

## BALLYMONEY BOROUGH COUNCIL

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**BALLYMONEY BOROUGH COUNCIL**

Minutes of Consultation Committee Meeting No 41, held in the Council Chamber, Riada House, Ballymoney on Monday 17<sup>th</sup> August 2009 at 2.00 pm.

**IN THE CHAIR**

Councillor T McKeown (Item 1)  
Alderman H Connolly (Items 2-10)

**PRESENT**

**Aldermen**

F Campbell, Mayor  
C Cousley, MBE, Deputy Mayor  
J Simpson

**Councillors**

A Cavlan  
J Finlay  
R Halliday  
M McCamphill  
P McGuigan  
D McKay, MLA  
A Patterson  
E Robinson  
I Stevenson

**APOLOGIES:**

B Kennedy

**IN ATTENDANCE**

Chief Executive  
Head of Corporate & Development Services  
Committee Clerk

**DoE Planning Service**

G McClelland

**Press**

#### 41.1 ELECTION OF CHAIR

The Vice Chair requested nominations for the position of Chair of the Committee.

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

***that Alderman Connolly be elected as Chair of the Consultation Committee.***

Alderman Connolly assumed the Chair and thanked members for his election.

Councillor Robinson welcomed Alderman Connolly as Chair of the Committee. She also extended a welcome to Councillor R Halliday to Council representing Bann Valley district electoral area. As DUP group leader, Councillor Robinson noted the agreement of Councillor Patterson (TUV) to exchange seats with her and thanked her for her co-operation.

\* **Councillor Cavlan joined the meeting at 2.02 pm.**

#### 41.2 MINUTES – MEETINGS NO 39 – 15<sup>th</sup> JUNE and 40 – 22<sup>nd</sup> JUNE 2009

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

***that the minutes of Meeting No 39 – 15th June and 40 – 22<sup>nd</sup> June 2009 be confirmed as a correct record.***

### 41.3 APPLICATIONS FOR PLANNING PERMISSION

Planning Applications 1-8 and 1-22 (deferred) were considered and the opinion of the Planning Service accepted except where stated otherwise. At the request of Councillor Finlay, the Chief Executive clarified Council's agreement with Planning Service that those applications deferred from the July schedule to the deferred schedule of the August meeting will be granted an office meeting.

<b>ITEM NO</b>	<b>1</b>				
APPLIC NO	D/2007/0644/F	Full	Date Valid	03/12/2007	
APPLICANT	S H Moore & Sons				
APPLIC ADDRESS	13 Main Street, Pomeroy, BT70 2QH				
LOCATION	7 & 9 Queen Street Ballymoney				
PROPOSAL	Alterations to, and change of use of house in multiple occupation and 5 apartments, to 9 apartments.				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0
OPINION	APPROVAL				

**Councillor Stevenson recorded his concern in relation to parking in the area. The Planning Officer advised that a Roads Service study had been undertaken in relation to the proposal. Roads Service believe that parking is adequate.**

<b>ITEM NO</b>	<b>2</b>				
APPLIC NO	D/2008/0362/RM	Reserved	Date Valid	28/07/2008	
APPLICANT	Mr A Barkley				
APPLIC ADDRESS	C/o Norman Perry, Diamond Design Studio, 2d The Diamond, Ballycastle, BT54 6AW				
LOCATION	Behind No. 95 Bravallen Road, Ballymoney				
PROPOSAL	Two storey dwelling				
REPRESENTATION	1	<b>Objections</b> 0	Support	0	Petition of Objection 0
OPINION	APPROVAL				

**Objection related to:** **Impact on privacy, overshadowing, over intensification, inadequate sight lines, impact on sewerage disposal and impact on dog breeding business.**

**ITEM NO 3**

APPLIC NO D/2009/0007/RM Reserved Date Valid 13/01/2009  
 APPLICANT Mr R Gorman  
 APPLIC ADDRESS C/o Agent  
 LOCATION 180m west and to the rear of no. 308 Townhill Road, Rasharkin.  
 PROPOSAL Construction of 1 No. detached dwelling and detached domestic garage.  
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION **REFUSAL**

