

BALLYMONEY BOROUGH COUNCIL

Council Meeting No 838 – 15th May 2006

Table of Contents:

838.1	Condolences to the family of Michael McIlveen
838.2	Congratulations to NW 200 winner Robert Dunlop
838.3	Planning Applications
838.4	Counter-Objections to draft Northern Area Plan

BALLYMONEY BOROUGH COUNCIL

Minutes of Council Meeting No 838 held in the Council Chamber, Riada House, Ballymoney on Monday 15th May 2006 at 7.30 pm.

- IN THE CHAIR:** Alderman Cousley (Mayor)
- PRESENT:**
- Aldermen**
 F Campbell H Connolly
 J Simpson
- Councillors**
 Mrs Cavlan J Finlay
 M McCamphill D McKay
 P McGuigan, MLA A Patterson
 E Robinson M Storey, MLA
 R Wilson
- APOLOGIES:** B Kennedy
 T McKeown
 I Stevenson (Deputy Mayor)
- IN ATTENDANCE:** Chief Executive
 Committee Clerk
- DoE Planning Department**
 P McGrogan
- Press**

838.1 Condolences

Council offered its condolences to the family of 15 year-old murder victim Michael McIlveen and stood for one minutes silence as a mark of respect.

838.2 Congratulations

Council offered its congratulations to Robert Dunlop on his 15th North West 200 win on Saturday 13th May 2006 in the 125cc event. Alderman Campbell also offered his congratulations to Robert and his thanks to the Clerk of the Course, the marshals and all those involved in staging the event. The Mayor plans to hold a reception for Robert in the near future to celebrate his win.

Councillor Robinson advised that the event was also enjoyed by members of the visiting group from Ballymoney's twin town (Vanves).

* **Councillor McCamphill arrived, the time being 7.35 pm**

838.3 Planning Applications

ITEM NO	1				
APPLIC NO	D/2003/0479/F	Full	Date Valid	02/09/2003	
APPLICANT	Landbank Homes Ltd				
APPLIC ADDRESS	C/O. Moore Design, 63 New Row, Coleraine, BT52 1EJ				
LOCATION	Off Charlotte Street, (Between Nos: 86 &90 - South of Ishlan Court/Westoncroft Park), Ballymoney.				
PROPOSAL	Proposed Housing Development (24 no. units) and Roadway for Private Streets Determination. (Reduced Scheme)				
REPRESENTATION	3 Objections	0 Support	0 Petition of Objection	0 Support Petitions	
OPINION	Approval			XX	

Objections related to: **Access and concern about general build up of traffic and the potential danger to schoolchildren. Following discussions relating to the reduced scheme, Councillor Finlay requested an office meeting to enable additional information to be presented and it was agreed that a special, separate meeting would be held to discuss this application together with Roads Service and Rivers Agency.**

* **Councillor Storey arrived, the time being 7.40 pm.**

ITEM NO	2				
APPLIC NO	D/2004/0829/F	Full	Date Valid	08/12/2004	
APPLICANT	Mr D Moore				
APPLIC ADDRESS	9 Main Street, Cloughmills				
LOCATION	9-13 Main Street, Cloughmills				
PROPOSAL	Re-development of site at 9-13 Main Street, Cloughmills to form new shop, petrol filling station, car wash and sub-division of existing shop, into 3 No. retail units and storage shed				
REPRESENTATION	0 Objections	0 Support	0 Petition of Objection	0 Support Petitions	
OPINION	Refusal				

1 Insufficient information to determine the application. The revised proposal can not be processed under the present application - a withdrawal and resubmission of the application will be required.

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 (Councillor Storey)*

ITEM NO 12

APPLIC NO D/2005/0903/O Outline Date Valid 10/11/2005
APPLICANT Mrs G McClements
APPLIC ADDRESS 98a Coolkeeran Road, Armoy, Ballymoney
LOCATION 240m South of 98 Coolkeeran Road, Ballymoney
PROPOSAL Site for New Dwelling with Detached Garage
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Refusal

- 1 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up
- 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 Coolkeeran Road
- 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.
- 5 Inadequate swept path

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 (Alderman Connolly)*

ITEM NO 13

APPLIC NO D/2005/0906/O Outline Date Valid 02/02/2006
APPLICANT Mr McGarry
APPLIC ADDRESS 94 Moyan Road, Dunloy
LOCATION 400m South of 86 Lisboy Road, Ballymoney
PROPOSAL Bungalow and Garage
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Refusal

