

BALLYMONEY BOROUGH COUNCIL

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 39, held in the Council Chamber, Riada House, Ballymoney on Monday 15th June 2009 at 2.00 pm.

IN THE CHAIR

R Wilson

PRESENT**Aldermen**

F Campbell

C Cousley, MBE, Deputy Mayor

J Simpson

Councillors

A Cavlan

J Finlay, Mayor

M McCamphill

A Patterson

E Robinson

I Stevenson

APOLOGIES

H Connolly

B Kennedy

D McKay, MLA

M Storey, MLA

IN ATTENDANCEChief Executive
Committee Clerk**DoE Planning Service**

J McCaughan

Press**39.1 MINUTES – MEETING NO 38 – 18TH MAY 2009**

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

that the minutes of Meeting No 38 – 18th May 2009 be confirmed as a correct record.

39.2 APPLICATIONS FOR PLANNING PERMISSION

Planning Applications 1-19 and 1-6 (deferred) were considered and the opinion of the Planning Service accepted except where stated otherwise.

ITEM NO	2				
APPLIC NO	D/2008/0518/F	Full		Date Valid	01/12/2008
APPLICANT	Psni				
APPLIC ADDRESS	Estate Service Business Unit, Lesley Building, 61 Fountain Street, Belfast, BT1 5EX				
LOCATION	74 Charlotte Street, Ballymoney.				
PROPOSAL	Proposed Ballymoney Area Command Unit with 40m high communication tower complete with CCTV cameras around perimeter wall and temporary car park for PSNI.				
REPRESENTATIO OPINION	9	Objection	0	Suppor	0
				Petition of	0
				Support Petitions	
	APPROVAL				

Objections related to: Proposed use, impact on existing properties, impact on character of surrounding area, ownership issue, demolition of existing building.

In response to Councillor Robinson's question relating to the decision of the Department to approve the application despite the number of objections made, the Planning Officer advised that as the building is not listed or in a conservation area, the Department believed that the benefits of the proposal would outweigh the loss of the building. He agreed to check the provision of CCTV cameras on top of the mast and advised that wall mounted CCTV cameras were proposed as security measures. He agreed to check the height of the current mast and clarified the parameters of the perimeter wall.

Councillor Robinson expressed her objection to the proposal stating that plans for a new station should have remained for consideration in a different location.

Councillor Stevenson welcomed the proposal provided that full consideration is given to meeting the needs of residents.

* **Alderman Cousley joined the meeting during discussion of this item at 2.05 pm**

ITEM NO	5				
APPLIC NO	D/2009/0058/O	Outline		Date Valid	20/02/2009
APPLICANT	Mr R Mark				
APPLIC ADDRESS	219 Vow Road, Rasharkin, BT44 8TB				

LOCATION 100m S.E. of 87A Bann Road Rasharkin
 PROPOSAL Proposed 1½ or 2 storey dwelling and detached garage as main farm
 REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 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
- 2 The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape, is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not integrate into this
- 3 The proposed development would, if permitted, prejudice the safety and convenience of road users since it proposes to use an existing access at which visibility cannot be provided to an adequate standard.
- 4 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 proposed by Councillor Wilson, seconded by Councillor Patterson and **AGREED:**

that an office meeting be held.

* **Alderman Simpson joined the meeting at 2.12 pm**

ITEM NO 9
 APPLIC NO D/2009/0096/F Full Date Valid 27/03/2009
 APPLICANT Mr & Mrs D Stirling
 APPLIC ADDRESS 18 Eastburn Crescent, Ballymoney, BT53 6PW
 LOCATION Land N.W. of 110 Fivey Road, Stranocum, Ballymoney
 PROPOSAL New replacement dwelling on the site of an existing redundant building
 REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 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, in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building.
- 2 The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape, the proposed site lacks long established natural boundaries / is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, the proposed building relies primarily on the use of new landscaping for integration and the ancillary works do not integrate with their

surroundings and therefore would not integrate into this area of the countryside.