1 Insufficient information to decide

**Information required by Roads Service not submitted by applicant.**

It was **AGREED:** **that the application be deferred for one month.**

**ITEM NO 4**

APPLIC NO D/2009/0079/F Full Date Valid 18/03/2009  
 APPLICANT Mr P Gillan  
 APPLIC ADDRESS C/o L Mc Cook, 63 Bann Road, Ballymoney, BT53 7LP  
 LOCATION 140m East of 32 Shelton Road, Loughgiel  
 PROPOSAL Proposed 2 storey farm dwelling with detached 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 considered as 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.

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

**ITEM NO 5**

APPLIC NO D/2009/0133/F Full Date Valid 27/04/2009  
 APPLICANT Mr D Mc Laughlin  
 APPLIC ADDRESS C/o R. Robinson & Sons Ltd, Albany Villas, 59 High Street, Ballymoney, BT53 6BG  
 LOCATION 70m N.E. of 23 Bridge Road, Dunloy  
 PROPOSAL Proposed new broiler breeder unit for maximum 8000 birds (point of lay poulets)  
 REPRESENTATION 34 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION **APPROVAL**

**Objections related to:** Noise, odour, visual impact, impact on local businesses and traffic.

The Planning Officer advised that an odour assessment had been carried out and that Environmental Health responded with no objections. Hedges are to be planted up and one vehicle per month will visit the site. At the request of Alderman Simpson, the Planning Officer confirmed that 34 individual objections had been received from householders and businesses in the area.

**ITEM NO** 6  
**APPLIC NO** D/2009/0150/O Outline Date Valid 13/05/2009  
**APPLICANT** Miss P Calderwood  
**APPLIC ADDRESS** 223 Garryduff Road, Dunloy, BT44 9EE  
**LOCATION** Adjacent to 71 Galdanagh Road, Dunloy  
**PROPOSAL** Site for replacement dwelling and garage  
**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 Galdanagh Road.

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

**ITEM NO** 8  
**APPLIC NO** D/2009/0177/O Outline Date Valid 05/06/2009  
**APPLICANT** Mr B O' Neill  
**APPLIC ADDRESS** 310 Townhill Road, Rasharkin  
**LOCATION** 14 Lisheegan Road, Ballymoney  
**PROPOSAL** Replacement dwelling  
**REPRESENTATION** 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 as the dwelling which it is proposed to replace is an important element in the landscape of traditional vernacular style and is capable of being made structurally sound and improved.
- 2 The proposal is contrary to Policy BH15 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building is an important element in the landscape and of local architectural or historic interest and is capable of being made structurally sound and improved.

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

## APPLICATIONS DEFERRED FROM PREVIOUS MEETING

### ITEM NO D 1

APPLIC NO	D/2007/0045/F	Full	Date Valid	29/01/2007
APPLICANT	Mr S Gray			
APPLIC ADDRESS	Gainsborough Property Sales Ireland, Unit 73 Hi-Park Centre, High Street, Belfast, BT1 2JZ			
LOCATION	14 Queen Street, Glebe, Ballymoney.			
PROPOSAL	Demolition of house and construction of 6 No. apartments (amended proposal).			
REPRESENTATIONS	3	Objections 0	Support 0	Petition of Objection 0
OPINION	APPROVAL			

The Planning Officer advised that the proposal has been reduced from 10 to 6 apartments and now consists of one block. At the request of Alderman Simpson, he confirmed that the department had not consulted NIEA as the building had not been considered by the Department to have any obvious architectural or historic merit. Councillor Stevenson expressed his view that the decision by the Department to approve the proposal was wrong and referred to the change in character and quality of the residential environment.

