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## BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 54, held in the Council Chamber, Riada House, Ballymoney on Monday 20<sup>th</sup> September 2010 at 2.00 pm.

**IN THE CHAIR:** Alderman H Connolly

**PRESENT:**

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

**Councillors**  
J Finlay  
R Halliday  
B Kennedy, Mayor  
M McCamphill  
A Patterson  
I Stevenson

**APOLOGIES:**

A Cavlan  
T McKeown  
E Robinson  
M Storey

**IN ATTENDANCE:**

Chief Executive  
Committee Clerk

**DoE (Items 1-5)**  
P McGrogan

### 54.1 MEETING NO 53 – 16<sup>TH</sup> AUGUST 2010

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

*that the minutes of Meeting No 53 – 16<sup>th</sup> August 2010, as circulated, be confirmed as a correct record.*

### 54.2 PLANNING APPLICATIONS

2.1 Applications 1-8 were considered and the opinion of the Planning Department accepted except where stated otherwise.

Full details of applications can be viewed at:  
[http://apps.planningni.gov.uk/council\\_schedules/ballymoney.aspx](http://apps.planningni.gov.uk/council_schedules/ballymoney.aspx)

**Item No 3 – D/2010/0099/F – Refusal**

New farm dwelling and garage at 50m South West of 6 Leitrim Road, Stranocum for J Bartlett.

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

**Item No 4 – D/2010/0161/F – Refusal**

Proposed replacement dwelling at 57 Burnquarter Road, Ballymoney for Mr C Hughes.

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

**Item No 5 – D/2010/0164/O – Refusal**

Replacement dwelling and garage at 475m South of 14 Friary Road, Loughguile, Ballymoney for Mr A Clarke.

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

**Item No 6 – D/2010/0170/F – Refusal**

Erection of a 250Kw wind turbine with tower height of 40m approx 220m SE of 40 Carncullagh Road, Dervock, Ballymoney for Ms I Gilbert.

**Objection Letters: (2): Impact on amenity, local concerns about visual pollution and impact on living generally.**

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

**Item No 8 - D/2010/0217/0 – Refusal**

Farm dwelling and garage 180m North of 83 Tamlaght Road, Rasharkin for Mr R Bristow.

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

The Planning Officer advised that the proposal is also contrary to BH3 of PPS6 in that insufficient information had been received to allow evaluation of the development on archaeological grounds. At the request of Alderman Simpson, he advised that the necessary consultation has not yet been received from the Heritage group on the historical importance of the site.

## 2.2 Applications Deferred from Previous Meeting

Items 1-8 were considered and the opinion of the Planning Service accepted except where stated otherwise.

**Item No 1 – D/2007/0576/O – Refusal**

The Planning Officer advised that there is no justification in terms of need. The application has been reassessed under PPS21. Ribboning has also been added. The Department remains of the opinion to refuse the application. No comments were offered.

**Item No 2 – D/2008/0442/F – Refusal**

The Planning Officer received new information from Councillor Finlay which will be considered by the Department. The application will be held for two weeks to enable consideration of the new information.

**Item No 3 – D/2009/0079/F – Refusal**

The Planning Officer advised that it has not been demonstrated that the building has been a farmhouse for six years. There is a replacement opportunity if relocation can be considered. The application will be held for two weeks on a withdraw or refuse basis.

**Item No 4 – D/2009/0112/F – Refusal**

The Planning Officer advised that the site is unacceptable. An alternative site has been discussed with the applicant and it has been suggested that he relocates under a new application. Responding to Councillor Kennedy's question about the location of the trees and reducing the size of the proposal to retain its location, the Planning Officer advised that the issue is with the location of the shed itself and not the size. The application will be held for two weeks on a withdraw or refuse basis.

**Item No 5 – D/2009/0130/F – Refusal**

The Planning Officer received new information from Councillor Finlay which will be considered by the Department. The application will be held for two weeks to enable consideration of the new information.

**Item No 6 – D/2009/0177/O – Refusal**

Withdrawn.

**Item No 7 – D/2010/0029/F – Approval**

Revised drawings received. Roads Service happy with revisions and Department is now able to approve.

**Item No 8 – D/2010/0121/O – Approval**

It was requested by Councillor Finlay at the office meeting that this application be deferred for one month pending his meeting on 20<sup>th</sup> September with NIHE to look at the issue of housing need in this location. It was agreed to hold this application for one month to consider issues raised at the meeting following which the application will come back to Council.

