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**BALLYMONEY BOROUGH COUNCIL**

Minutes of Consultation Committee Meeting No 42, held in the Council Chamber, Riada House, Ballymoney on Monday 21<sup>st</sup> September 2009 at 2.00 pm.

**IN THE CHAIR** Alderman H Connolly

**PRESENT****Aldermen**

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

**Councillors**

A Cavlan  
J Finlay  
R Halliday  
M McCamphill  
T McKeown  
A Patterson  
E Robinson  
I Stevenson

**APOLOGIES:**

B Kennedy  
P McGuigan  
D McKay, MLA  
M Storey, MLA

**IN ATTENDANCE**

Chief Executive  
Head of Corporate & Development Services  
Committee Clerk

**Housing Executive (Item 2)**

Dr J McPeake – Director of Design and Property Services  
Mr. Frank O'Connor – Area Manager  
Mrs. Mairead Myles Davey – Ballymoney District Manager  
Mrs. Mona Conway – Area Planner  
Mrs. Yvonne Montgomery – Information Officer

**DoE Planning Service (Item 3)**

G McClelland

**Press**

**42.1 MINUTES – MEETINGS NO 41 – 17<sup>TH</sup> AUGUST 2009**

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

*that the minutes of Meeting No 41 – 17<sup>th</sup> August 2009 be confirmed as a correct record.*

**42.2 HOUSING EXECUTIVE - DISTRICT HOUSING PLAN 2009–10 : CONSULTATION**

Alderman Connolly welcomed representatives from the Housing Executive to the meeting to deliver their District Housing Plan and Local Housing Strategy 2009-2010.

Dr J McPeake advised members that housing in Northern Ireland faces significant funding pressures due to the current economic climate. Previously the Housing Executive has relied on selling lands, houses and development sites in order to raise capital receipts to support programmes. With the decline in the property market, funds have been significantly reduced, resulting in difficult decisions having to be made. Efforts to reduce the current waiting list for social housing which stands at 40,000 throughout Northern Ireland is a top priority for the Minister and a new, fully funded building programme will be undertaken in the current year to provide 1750 homes province wide. The Minister is also keen to support the protection of vulnerable people in their own homes and funding has been increased in this area. Mr McPeake advised that no improvement programmes have been identified in the Province and funding is not currently available for discretionary grant aid.

During the discussion, Mr McPeake responded to questions from members. Responding to Councillor Finlay's question relating to the reduction in maintenance and renovation work being carried out, Mr McPeake agreed to refer this back to the Department. Other issues discussed included:

- Provision of funding for discretionary grants
- Cap on discounts available to tenants
- Sale of social housing to private sector
- Areas of need within the borough

Mr O'Connor advised that the Department intends to proceed with its heating programme to reduce fuel poverty. Empty houses in the borough have been eliminated and there are now very few vacant properties. Mr O'Connor answered questions from members relating to:

- Provision of housing in Loughguile
- Double glazing at Glebeside
- Sale of land in Carnary
- Transfer of Housing Executive staff to Ballymena
- Points system for tenants in private rentals or those tenants requesting transfers

At the request of Councillor Cavlan, Mrs Myles-Davy agreed to contact Rivers Agency to ascertain commencement date of work to be carried out at Station Road, Dunloy to

alleviate flooding of properties in that area. She also advised that land has been identified for new builds in the area within the five year programme and will contact Councillor Cavlan with anticipated start time of the new build.

Alderman Campbell and members thanked the representatives for their presentation which concluded at 2.50 pm and the representatives from the Housing Executive left the meeting at this time.

- \* **Councillor Robinson joined the meeting at 2.05 pm during the discussion.**
- \* **The Planning Officer joined the meeting at 2.50 pm.**





LOCATION Adjacent to 13 Altnahinch Road, Armoy  
 PROPOSAL Proposed new farm dwelling  
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policies CTY1 and 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 Altnahinch Road and would therefore adversely affect the visual amenity and character of the countryside.
- 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 and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, 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 proposed development would, if permitted, harm the living conditions of future residents by reason of the close proximity to existing poultry houses.