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

***that Council write to the Divisional Planning Manager to request a meeting to discuss the planning issues at Queen Street and that the application be held until such time as a meeting has taken place.***

### ITEM NO D 2

APPLIC NO	D/2007/0318/F	Full	Date Valid	25/06/2007
APPLICANT	J B Homes Ltd			
APPLIC ADDRESS	C/o Diamond & Hughes Architecture, 77 Main Street, Maghera, BT46 5AB			
LOCATION	Opposite 60 / 60a Bridge Road, Dunloy			
PROPOSAL	Amendments to previously approved housing development D/2006/0203/F to include re-positioning of units 27-31, alterations to road layout and landscape amendments.			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL			

- 1 The proposed development is unacceptable as the application does not cover all the works proposed/carried out, therefore insufficient information has been submitted to enable the Department to make an informed decision on the proposal.

The Planning Officer advised that three reminders for information had been sent to the Agent but no information had been received.

**ITEM NO D 3**

APPLIC NO D/2007/0330/F Full Date Valid 05/07/2007  
 APPLICANT Drumdollah Construction Ltd  
 APPLIC ADDRESS 5 Carrowcrin Road, Ballymoney, BT53 8LY  
 LOCATION 57A & 59 Taughey Road, Balnamore  
 PROPOSAL Demolition of existing dwellings and erection of 4 no 2 bedroom duplex apartments, 5 no 3 bedroom townhouses, 10 no 3 bedroom semi detached dwellings, associated parking and landscaping.  
 REPRESENTATIONS 7 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Objections related to:** **Density, impact on privacy and light, impact on security, bin storage, character, infrastructure, removal of fence along common boundary.**

**The Planning Officer advised that the proposal has been reduced from 28 to 19 dwellings and the Department is now able to approve the application. Councillor Patterson recorded her disappointment at the Department's decision.**

**ITEM NO D 4**

APPLIC NO D/2007/0615/F Full Date Valid 19/11/2007  
 APPLICANT Mr B Kennedy  
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY  
 LOCATION Approx 60m South of 233 Frosses Road, Ballymoney  
 PROPOSAL Temporary planning permission to continue trading in van sales and valeting with office and outdoor sales area.  
 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 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 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.
- 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 Killagan Road.

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



**ITEM NO D 5**

APPLIC NO D/2007/0617/F Full Date Valid 20/11/2007  
 APPLICANT Mr L Reid  
 APPLIC ADDRESS C/o GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB  
 LOCATION Rear of 71 Culcrum Road, Cloughmills  
 PROPOSAL Conversion and renovation of outbuildings to dwelling (revised proposal).  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**The Planning Officer advised that access issues had been resolved and that the application is now acceptable under PPS21.**

**ITEM NO D 6**

APPLIC NO D/2007/0667/F Full Date Valid 17/12/2007  
 APPLICANT Ballymoney Borough Council  
 APPLIC ADDRESS C/o R Robinson & Sons, Albany Villas, 59 High Street, Ballymoney, BT53 6BG  
  
 LOCATION Castlecroft Square, Main Street, Ballymoney  
 PROPOSAL Construction of 2 shop units and 4 apartments over. Creation of pedestrian link between Main Street and Castlecroft carpark.  
 REPRESENTATIONS 28 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Objections related to:**

**Concerns that proposal is detrimental to planning and pedestrian movement, removal of gap, visual link, opposition to market, impact on adjacent approval at 53-55 Main Street, security issues of passageway design, proposal looks back not forward, not enough detailed information, inaccuracies in drawings.**

**The Planning Officer advised that the gap site was identified as an opportunity site in NEAP and is unzoned white land. The principle of development of the site is acceptable and restoration of historic street frontage is acceptable. The design has been agreed following detailed discussion with the agent and the Conservation Officer and is reflective of the Streetscape. The pedestrian link is to be retained. The Department considered the approval at adjacent site. The relationship between current proposals and that at 53-55 Main Street is a civil matter. Sufficient information has been submitted and submitted plans are taken as being accurate.**

