

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 55, held in the Council Chamber, Riada House, Ballymoney on Monday 18th October 2010 at 2.00 pm.

IN THE CHAIR: Alderman H Connolly

PRESENT:

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

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

APOLOGIES:

P McGuigan
T McKeown
C McLaughlin

IN ATTENDANCE: Director of Borough Services
Committee Clerk

DoE (Items 1-2)
P McGrogan

55.1 MEETING NO 54 – 20th September 2010

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

*that the minutes of Meeting No 54 – 20th September 2010, as circulated,
be confirmed as a correct record.*

55.2 PLANNING APPLICATIONS

2.1 Applications 1-11 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

Item No 1 – D/2010/0004/RM – Refusal

Proposed dwelling and garage behind 140 Vow Road, Ballymoney for Mr P Johnston.

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

At the request of Councillor Robinson, the Planning Officer clarified the rationale as regards the Department's policy decisions relating to residential amenity provision and Government's commitment in providing alternative energy sources.

Item No 3 – D/2010/0082/F – Refusal

Proposed replacement dwelling with retention of existing vernacular building to create courtyard at rear at 97 Bann Road, Rasharkin for Mr F McTague.

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

Item No 4 – D/2010/0116/F – Refusal

Retail unit at 4 Milltown Road, Ballymoney for Henderson Food Halls Limited.

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

Item 5 – D/2010/0132/F – Refusal

Erection of a 250kw wind turbine with a tower height of 40m approx 120m South East of 15 Pinehill Road, Kilraughts for Mr G Thompson.

Objection letters: (1) Concern about visual impact.

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

Item No 6 – D/2010/0175/O – Refusal

Two storey dwelling and domestic garage at 128d Vow Road, Ballymoney for Mr W Christie.

Objection letters (1): Concern about the impact on views and access.

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

Responding to Councillor Robinson, the Planning Officer advised that a specific right of view would not be considered to be a planning issue.

Item 7 - D/2010/0200/O - Refusal

Site of farm dwelling and garage (2 storey) 70m approx North of 327 Townhill Road, Rasharkin for Mr & Mrs M Carey.

It was **AGREED:** That an office meeting be held (Councillor Cavlan / Councillor McCamphill).

Item 9 – D/2010/0214/F – Refusal

Proposed new outbuilding for storage of hobby farm equipment associated with adjacent domestic dwelling at land approx 40m East of 148 Finvoy Road, Ballymoney for Mr C Culbertson.

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

Item 10 – D/2010/0233/O – Refusal

Proposed replacement dwelling and garage at the junction of the Pharis Road and Friary Road, Loughgiel for Mr W Loughridge.

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

Item 11 – D/2010/0250/F – Refusal

Proposed change of house type & increased curtilage to incorporate & supersede previously approved D/2008/0522/RM approx 150m SE of 10 Lisheegan Road, Ballymoney for Mr A Shaw.

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

2.2 Applications Deferred from Previous Meeting

Items 1-18 were considered and the opinion of the Planning Service accepted except where stated otherwise.

Item 1 – D/2007/0504/O – Refusal

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

that Council support the applicant's appeal.

Item 2 – D/2008/0232/F – Approval

Objection remains which the Planning Service advised was a civil matter.

Item 3 – D/2008/0336/F – Approval

Amended plans received showing changes to the design. Roads Service and Environmental Health approval have been received enabling the proposal to be approved.

Item 4 - D/2008/0442/F – Approval

The Planning Officer advised that the applicant is prepared to extend and restore existing development thereby retaining vernacular heritage. The Planning Service welcomed the decision of the applicant to retain the existing building. Councillor Finlay concurred with the Planning Officer.

* **Alderman Cousley joined the meeting at 2.20 pm.**

Item 5 – D/2009/0227/F – Refusal

Amended drawings are to be submitted showing retention and extension of existing dwelling.