- 1 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 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 Lisboy Road

- 3 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 **AGREED:** *That an Office Meeting be held under Criterion No 5 (Alderman Connolly)*

ITEM NO 18

APPLIC NO D/2005/0922/O Outline Date Valid 11/12/2005
 APPLICANT Mr F Mc Neilly
 APPLIC ADDRESS 111 Bellaghy Road, Dunloy, BT44 9PY
 LOCATION Adjacent to 111 Bellaghy Road, Dunloy
 PROPOSAL Proposed domestic dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposal is contrary to Policy DES7 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, adversely affect the visual amenity and character of the countryside by the creation of ribbon development along Bellaghy Road
- 3 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 (Councillor Wilson)*

ITEM NO 20

APPLIC NO D/2005/0925/F Full Date Valid 23/11/2005
 APPLICANT AGM Developments
 APPLIC ADDRESS C/O Agent
 LOCATION 80m North of 9 Killagan Road, Cloughmills
 PROPOSAL New Dwelling and Gargage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural

It was **AGREED:** *That an Office Meeting be held under Criterion No 5
(Alderman Campbell)*

ITEM NO 25

APPLIC NO	D/2005/0955/O	Outline	Date Valid	30/11/2005
APPLICANT	Mrs Rodgers			
APPLIC ADDRESS	14 Lisheegan Lane, Ballymoney			
LOCATION	150m NW of 40 Lisheegan Road, Ballymoney			
PROPOSAL	Site for two storey dwelling and garage			
REPRESENTATION	0 Objections	0 Support	0 Petition of Objection	0 Support Petitions
OPINION	Refusal			XX

- 1 The proposal is contrary to Policy of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up

It was **AGREED:** *That an Office Meeting be held under Criterion No 5
(Councillor McKay)*

ITEM NO 27

APPLIC NO	D/2005/0961/F	Full	Date Valid	01/12/2005
APPLICANT	Mr & Mrs King			
APPLIC ADDRESS	A-three Architecture Design Plannin, 43-45 Church Street, Portadown			
LOCATION	Rear of 44 Bellisle Road, Dervock, Ballymoney			
PROPOSAL	Domestic Dwelling and Garage			
REPRESENTATION	0 Objections	0 Support	0 Petition of Objection	0 Support Petitions
OPINION	Refusal			

- 1 The proposal is contrary to Policy DES7 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, adversely affect the visual amenity and character of the countryside by the (creation/extension) of ribbon development along Bellisle Road

2 Unacceptable scale/design

3 Proposal represents 2 units of accomodation contrary to Policy HOU8 of PSRNI

It was **AGREED:** *That an Office Meeting be held under Criterion No 5
(Alderman Campbell – letter outlining reasons presented to Planning Officer).*

ITEM NO 30

APPLIC NO D/2005/0970/F Full Date Valid 06/12/2005
 APPLICANT Country Real Estate Ltd
 APPLIC ADDRESS C/O Bell Architects, 76 Main Street, Ballymoney
 LOCATION Site to SW of 21 Chatham Road, Armoy
 PROPOSAL New Domestic Dwelling and Garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 Not in conformity with outline approval.
- 2 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up
- 3 Unacceptable access arrangements

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 (Councillor Storey)*

ITEM NO 31

APPLIC NO D/2005/0971/O Outline Date Valid 30/01/2006
 APPLICANT Mr P Murray
 APPLIC ADDRESS 7 Grange Drive, Ballymoney, BT53 7BN
 LOCATION 280m from junction (Tummock Road/ Cushnahans Road) Cushnahans Road, Ballymoney. BT53 8PA
 PROPOSAL Erection of single storey bungalow including garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 (Councillor Storey).*

ITEM NO 35

APPLIC NO D/2005/0984/O Outline Date Valid 26/01/2006
 APPLICANT Mr M Connolly
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION Adjacent to 134 Coolkeeran Road, Loughguile, Ballymoney
 PROPOSAL Site for retirement dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up
- 3 The proposal is contrary to Policy DES7 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, adversely affect the visual amenity and character of the countryside by the creation of ribbon development along Coolkeeran Road
- 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 Coolkeeran Road
- 5 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 **AGREED:** *That an Office Meeting be held under Criterion No 5 (Alderman Connolly).*