\* **Councillor McGuigan left the meeting at 2.31 pm.**

**ITEM NO D 7**

APPLIC NO D/2008/0053/F Full Date Valid 01/02/2008  
 APPLICANT Mr M Henry  
 APPLIC ADDRESS 28 Carncullagh Road, Dervock, BT53 8BT  
 LOCATION 28 Carncullagh Road, Dervock  
 PROPOSAL Demolish and remove dwelling and outhouses and erect 4 No. dwellings (2x2 semi-detached houses) with private driveway.  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to Policy QD 1 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 proposal is contrary to Policy DES 10 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, result in an unacceptable loss of trees protected by a Tree Preservation Order and would therefore have an adverse impact on the visual amenity of the landscape.

**The Planning Officer advised that whilst the proposal has been reduced from 12 to 4 units, it remains contrary to PPS7.**

**ITEM NO D 8**

APPLIC NO D/2008/0089/F Full Date Valid 18/02/2008  
 APPLICANT C & C Homes  
 APPLIC ADDRESS C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB  
 LOCATION 56 - 58 Knock Road, Ballymoney  
 PROPOSAL Proposed residential development comprising of 10 townhouses, 6 semi-detached, 2 detached and 4 maisonettes with associated car parking facilities.  
 REPRESENTATIONS 12 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Objections related to: Density, height, scale, removal of trees and common boundaries.**

**The Planning Officer advised that the proposal has been reduced from 24 to 22 units and that new landscape has been proposed along the Northern boundary. Units on the Western boundary have been relocated and the Department is now able to issue approval.**

\* **Councillor McKeown left the meeting at 2.35 pm.**

**Councillor Robinson, Councillor Finlay, Councillor Stevenson and Councillor Patterson recorded their disagreement with the decision of Planning Service to approve the application despite the number of objections received. At the request of Councillor Robinson, the Planning Officer advised that general rather than specific objections would have been considered but that no objections has been received relating to submission of the amended proposal. Councillor Robinson reiterated her concerns about density. The Planning Officer advised that separation distance now meets the Department's standards.**

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

***that Council reject the Department's advice to approve the application.***

It was also **AGREED:**

***that council write to District Planning Manager requesting that this application be discussed along with D1 and the application be held until that meeting has taken place.***

**ITEM NO D 9**

APPLIC NO	D/2008/0331/F	Full	Date Valid	15/08/2008
APPLICANT	Garves Wind Ltd			
APPLIC ADDRESS	40 George Street, London, W1U7DW			
LOCATION	Garves Mountain Farm, Tullaghans Road, Dunloy.			
PROPOSAL	Retrospective application for the amendment to approved Garves Wind Farm (D/2003/0329/F), to include relocation of turbines T3, T4 and T5 and associated hardstandings and access tracks, including passing bay near T5, and additional hardstanding area on the approach to T1, and remediation works around T4.			
REPRESENTATIONS	1	Objections 0	Support 0	Petition of Objection 0
OPINION	APPROVAL			

**Objection related to:**

**The original windfarm application rather than current proposal.**

**ITEM NO D 10**

APPLIC NO	D/2008/0469/F	Full	Date Valid	10/10/2008
APPLICANT	A M G Property Developers Ltd			
APPLIC ADDRESS	C/o Brendan McMullan, 93 Iniscarn Road, Desertmartin, BT45 5NJ			
LOCATION	253 Castlecatt Road and lands to rear at Church Street, Dervock			
PROPOSAL	Proposed alterations to existing dwelling to provide 2 dwellings.			
REPRESENTATIONS	2	Objections 0	Support 0	Petition of Objection 0
OPINION	APPROVAL			

**The proposal has been reduced from 4 to 2 dwellings and the Department is now able to approve.**

**ITEM NO D 11**  
 APPLIC NO D/2009/0019/F Full Date Valid 21/01/2009  
 APPLICANT Mr Mc Ferran  
 APPLIC ADDRESS C/o Agent  
 LOCATION 22m SW of 15a Lisheeghan Road, Rasharkin  
 PROPOSAL Proposed new free range poultry house for 14,000 birds max  
 REPRESENTATIONS 2 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 in that there are no overriding reasons why this development is essential in this rural location.
- 2 The proposal is contrary to Policy CTY12 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated necessary for the efficient use of the agricultural holding and it will result in a detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise and smell.
- 3 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 and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 4 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 Lisheegan Road.
- 5 The proposal is deemed unacceptable as insufficient information has been submitted to enable the Department to fully consider the proposal.