It was **AGREED:** **that the application be held for two weeks to enable Planning Service to consider further information**

Item 6 – D/2009/0246/O – Refusal

It was **AGREED:** **that the application be held for two weeks to withdraw or refuse.**

Item 7 – D/2009/0280/O – Refusal

The Planning Officer clarified, at the behest of Councillor Robinson, Roads Service considerations as to traffic impact relating to replacement and new developments.

Item 8 – D/2009/0296/O – Refusal

Withdrawn.

Item 9 – D/2009/0312/O – Refusal

This application was reconsidered under PPS21. It remains the decision of the Department to refuse the application.

Item 10 – D/2009/0358/O – Refusal

It was **AGREED:** **that the application be held for two weeks to enable Planning Service to consider further information**

Item 11 – D/2010/0021/F – Approval

Roads issues have been resolved and the Department is now able to approve. Alderman Connolly thanked the Department for their decision to approve the application.

Item 12 – D/2010/0040/F – Approval

Councillor Halliday thanked the Department for their decision to approve the application.

Item 13 – D/2010/0044/A – Consent

The Department remains of the opinion to issue consent.

Item 14 – D/2010/0066/O – Refusal

It was **AGREED:** **that the application be held for two weeks to withdraw or refuse.**

Item 15 – D/2010/0097/F – Approval

Revised drawings have been received enabling the application to be approved. Alderman Connolly welcomed the decision.

Item 16 – D/2010/0107/F – Approval

The Planning Officer advised that an enforcement issue has now been resolved enabling the application to be approved.

Item 17 – D/2010/0121/O – Approval

Councillor Finlay expressed disappointment in the Housing Executive application and the decision of the Department to approve the proposal based on the loss of green amenity space in Cloughmills and the availability of private houses on the market in that location. Councillor Cavlan expressed

the view that there is housing need in Cloughmills and welcomed the Department's decision for provision of accommodation. However, she concurred with Councillor Finlay relating to the loss of green space and alternative housing availability.

Item 18 – D/2010/0165/O – Refusal

The application was reconsidered under PPS21. It remains the decision of the Department to refuse the application.

At the request of Councillor Finlay, the Planning Officer clarified the criteria for referral of applications to the Management Board stating that departure from the proposed area plan, an issue of strategic importance or an incorrectly processed application by the Department's local office are issues that would meet the criteria.

Office Meetings: Friday 5th November at 10.00 am
McKinley, Room, Riada House

The Planning Officer left the meeting at 2.40 pm.

55.3 CONSULTATION ON ROADS PROGRAMME.

Arrangements have been made for Roads Service officers to attend Committee on 15th November to update members on the current year's work and to consult Council about priorities for next year's programme before it is finalized. Any issues which members wish to be addressed at the meeting should be notified to the Office of the Chief Executive by 30th October to enable notice to be given.

55.4 HOUSING EXECUTIVE REVIEW – PRIVATE SECTOR IMPROVEMENT SERVICE OFFICES AND STAFFING.

The Housing Executive has carried out a review of the number of its Private Sector Improvement Service (PSIS) Offices and staff. The review has provided a framework for streamlining the service. Details of the review and the proposals arising therefrom were circulated. Consultation is on-going with the staff and their trade union representations. Comments are invited by 12th November. The consultation has been referred to the Corporate Management Team and no comments are offered.

Councillor Stevenson advocated the view that disappointment be expressed to the Housing Executive at the relocation of staff from Ballymoney to Ballymena and that the remaining staff should be retained in Ballymoney.

55.5 PLANNING APPEALS COMMISSION

**5.1 THE PLANNING (NORTHERN IRELAND) ORDER 1991
APPEAL AGAINST ENFORCEMENT NOTICE**

Samuel George Bartlett, Alleged unauthorized erection of sheds, office cabin and creation of concrete. Land adjacent to No 74 Fivey Road, Stranocum, Ballymoney.

The Commission has received an appeal against the above enforcement notice. The Commission is required under Article 69 (5) of the Planning (Northern Ireland) Order 1991, to notify the District Council of such appeals and to take account of representations received from the Council, which should be submitted within 5 weeks.

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

that Council support Mr Bartlett in his appeal.

The meeting closed at 2.45 pm.