ITEM NO 36
 APPLIC NO D/2005/0985/F Full Date Valid 19/12/2005
 APPLICANT Dalriada Water
 APPLIC ADDRESS 99 Kingsway, Dunmurry, Belfast, BT17 9NU
 LOCATION Lands within Ballymoney Borough Council, over 8.9km from the Agivey Bridge at the River Bann to Glenlough reservoir
 PROPOSAL Construction of an underground potable watermain, 500/600mm in diameter with a maximum working pressure of 16 bar
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Approval

Objection related to: **Concern related to disturbance and change of pipeline route. Route subsequently found to be acceptable.**

ITEM NO 38

APPLIC NO D/2005/0989/O Outline Date Valid 19/12/2005
 APPLICANT Dr. R Barr
 APPLIC ADDRESS C/O. Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION 180m North of 12 Lisconnan Road, Ballymoney
 PROPOSAL Proposed site for new dwelling with domestic garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up
- 3 Unacceptable visual impact of access

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 (Councillor Storey)*

ITEM NO 39

APPLIC NO D/2005/0994/O Outline Date Valid 21/12/2005
 APPLICANT Mr Mc Garry
 APPLIC ADDRESS C/O Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION 70m East of 43 Corky Road
 PROPOSAL Proposed site for two dwellings with domestic garages
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up
- 2 Contrary to HOU8

Objection related to: **Resident of adjoining premises having concerns on impact on traffic and the potential danger to schoolchildren.**

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 (Alderman Connolly)*

ITEM NO 41

APPLIC NO D/2006/0003/O Outline Date Valid 21/02/2006
 APPLICANT McGarry
 APPLIC ADDRESS 108 Drones Road,, Armoy
 LOCATION 108 Drones Road, Armoy
 PROPOSAL Retirement Single Storey Dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 Contrary to protected routes policy, no case of need
- 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 Drones Road
- 3 The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the (creation of a new vehicular access/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 under Criterion No 5 (Councillor Cavlan)*

ITEM NO 43

APPLIC NO D/2006/0008/O Outline Date Valid 06/01/2006
 APPLICANT Mr D Boyle
 APPLIC ADDRESS C/o Agent, A-three Architecture Design, 43-45 Church Street, Portadown
 LOCATION 50m South East of 11 Magheraboy Road, Rasharkin
 PROPOSAL Site for Dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up
- 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 Magheraboy Road

It was **AGREED:** *That an Office Meeting be held under Criterion No 5 (Councillor Wilson – an outline of reasons were presented to the Planning Officer)*

ITEM NO 45

APPLIC NO	D/2006/0018/F	Full	Date Valid	16/01/2006
APPLICANT	Mr W Fenton			
APPLIC ADDRESS	C/O. Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL			
LOCATION	Site Adjacent to 60 Bregagh Road, Armoy			
PROPOSAL	Infill site for dwelling and garage			
REPRESENTATION	0 Objections	0 Support	0 Petition of Objection	0 Support Petitions
OPINION	Refusal			

- 1 The proposal is contrary to Policy DES7 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, adversely affect the visual amenity and character of the countryside by the creation of ribbon development along Bregagh Road
- 2 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up

It was **AGREED:** *That an Office Meeting be held under Criterion No 5
(Councillor Finlay)*

- * **Councillor McGuigan retired from the meeting, the time being 8.05 pm**
- * **Councillor Cavlan and Councillor McKay retired from the meeting, the time being 8.17 pm.**

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO **1**

APPLIC NO D/2005/0089/O Outline Date Valid 08/02/2005

APPLICANT Mr D Millar

APPLIC ADDRESS 161 Castlecatt Road, Derrykeighan, Dervock, Ballymoney

LOCATION Diagonally Opposite No. 11 Benvardin Road, Derrykeighan

PROPOSAL New Farm Dwelling

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

1 Access protected route

2 Ribbon development

3 Erosion of rural character

4 Lack of integration

At the request of Councillor Robinson, the Planning Officer agreed to hold a meeting to discuss this application as the issue of need has now been established.