**Objection related to:**

**Need, vermin, flies and odours.**

It was **AGREED:**

**that an Office Meeting be held (Councillor McCamphill)**

**ITEM NO D 12**  
 APPLIC NO D/2009/0056/F Full Date Valid 18/02/2009  
 APPLICANT Mr O' Mullan  
 APPLIC ADDRESS C/o Agent  
 LOCATION Land to the west of 109b Bridge Road, Dunloy  
 PROPOSAL Single wind turbine, associated transformer, improvement of existing farm access and temporary site compound.  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to policy RE1 of draft PPS18, Renewable Energy, in that it has not been demonstrated that the development will not have an unacceptable impact on the visual amenity or landscape character through the scale, siting and size of the turbine.

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

**ITEM NO D 14**

APPLIC NO D/2009/0097/F Full Date Valid 27/03/2009  
 APPLICANT Mr K O' Boyle  
 APPLIC ADDRESS C/o Montgomery Irwin Architects, 7 - 9 Stone Row, Coleraine, BT52 1DE  
 LOCATION 54 Mullan Road, Ballymoney  
 PROPOSAL Proposed domestic garage  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the scale, massing and design of the proposal are not sympathetic with the built form and appearance of the existing property
- 2 Unacceptable increase in residential curtilage impacting on the character of this rural area.

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

**ITEM NO D 15**

APPLIC NO D/2009/0106/F Full Date Valid 06/04/2009  
 APPLICANT Ms A Cooper  
 APPLIC ADDRESS C/o Diamond Architecture, 77 Main Street, Maghera, BT46 5AB  
 LOCATION 33 Portrush Road, Ballymoney  
 PROPOSAL Variation to existing approved garage (D/2007/0126/F) to include reduction in size and height, replacement of rear first floor window with solid panel door and new external stairs  
 REPRESENTATIONS 3 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Objections related to:** **Impact on privacy and overbearing**

**ITEM NO D 16**

APPLIC NO D/2009/0118/A Advertisement Date Valid 20/04/2009  
 APPLICANT Mr & Mrs D Logan  
 APPLIC ADDRESS 232 Frosses Road, Cloughmills, BT44 9PX  
 LOCATION Logans Fashions, 232 Frosses Road, Cloughmills

PROPOSAL Prismatic flat metal signage and painted timber  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL  
 1 The nature of the proposed signs are contrary to PPS 17 'Control of Advertisements' Policy AD1 in that they would, if permitted, be out of character in this rural area.

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

**ITEM NO D 17**

APPLIC NO D/2009/0138/O Outline Date Valid 05/05/2009  
 APPLICANT Mrs Creith  
 APPLIC ADDRESS 18 Moorfields, Ballybogey, Ballymoney, BT53 6PD  
 LOCATION Site adjacent to 42 Drumahiskey Road, Ballymoney  
 PROPOSAL 2 semi detached 2 storey dwellings  
 REPRESENTATIONS 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 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.
- 3 The proposal is contrary to Policy CTY8 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not respect the existing development pattern and would therefore adversely affect the visual amenity and character of the countryside.
- 4 The proposal is contrary to Policy CTY14 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the buildings would, if permitted result in a suburban style build-up of development, would 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.
- 5 The proposed development is unacceptable in that satisfactory access cannot be gained to the site as it conflicts with the development approved under D/2007/0541/RM

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

\* **Councillor McGuigan left the meeting at 3.04 pm**

**ITEM NO D 18**

APPLIC NO D/2009/0139/F Full Date Valid 05/05/2009  
 APPLICANT Mr G Forsythe  
 APPLIC ADDRESS 163 Corkey Road, Loughgiel, BT44 9JQ  
 LOCATION 110m S.W. of 163 Corkey Road Loughgiel  
 PROPOSAL 2 storey farm dwelling and garage  
 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, in that the proposed site lacks long established natural boundaries and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not integrate into this area of the countryside.