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

**ITEM NO 24**  
 APPLIC NO D/2009/0243/F Full Date Valid 27/07/2009  
 APPLICANT Mr F Mc Caughan  
 APPLIC ADDRESS 6 Carrowcrin Road, Armoy, BT53 8YL  
 LOCATION 74 Drones Road, Armoy.  
 PROPOSAL Proposed change of conditions 4 & 7 to increase ridge height from 5½m to 7m and to increase restricted floor area from 140m<sup>2</sup> to not more than 250m<sup>2</sup> to previously approved application D/2009/0069/O  
 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, the overall size of the proposal 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 and relies on the use of new landscaping for integration.

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

## APPLICATIONS DEFERRED FROM PREVIOUS MEETING

### ITEM NO D 1

APPLIC NO D/2008/0294/O Outline Date Valid 18/06/2008  
 APPLICANT Mr P Johnson  
 APPLIC ADDRESS 10 Hillside Drive, Dunloy  
 LOCATION Behind No 140 Vow Road, Ballymoney.  
 PROPOSAL Proposed site for dwelling including realignment of driveway to No. 140 Vow Road.  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**The Planning Officer advised that this application has been reviewed under PPS21 and Roads Service issues have now been resolved. The Department is now able to approve the application.**

### ITEM NO D 2

APPLIC NO D/2008/0525/RM Reserved Date Valid 04/12/2008  
 APPLICANT Mr A Henry  
 APPLIC ADDRESS 1 Cairnvale, Coleraine  
 LOCATION Rear of 12 Killyrammer Road, Ballymoney  
 PROPOSAL Erection of single storey dwelling with integral garage  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**The Planning Officer advised that revised plans have been submitted addressing Roads Service concerns. The Department is now able to approve the application.**

### ITEM NO D 3

APPLIC NO D/2009/0059/O Outline Date Valid 24/02/2009  
 APPLICANT Mr D Mc Clements  
 APPLIC ADDRESS 72 Tullaghans Road, Dunloy, BT44 9EB  
 LOCATION 35m NW of 72 Tullaghans Road, Dunloy  
 PROPOSAL Proposed outline planning application for detached dwelling and garage.  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**The Planning Officer advised that a case of need has now been demonstrated and a dwelling is proposed which will integrate with the landscape. The Department is now able to approve the application.**





#### 42.4 APPEAL AGAINST ENFORCEMENT NOTICE

The Planning Appeals Commission has given notice of an appeal against enforcement notice issued on 6<sup>th</sup> July 2009 to Mr Edward Torrens, in respect of alleged unauthorized erection of structure (store/garage) on land at 41 Farran Road, Ballymoney. Council has the opportunity to submit comments if it wishes by 23<sup>rd</sup> September. Written representations have been made on behalf of the applicant by his Agent.

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

***that Council support the applicant in respect of an appeal against enforcement notice.***

\* **The Head of Corporate & Development Services joined the meeting at 3.25 pm.**

#### 42.5 PROPOSALS FOR PLANNING REFORM - CONSULTATION

A summary document, produced by NILGA, outlining the key policy proposals for planning reform was circulated to members on 25<sup>th</sup> August by the Office of the Chief Executive. At its August meeting members received a report on the above proposals, launched by the Environment Minister Edwin Poots on 6<sup>th</sup> July and aimed at delivering a more effective and responsive planning system. (min 41.7 refers). NILGA's Report on its Planning Away Day (December 2008) and position statement on the emerging proposals for reform of the planning system was circulated to members. Council agreed, on the committees recommendation that Council co-operates with NILGA in its response to the planning reform proposals.

NILGA's Interim Response Document, produced following its consultation event on 26<sup>th</sup> August was circulated, together with its draft response to the consultation document, drafted in liaison with SOLACE and NILGA's Planning Working Group. A report containing supplementary comments prepared by the Chief Executive was also circulated for members' consideration.

**Committee is invited** to consider the NILGA draft response and the paper prepared by the Chief Executive and settle its response to the consultation document. The deadline for comments is 2<sup>nd</sup> October 2009.

The response paper was discussed with members raising issues relating to community planning, third party objections and rights of objectors, restriction of PPS policies, powers of Council and fee structures post 2011. Members were in agreement with NILGA's response but agreed that Q54 of the Chief Executive's supplementary comments regarding the duration of planning permission and consents should be excluded from submission.

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

***that Council endorse NILGA's response to the Planning Reform Consultation and the supplementary comments prepared by the Chief Executive with the exception of Q54.***

- \* Councillor Stevenson left the meeting during the discussion at 3.30 pm and returned at 4.10 pm.**

**This being all the business, the meeting closed at 4.20 pm.**