**Office Meetings: Friday 8<sup>th</sup> October, 10.00 am, McKinley Room.**

\* **The Head of Corporate & Development Services joined the meeting at 2.37 pm.**

**54.3 PLANNING APPEALS**

The Chief Executive advised that the Planning Appeals Commission has given notice of decisions on the following appeals:

**3.1 Mr Raymond Bartlett**

Alleged unauthorized erection of sheds/buildings  
Land at 260m north-west of No 83 Macfin Road, Ballymoney  
Decision: The enforcement notice, as varied, is upheld.

**3.2 Mr David McClure**

Vestas V39-500KW 50 Hz Wind Turbine  
Adjacent to 55 Moyan Road, Stranocum  
Decision: The appeal is dismissed and full planning permission is refused.

**3.3 Mr E Torrens**

Alleged unauthorised erection of structure

Land at 41 Farran Road, Ballymoney

Decision: The planning application is refused and the enforcement notice is upheld.

**54.4 THE PLANNING (FEES) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) (S.R. 2010 No. 294)**

Department of the Environment Planning Service has made a Statutory Rule entitled the Planning (Fees) (Amendment) Regulations (Northern Ireland) 2010 (S.R. 2010 No. 294). The Regulations were made on 6<sup>th</sup> September 2010 and will come into operation on 4<sup>th</sup> October 2010.

The effect of the Regulations will be to increase planning fees by approximately 2.9%. Planning fees were last increased in August 2009 by the Planning (Fees) (Amendment) Regulation (Northern Ireland) 2009 (S.R. 2009 No. 256). This increase is based on the GDP deflator forecast for 2010/11 and the Department would in future intend to seek a modest annual increase in fees levels based on this accepted inflationary metric.

This in-year increase takes place whilst Planning Service is carrying out the comprehensive Review of Planning Fees and Charges. The objective of the Review is to have a fees structure which, as far as possible, achieves full cost of recovery for permitted services, thereby reducing the future burden on tax/ratepayers arising from the need to subvent the provision of planning services and provides a level of service in line with performance set out in PSA targets. The Review will produce further proposals for changes to planning fees for public consultation in the autumn, to come into operation in the 2010/11 financial year, subject to Assembly scrutiny.

Copies of the Statutory Rule are available from the Stationery Office, 16 Arthur Street, Belfast BT1 4PS and on the Office for Public Section Information website at [www.opsi.gov.uk/legislation/northernireland](http://www.opsi.gov.uk/legislation/northernireland)

**54.5 PROPOSED ALTAVEEDAN WIND FARM LOUGHGUILLE**

RES UK & Ireland have given notice of a proposed new wind farm at the above location. The project lies in the townlands of Altaveedan North, Altaveedan South, Aldorough and Shelton South, approximately 2km from Loughguile, close to the border with Moyle District Council. The Company has requested the opportunity to present its proposals to Council. An exhibition will be taking place in Loughguile on 21<sup>st</sup> September which Alderman Campbell will be attending.

At the request of Alderman Simpson, the Planning Officer clarified the policies in place for individual turbines and larger wind farms stating that individual applications are dealt with locally and larger sites are dealt with by Planning Service HQ. He stated that there will be an eventual culminative impact on applications for wind turbines and farms which will need to be considered.

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

***to extend an invitation to RES UK & Ireland to give a presentation to Council on its proposals for a wind farm at Altaveedan.***

- \* The Planning Officer left the meeting at 2.45 pm
- \* Councillor Kennedy left the meeting at 2.45 pm.

#### **54.6 CIPFA ANNUAL CONFERENCE 2010**

NILGA, through its relationship with CIPFA has arranged for up to three elected members per council to attend the CIPFA NI Annual Conference as complimentary day delegates. The conference is being held on 23 & 24 September in the Slieve Donard Hotel, Newcastle. Members who are interested can obtain details of the conference programme from the Office of the Chief Executive (Committee Services). **Council is invited to consider appointing three delegates.**

[In view of the timescale for booking the matter is brought to Committee for decision, rather than via Corporate & Central Services.]

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

***that Councillor Stevenson be nominated to attend the Conference on behalf of Council on a complimentary basis.***

**The meeting closed at 2.50 pm.**