It was **AGREED:** **that an Office Meeting be held (Alderman Connolly)**

**ITEM NO D 19**

APPLIC NO D/2009/0141/F Full Date Valid 07/05/2009  
 APPLICANT Mr W Warke  
 APPLIC ADDRESS 48 Semicock Road, Ballymoney, BT53 6PM  
 LOCATION 48 Semicock Road, Ballymoney  
 PROPOSAL Loft conversion & single storey rear extension to provide living room & 2 bedrooms  
 REPRESENTATIONS 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Objection related to:** **Proximity of the proposal to boundary, overlooking and devaluation.**

**ITEM NO D 20**

APPLIC NO D/2009/0144/F Full Date Valid 07/05/2009  
 APPLICANT Mrs R Wright  
 APPLIC ADDRESS 189 Castlecat Road, Dervock, BT53 8AT  
 LOCATION 189 Castlecat Road, Dervock  
 PROPOSAL Proposed hair & beauty salon located in existing timber framed structure to rear of dwelling  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to the Department's Planning Policy Statement 4 and Draft PPS4 Industry, Business and Distribution Industrial Development in that the site is located within the countryside and no special need has been demonstrated to justify a relaxation of the strict planning controls exercised in this area.

- 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 Castlecat Road.
- 3 The proposed development would, if permitted, prejudice the safety and convenience of road users since the restricted width of the existing access renders it unsatisfactory for increased use.

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

**ITEM NO D 21**

APPLIC NO D/2009/0154/O Outline Date Valid 15/05/2009  
 APPLICANT Mr J Mooney  
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT52 6AY  
 LOCATION Adjacent to 106 Gracehill Road, Ballymoney  
 PROPOSAL Proposed new dwelling and garage  
 REPRESENTATIONS 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 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.
- 2 The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not integrate into this area of the countryside.
- 3 The proposal is contrary to Policy CTY8 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Gracehill Road and would therefore adversely affect the visual amenity and character of the countryside.
- 4 The proposal is contrary to Policy CTY14 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would create or add to a ribbon of development 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 D 22**

APPLIC NO D/2009/0160/F Full Date Valid 20/05/2009  
 APPLICANT Livery Hill Developments  
 APPLIC ADDRESS C/o R. Robinson & Sons Ltd, Albany Villas, 59 High Street, Ballymoney, BT53 6BG



LOCATION 15 Ballycormack Park, Ballymoney  
 PROPOSAL Removal of existing dwelling and replacement with 2 semi-detached dwellings and 4 apartments  
 REPRESENTATIONS 33 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.

**Objections related to:** **Traffic impact, unsatisfactory access arrangements, impact on view, infrastructure, quality environment, local character, town cramming, overdevelopment and ground levels.**

**Councillor Stevenson, Councillor Patterson, Alderman Simpson and Councillor Robinson welcomed the Department's decision to refuse the application.**

**Date of Office Meetings:** Tuesday 1<sup>st</sup> September, Lanyon Room, Riada House.

\* **The Planning Officer, Councillor McKay and members of the press left the meeting at 3.20 pm.**

### **3.1 Tesco Ballymoney**

Members were advised that Enterprise with Energy has given notice of a planning application at TESCO, Ballymoney, of proposed erection of 1 No. Micro Wind Turbine, served on Council as land owner. The application will be dealt with via Health & Environmental Services Committee in due course under its statutory consultee process.