- 3 The proposal is contrary to Policy CTY14 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and the impact of 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 (Councillor Finlay)

ITEM NO	11					
APPLIC NO	D/2009/0112/F	Full	Date Valid	09/04/2009		
APPLICANT	Mr B Allen					
APPLIC ADDRESS	C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY					
LOCATION	Lands adj to 150 Frosses Road, Ballymoney					
PROPOSAL	Proposed farm shed					
REPRESENTATIO	0	Objection 0	Suppor	0	Petition of	0 Support Petitions
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 location.
- 2 The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the farm building to integrate into the landscape.
- 3 The proposal is contrary to Policy CTY14 of, Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the farm building would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside
- 4 The proposal is contrary to Policy CTY12 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that it is not necessary for the efficient use of the agricultural holding and in terms of character and scale it is not appropriate to its location and it does not visually integrate into the local landscape.
- 5 The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the intensification of use of an existing access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

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

At the request of Councillor Robinson, the Planning Officer clarified the Department's definition of 'prominent' stating that this expression related to the elevation and frontage of a development.

ITEM NO 15

APPLIC NO D/2009/0119/F Full Date Valid 20/04/2009
 APPLICANT Mr & Mrs Mc Intyre
 APPLIC ADDRESS C/o 20/20 Chartered Architects Ltd, 9A Linenhall Street, Ballymoney, BT53 6DP
 LOCATION 10m South of 81 Bann Road, Rasharkin
 PROPOSAL Proposed conversion and re-use of existing non-residential buildings (CTY4 of PPS21) to dwelling.
 REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 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
- 2 The proposal is contrary to Policy CTY4 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the reuse or conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing building and would have an adverse effect on the character or appearance of the locality.
- 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 Bann Road.

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

that an office meeting be held.

ITEM NO 17

APPLIC NO D/2009/0126/F Full Date Valid 22/04/2009
 APPLICANT Mr & Mrs D Logan
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney
 LOCATION Lands adjacent to Logans Fashions Frosses Road Ballymoney
 PROPOSAL Permission to infill the site with construction & demolition waste to level surrounding area & top with gravel blinding. Material to be from European waste coding categories 17 01 (01,02,03+07)
 REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development and Draft PPS4 Industry, Business and Distribution in that the development would, if permitted, have an adverse impact on the environment by virtue of the significant increase in the site area of the enterprise.

- 2 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.

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

ITEM NO 19
 APPLIC NO D/2009/0130/F Full Date Valid 24/04/2009
 APPLICANT Mr R T Chambers
 APPLIC ADDRESS C/o M C Design, 43 Glenhugh Park, Ahoghill, BT42 1LR
 LOCATION Approx 118m South East to 273 Townhill Road, Ballymoney
 PROPOSAL Proposed new single storey dwelling with integral double garage to rear.
 REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 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 farm business is currently active and has been established for at least six years; the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.

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/2006/0583/F Full Date Valid 27/11/2006
 APPLICANT Armoy Homes
 APPLIC 79 Ballykenver Road, Armoy, BT53 8RP
 LOCATION Land adjacent to Gracehill Golf Club, 143 Ballinlea Road, Stranocum, Ballymoney.
 PROPOSAL Alteration of and extension to existing tourist facility comprising of driving range, restaurant, conference facility and retail unit, to provide a 31 bed hotel, greyhound racing facility, kennels, a horse training track and ancillary accommodation.
 REPRESENTATION **7** Objection **9** Suppor 0 Petition of 0 Support Petitions
 OPINION **APPROVAL**

The Planning Officer advised that revisions have been received which meet ownership, noise, light pollution and traffic impact concerns and the Department is now able to approve.

A discussion ensued with Alderman Simpson reporting concerns expressed by a neighbouring resident relating to the impact on his business. Members welcomed provision of hotel accommodation within the borough but expressed concern about the promotion of gambling. Councillor Cavlan and Councillor McCamphill supported the Department's decision. The Chief Executive advised members of correspondence received from Councillor Storey, MLA, stating:

"I wish to raise my concerns at the recommended Approval for the above application. I should say first of all I have always been a supporter of Tourism in North Antrim and welcome opportunities that bring employment to the Constituency and attract Tourists. In respect to this application, the approval of a dog racing/horse track, is an element which I have strong views upon and have never encouraged gambling nor sought to support it in any way, and that such an application can lead to the participation of these events on Sunday's which I also hold strong personal views on the observance of the Lord's Day.