ITEM NO **2**

APPLIC NO D/2005/0576/O Outline Date Valid 17/05/2005

APPLICANT Mr Stronge

APPLIC ADDRESS C/O. Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL

LOCATION Site 316m North East of 142 Finvoy Road, Ballymoney

PROPOSAL Site for dwelling and garage

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Approval

ITEM NO **3**

APPLIC NO D/2005/0577/O Outline Date Valid 17/05/2005

APPLICANT Mr Stronge

APPLIC ADDRESS C/O. Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL

LOCATION Site 365m South East of 134 Finvoy Road, Ballymoney

PROPOSAL Site for dwelling and garage

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Approval

ITEM NO 4

APPLIC NO D/2005/0745/O Outline Date Valid 15/08/2005
APPLICANT Mr S Gaston
APPLIC ADDRESS c/o VWP Architects, 90 Castlereagh Road, Belfast, BT5 5FR
LOCATION Land opposite junction with Boyd's Road, Killagan Road, Glarryford, Ballymena
PROPOSAL Outline application for single house
REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Refusal

- 1 The proposal is contrary to Policies SP6/SP19/HOU8 and DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 Contrary to Draft PPS15 in that proposal is located in floodplain
- 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 Boyd's Road

ITEM NO 5

APPLIC NO D/2005/0746/O Outline Date Valid 15/08/2005
APPLICANT Mr S Gaston
APPLIC ADDRESS c/o VWP Architects, 90 Castlereagh Road, Belfast, BT5 5FR
LOCATION Land to South Boyds Road with access approx. 100m west of junction with Killagan Road, Glarryford, Ballymena
PROPOSAL Outline application for two no. house plots
REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Refusal

- 1 Contrary to policies SP6 and HOU8 regarding multiple housing in the countryside
- 2 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 3 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up
- 4 Contrary to Policy PPS15 regarding location in floodplain
- 5 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 South Boyds Road

ITEM NO 6

APPLIC NO D/2005/0747/O Outline Date Valid 16/08/2005
APPLICANT Mr S Gaston
APPLIC ADDRESS c/o VWP Architects, 90 Castlereagh Road, Belfast
LOCATION Land to rear 30 Killagan Road, Glarryford
PROPOSAL Outline application for single house
REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Refusal

- 1 The proposal is contrary to Policies SP6/SP19/HOU8 and DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposal is contrary to Policies SP6/DES6/HOU8 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up
- 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

ITEM NO 7

APPLIC NO D/2005/0748/O Outline Date Valid 15/08/2005
APPLICANT Mr S Gaston
APPLIC ADDRESS c/o VWP Architects, 90 Castlereagh Road, Belfast
LOCATION Land to rear 41 Killagan Road, Glarryford
PROPOSAL Outline application for 2 no. house plots
REPRESENTATION 2 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Refusal

- 1 Contrary to policies SP6 and HOU8 regarding multiple housing in countryside
- 2 The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 3 The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up
- 4 Contrary to DES7
- 5 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

ITEM NO	8				
APPLIC NO	D/2005/0749/O	Outline	Date Valid	15/08/2005	
APPLICANT	Mr S Gaston				
APPLIC ADDRESS	c/o VWP Architects, 90 Castlereagh Road, Belfast				
LOCATION	Land to north of Boyds Road with access approx. 130m west of junction with Killagan Road, Glarryford				
PROPOSAL	Outline application for two no. house plots				
REPRESENTATION	1 Objections	0 Support	0 Petition of Objection	0 Support Petitions	
OPINION	Refusal				
1	Contrary to policies SP6 and HOU8 regarding multiple housing in the countryside				
2	The proposal is contrary to Policy DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.				
3	The proposal is contrary to Policy DES6 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up				
4	Contrary to PPS15 - located in floodplain				

ITEM NO	9				
APPLIC NO	D/2005/0785/O	Outline	Date Valid	08/09/2005	
APPLICANT	Mr D Taylor				
APPLIC ADDRESS	21 Drumlee Road, Ballymoney				
LOCATION	Approx 230m behind and East of No. 110 Finvoy Road, Ballymoney				
PROPOSAL	Proposed site for dwelling				
REPRESENTATION	0 Objections	0 Support	0 Petition of Objection	0 Support Petitions	
OPINION	Refusal				
1	The proposal is contrary to Policies SP6/DES6/HOU8 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up				

ITEM NO 10

APPLIC NO D/2005/0790/O Outline Date Valid 09/09/2005
 APPLICANT Mr Mc Keever
 APPLIC ADDRESS 139 Kilraughts Road, Ballymoney
 LOCATION 100m West of 9 Pharis Road, Ballymoney
 PROPOSAL Site for dwelling and detached garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policies SP6/SP19/HOU8 and DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.