### **3.2 Balnamore Mill**

Mixed use regeneration of Balnamore Mill complex comprising of residential, business, light industrial and community facilities and associated development works. Members have previously received a presentation on this proposal and participated in a site visit. An Environmental Statement and application details have now been lodged with Planning Service. The application will be dealt with via Health & Environmental Services Committee in due course under its statutory consultee process

#### 41.4 FILL VACANCIES ON COMMITTEES AND OTHER BODIES

At the last meeting of Council vacancies on standing committees arising from the resignation from Council of Cllr Roy Wilson were filled.

Cllr Wilson was one of the DUP nominees on the District Policing Partnership. Committee is asked to note that the DUP Group Leader has advised the Chief Executive that Cllr Robert Halliday is nominated to fill the vacancy.

**Committee is invited to fill the following vacancies on committees/other bodies**

- Audit Committee
- Rasharkin Community Centre Management Committee
- Community Safety Partnership
- Fuel Poverty Steering Group
- Home Accident Prevention Group

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

***that Councillor Halliday fills the vacancies on the following committees***

***Audit Committee  
Rasharkin Community Centre Management Committee  
Fuel Poverty Steering Group  
Home Accident Prevention Group***

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

***that Alderman Connolly fill the vacancy on the Community Safety Partnership.***

Councillor Robinson said that she and Alderman Cousley were constrained from attending meetings of the Community Safety Partnership due to a clash with regular meetings of the Waste Partnership. Alderman Simpson also indicated his difficulty in attending Community Safety Partnership meetings.

It was **AGREED:**

***that the conflict between dates of these be pursued with a view to securing a resolution.***

#### 41.5 REQUEST FROM HEALTH & SOCIAL CARE TRUST TO PRESENT ON THE NEW PATIENT AND CLIENT COUNCIL

The new Patient and Client council was established on 1<sup>st</sup> April 2009. Its main functions are to:

- engage with the public to obtain their views on any part of health and social care.
- promote the involvement of patients, clients, carers and the public in the design, planning, commissioning and delivery of health and social care.

- provide assistance to people making a complaint relating to health and social care.
- provide advice and information to the public about health and social care services.

The body has asked to meet with Council after December 2009.

It was **AGREED:**

***to extend an invitation to Health & Social Care Trust to give a presentation, at a time to be agreed, on the new patient and client council.***

#### **41.6 INTERNATIONAL LINKS – VISIT TO VANVES SEPTEMBER 2009**

Council has accepted an invitation to visit Vanves in September 2009. The date of the visit has been confirmed as 11-14 September. **Committee is invited to confirm its delegates (7 no.)**

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

***that the following representatives on the Twinning Association visit Vanves on the proposed dates.***

***Councillor Robinson  
Alderman Campbell  
Alderman Cousley  
Councillor McCamphill, and  
Councillor Finlay (Chair of Development Committee) and  
Two members of Twinning Association***

#### **41.7 PROPOSALS TO REFORM THE PLANNING SYSTEM**

Environment Minister Edwin Poots on 6<sup>th</sup> July launched proposals for the most sweeping reform of Northern Ireland's planning system for over 30 years. The Minister said the proposed reforms were aimed at delivering a more effective and responsive planning system.

Speaking at the launch the Minister said: .... " I believe that the proposals will help transform our mainly regulatory planning system into a more responsive one which helps to enable appropriate development and manage it in the public interest to achieve sustainable economic growth. A reformed planning system should enable more timely decision-making in ways which are transparent, demonstrably fair and deliver better quality development decisions. No-one should underestimate the scale of the reform programme, particularly when combined with the transfer of responsibility for the majority of planning functions to the new councils."

Among the proposals the Minister tabled were:

- A new streamlined, fit for purpose and responsive local development plan system which would enable district councils, communities and developers to work together to prepare

plans setting a clear and realistic vision of how places should change and what they will be like in the future.