It is on these grounds that I wish to put forward my objections to the same. I have also received communication from an objector Mr Jim Gillan which I believe has been forwarded to all Councillors.

I trust these concerns will be registered at this time and hope that Council will have wisdom in determining this application."

Alderman Simpson enquired if Planning Service would agree to a deferral for one month to enable further consideration. The Planning Officer advised Alderman Simpson that, to facilitate this, a request would need to be made in writing to the Divisional Planning Manager. Alderman Campbell said that any request made should relate only to planning issues.

It was proposed by Councillor McCamphill, seconded by Councillor Cavlan

that Council accept the decision of the Department to approve this application.

The Chair put the motion to the vote with two members voting in favour and one member voting against.

The Chair declared the motion carried.

The following members requested their abstentions to the vote be noted:

Councillor Robinson
Councillor Wilson
Councillor Patterson
Councillor Stevenson

ITEM NO D 2

APPLIC NO D/2007/0238/F Full Date Valid 10/05/2007
 APPLICANT Mr N Burns
 APPLIC 236 Frocess Road, Cloughmills, Ballymena, BT44 9PX
 LOCATION Drumadoon House, 236 Frocess Road, Cloughmills.
 PROPOSAL Change of use from existing tea room/self catering tourist accomodation facility to licensed restaurant & extension to provide further restaurant accomodation & kitchen facilities.
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 OPINION APPROVAL

ITEM NO D 3

APPLIC NO D/2007/0239/L Listed Building Date Valid 14/05/2007
 APPLICANT Mr N Burns
 APPLIC 236 Frocess Road, Cloughmills, BT44 9PX
 LOCATION Drumadoon House, 236 Frocess Road, Cloughmills.
 PROPOSAL Change of use from existing tea room/self catering tourist accommodation facility to licensed restaurant & extension to provide further restaurant accommodation & kitchen facilities.
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 OPINION CONSENT

At the request of Councillor Finlay, the Planning Officer clarified the meaning of 'Consent', applicable to listed buildings approved by Environment & Heritage Service. Councillor Stevenson welcomed approval of items D2 and D3.

ITEM NO D 4

APPLIC NO D/2007/0305/F Full Date Valid 19/06/2007
 APPLICANT Mr E O' Connor
 APPLIC 6 Kingscourt, Templepatrick
 LOCATION 15 Glenbuck Road, Dunloy
 PROPOSAL Replacement of one & a half storey dwelling (existing dwelling converted to domestic garage)
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 OPINION APPROVAL

The Planning Officer advised that amendments had been made and red line re-sited. Councillor McCamphill thanked the Department for their decision to approve the application.

ITEM NO D 5

APPLIC NO D/2007/0454/F Full Date Valid 06/09/2007
 APPLICANT Mr & Mrs V Mc Kinley
 APPLIC C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION 25 & 27 Bellaghy Road, Dunloy.
 PROPOSAL Demolish 2 No. dwellings and erect 8 No. dwelling units with car parking and amenity space.
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 OPINION APPROVAL

The Planning Officer advised the development has been reduced to 8 dwellings and the Department is now able to approve.

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

ITEM NO D 6

APPLIC NO D/2009/0038/O Outline Date Valid 06/02/2009
 APPLICANT Mr & Mrs T Pollock
 APPLIC C/o 20/20 Chartered Architects Ltd, 9A Linenhall Street, Ballymoney
 LOCATION 110m south west of 10 Vow Road, Bendooragh Ballymoney
 PROPOSAL Proposed Outline Application for dwelling and detached garage - submitted under CTY10 'dwellings on farms' of PPS21 (amended
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 OPINION APPROVAL

The Planning Officer advised that new access arrangements have been submitted and the Department is now able to approve the application.

Date of Office Meetings: Monday 6th July at 2.00 pm, Lanyon Room, Riada House.