ITEM NO 11

APPLIC NO D/2005/0841/O Outline Date Valid 13/10/2005
 APPLICANT Mr Sharkey
 APPLIC ADDRESS c/o Bell Architects, 76 Main Street, Ballymoney
 LOCATION Site 180m south west of 99 Toberdoney Road, Ballymoney
 PROPOSAL Site for dwelling and garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION Refusal

- 1 The proposal is contrary to Policies SP6/SP19/HOU8 and DES5 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape by reason of its undue prominence.
- 2 The proposal is contrary to Policies SP6/DES6/HOU8 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of countryside by reason of build-up
- 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 Toberdoney Road

Councillor Finlay proposed that Council support this application at appeal. This was seconded by Councillor Wilson and AGREED.

ITEM NO **12**
APPLIC NO D/2005/0852/F Full Date Valid 21/12/2005
APPLICANT P Brennan
APPLIC ADDRESS c/o Fleming McKernan, 1 Upper Abbey Street, Coleraine
LOCATION 107 Newbridge Road, Ballymoney
PROPOSAL Hard standing for van sales and portacabin (dwelling to be removed)
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Refusal

- 1 Contrary to PPS4 in that proposal is located within a Ballymoney Green Belt where there is a presumption against such uses
- 2 Unacceptable use within Green Belt - Policy GB/CPA2
- 3 Detrimental to visual amenity
- 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 Newbridge Road
- 5 Inadequate access arrangements

ITEM NO **13**
APPLIC NO D/2005/0876/O Outline Date Valid 01/12/2005
APPLICANT Mr K Mc Garry
APPLIC ADDRESS 76 Corkey Road, Loughguile
LOCATION Approx. 60m north of no.82 Corkey Road, Loughguile
PROPOSAL Proposed site for dwelling and domestic garage. One and a half storey dwelling.
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 Corkey Road

The Planning Officer advised that, with Council approval, this application could now be approved when evidence of ability to outline sight lines is received

Office Meetings: Friday 2nd June 2006.

838.4 Objections to NAP

The Chief Executive outlined information from Council's Planning Consultant relating to counter-objections to the draft Northern Area Plan 2016, the submission period for which closes on 23rd May 2006.

It was proposed by Councillor Storey, seconded by Alderman Connolly and **AGREED:**

That Council appoint Farningham McCreadie to assess and submit counter-objections in accordance with the terms outlined in the Planning Consultant's letter dated 12th May 2006.

This being all the business, the meeting closed, the time being 8.40 pm.

APPEAL DECISIONS NOTIFIED**COUNCIL Ballymoney****ITEM NO 1**

APPLIC NO **D/2004/0812/O** PAC NO **2005/A539**
RESULT OF APPEAL **Upheld**

APPLICANT Mr J Bartlett
LOCATION Lands 30m to the East of No. 30 Killyrammer Road, Ballymoney
PROPOSAL Dwelling House

ITEM NO 2

APPLIC NO **D/2004/0948/F** PAC NO **2005/A296**
RESULT OF APPEAL **Upheld**

APPLICANT Armoy Homes
LOCATION Adjacent to Gracehill Golf Club - 143 Ballinlea Road, Stranocum, Ballymoney
PROPOSAL Amendments to planning approval D/2003/0260/F to provide two storey golf driving range with associated stores, shops, conference suite and lounge bar/restaurant

APPEAL DATES NOTIFIED**COUNCIL Ballymoney****ITEM NO 1**

APPLIC NO	D/2005/0149/O	PAC NO	2005/A1062
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	Mr R Reid		
LOCATION	670m North East of 30 Dirraw Road, Ballymoney		
PROPOSAL	Site of Dwelling and Garage		

Written Representations**ITEM NO 2**

APPLIC NO	D/2004/0942/O	PAC NO	2005/A962
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	Mr P Mcalonan		
LOCATION	270m North West of 100 Coolkeeran Road, Loughguile		
PROPOSAL	Site for dwelling and garage		

Written Representations**ITEM NO 3**

APPLIC NO	D/2005/0116/O	PAC NO	2005/A1010
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	Mr A Mc Gothigan		
LOCATION	675m South West of 20 Friary Road, Armoy		
PROPOSAL	Site for dwelling and garage		

Written Representations