- Performance agreements, pre-application community consultation and pre-determination council hearings to improve efficiency, provide greater certainty about timescales and enhance transparency and openness.
- An expansion of the list of statutory consultees to ensure relevant statutory bodies are consulted by the planning authorities. A statutory obligation will also be introduced on consultees to respond within a specified timeframe.
- A new regime of development management, changing the culture of the planning application process to ensure it is responsive to different types of proposals to help deliver development; improve efficiency in determining applications; and enhance community involvement at appropriate points in the process.
- Views are also being sought on whether it should be a criminal offence for someone to carry out development without planning permission.

**Consultation Events:** During September, 11 stakeholder events will be held across Northern Ireland where the proposals can be discussed. Details of the events are attached. **Any member wishing to attend should contact the Office of the Chief Executive.**

**NILGA Planning Away Day Report:** The NILGA Report on its Planning Away Day (December 2008) and position statement on the emerging proposals for reform of the planning system is copied herewith. The response date is 2<sup>nd</sup> October. NILGA will be working to develop a consensus local government response to include a consultation event. Council has already appointed delegates to attend the joint NILGA/SOLACE/DOE Planning Service Event to be held on 26<sup>th</sup> August. It is **recommended** that in the absence of any Council budget to engage a consultant to respond to the planning reform proposals, Council co-operates with the NILGA exercise.

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

1. ***that Council co-operates with NILGA exercise in its response to the planning reform proposals.***
2. ***that all members be nominated to attend Stakeholder Consultation Event on Planning Reform.***

#### 41.8 SEMINARS/EVENTS

##### [a] **Volunteering Strategy Consultation Event:**

NILGA/DSD are hosting a consultation event on 3<sup>rd</sup> September in Corr's Corner Hotel, Newtownabbey. Committee is invited to nominate two members.

A summary document outlining the key points of the Volunteering Reform Consultation is available from the Department of Social Development. The document, entitled "Join in, Get Involved: Build a Better Future" can be found at <http://www.dsdni.gov.uk/consultations-join-in-get-involved.htm>.

The aim of the Volunteering Strategy Consultation is to facilitate a wide ranging discussion on volunteering in Northern Ireland. By doing so the DSD hopes to involve more people in volunteer action in order to build a better future for the people of Northern Ireland. As our population continues to age and the government works with reduced resources, volunteering is set to grow in importance. It is vital that councils are positioned to deal with the new challenges this will present, as this will have particular relevance at local level and within the community planning process.

The Volunteering Strategy Consultation is of key importance to the development of council strategy in the future. As such, all councils are encouraged to attend and participate in the event.

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

***that Councillor Robinson attend the consultation event on 3<sup>rd</sup> September.***

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

***that Alderman Connolly attend the consultation event on 3<sup>rd</sup> September.***

**[b] Seminar and book launch "County Donegal Book of Honour" on 16<sup>th</sup> September in Letterkenny: Council is invited to send a representative.**

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

***that Alderman Simpson attend the event on 16<sup>th</sup> September.***

#### **41.9 CONSULTATION – ROADS PROGRAMME**

Following the consultation meeting with Roads Service on 18<sup>th</sup> May the Divisional Manager has responded to a range of issues raised by members. His letter of 27/7/09 was circulated for members' information.

#### **41.10 CONSULTATION DOCUMENTS**

The following consultation documents were drawn to members' attention.

- Draft Rathlin Island Policy (DRD) – to develop a vibrant, healthy Rathlin community and increase the involvement of islanders in the development of policies and projects which

improve conditions for all the people of the island while protecting its environment – deadline for comments 18/9/09.

- Local Government (Finance) Bill (DOE) – proposals to modernize the current legislative framework relating to local government finance and councillors' remuneration in NI. - deadline for comments 31/10/09.
- Graduated Fixed Penalties, financial Penalty Deposit & Immobilisation Schemes: - proposed implementing details – deadline for comments 30/9/09.

**This being all the business, the meeting closed at 3.50 pm**