandon Park, Garryduff Road, Ballymoney. (ref 2007/A1344)

38.6 CONSULTATION – FUTURE ARRANGEMENTS FOR LOCAL PARTNERSHIP WORKING ON POLICING AND COMMUNITY SAFETY

This matter, considered at the last meeting of the Health & Environmental Services Committee is referred to Consultation Committee to consider:

- Council response – HESC Minute circulated
- DPP comments – copy circulated
- CSP comments – copy report circulated

NILGA has also forwarded a summary of the consultation document, which they point out is not a full public consultation but consultation with key stakeholders only. A copy was circulated.

This matter was brought to the NILGA Executive meeting on Friday 17th April 2009 and in principle, there was broad agreement for the proposals. Council is invited to consider these proposals and indicate whether these proposals are agreed in principle.

The Northern Ireland Office has also welcomed more detailed responses to the proposals - and has extended the deadline for these to the end of May. NILGA hope to collate local government responses to this consultation. NILGA are requesting responses from council, not from District Policing Partnerships/ Community Safety Partnerships, who will be consulted separately by NIO.

* **Alderman Connolly and Councillor Stevenson left the meeting at 3.25 pm.**

Members discussed the proposed DPP and CSP responses circulated.

It was proposed by Councillor Finlay, seconded by Alderman Campbell

that Council endorse the comments made by the DPP and CSP in response to the consultation document, attached as Appendix A.

* **Alderman Cousley left the meeting at 3.30 pm.**

The Chair put the motion to the meeting with 2 members voting in favour and none voting against.

Councillor Robinson and Councillor Patterson recorded their abstention to the vote.

The Chair declared the motion carried.

* **Councillor Stevenson rejoined the meeting at 3.31**

38.7 PRESENTATION REQUESTS

Committee is invited to consider the following requests:

a) Victim Support

Victim Support NI, a registered charity who support people who have been affected by crime, have requested the opportunity to make a short presentation to Council to provide more detailed information on their services.

b) Unison

Unison have requested speaking rights at council's next meeting to address the issue of 0.5% pay offer to local government staff.

A discussion ensued on the benefits in inviting Unison to give a presentation to Council considering its limited effect on the outcome of their representation for 0.5% pay offer to local government staff and whether their views might best be considered via written communication. Members also considered the appropriate Committee at which presentations should be made.

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

that an invitation to attend a future meeting of the Consultation Committee be extended to:

- 1. Victim Support to give a presentation to Council on their services***
- 2. Unison to address the issue of a 0.5% pay offer to local government staff.***

The meeting closed at 3.40 pm.

Appendices attached:

Appendix A Comments – Future Arrangements for Local Partnership work on Policy & Community Safety

APPENDIX 1**LOCAL PARTNERSHIP WORKING ON POLICING & COMMUNITY SAFETY:
A WAY FORWARD****Consultation Paper Response**

On the 6th May 2009, the Strategic and Operational Tier of Ballymoney Community Safety Partnership considered the above consultation document. Diverging views were offered around the table with no consensus of opinion being agreed.

It was acknowledged that both the CSP and DPP have enjoyed a good working relationship since their inception locally. The CSP includes representatives of the DPP in terms of both elected and independent members together with paid officials. A number of successful joint projects have been delivered by the CSP supported by the DPP. In principle, all were open to the suggestion of striving towards more efficient and effective partnerships, but it was considered neither desirable nor possible or to achieve such prior to RPA.

As each partnership has been regarded as operating successfully over the past number of years, there was a strong opinion in favour of maintaining the status quo in respect of both leading up to May 2011. Any incoming Council (transition committee) would wish to comment on the structure of any partnership that it may have responsibility for. Indeed the role of each partnership needs to be fully considered in terms of how and where they will be placed with respect to the forthcoming Community Planning remit.

As no agreement could be reached regarding the fundamentals of a suggested amalgamation of the partnerships, it was considered inappropriate to discuss the detailed questions set out within the paper. However, it was recognised that careful consideration needs to be given to the areas of accountability, funding, and remit (including appointment and recompense of members) as until these are addressed, the detailed structures of any new partnership could not be agreed. Further, should there be an amalgamation at operational level (Council), this also needs to be reflected at strategic level (Policing Board/NIO).

Members were also keen to be assured that the exercise was not one of simply cost cutting, but that any perceived or real savings would be made available to address the issues within each partnerships remit.

The CSP felt that there were currently too many unknowns around devolution and responsibility for policing and justice and that the timetable surrounding RPA made it inappropriate to contemplate radical change at this time.

The DPP did not agree to an Integrated Partnership pre 2011 but would continue to have excellent working relations with Ballymoney CSP.