

BALLYMONEY BOROUGH COUNCIL

Council Meeting No 834 – 20th March 2006

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BALLYMONEY BOROUGH COUNCIL

Minutes of Council Meeting No. 834 held in the Council Chamber, Riada House, Ballymoney on Monday 20th March 2006 at 7.30 pm.

IN THE CHAIR: Alderman C Cousley (Mayor)

PRESENT:**Aldermen**

F Campbell
J Simpson

H Connolly

Councillors

A Cavlan
B Kennedy
D McKay
A Patterson
M Storey (MLA)
E Robinson

J Finlay
M McCamphill
T McKeown
I Stevenson (Deputy Mayor)
R Wilson

IN ATTENDANCE:

Chief Executive
Corporate Project Officer

DoE Planning Department

P McGrogan

Press**825.1 PLANNING APPLICATIONS**

The applications No's 1-60 and 1-31 (deferred) were considered and the opinion of the Planning Services accepted, except where stated otherwise.

ITEM NO 1

APPLIC NO D/2004/0963/O Outline Date Valid 29/12/2004

APPLICANT Mr & Mrs T J Mc Killop

APPLIC ADDRESS 183 Castlecatt Road, Derrykeighan, Dervock

LOCATION Land adjacent to 183 Castlecatt Road, Derrykeighan, Ballymoney.

PROPOSAL Site for small retirement dwelling (Re-advertisement - amended proposal).

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 Castlecatt Road
- 2 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.
(Requested by Councillor Robinson)*

Councillor McKeown joined the meeting at this stage 7.36pm.

ITEM NO 3

APPLIC NO D/2005/0305/F Full Date Valid 12/04/2005

APPLICANT Mr Mc Cullough

APPLIC ADDRESS P.M Racing, C/o Hunter Associates

LOCATION 180m S.W of 62 Kirk Road, Ballymoney

PROPOSAL To retain moto cross circuit, change of use from agricultural land to moto cross circuit

REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION **REFUSAL**

1 Unacceptable use in Greenbelt - Policy GB/CPA2 of PSRNI and PPS4

2 Insufficient information to allow determination of the application on issues of access, noise and general disturbance

The objections were: related to amenity and noise

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 with applicant and an Office Meeting held with objectors. (Requested by Alderman Campbell and seconded by Councillor Kennedy).*

Councillor Simpson requested that his support for the planning decision be noted.

ITEM NO 4

APPLIC NO D/2005/0511/O Outline Date Valid 04/05/2005

APPLICANT Mr Mc Ferran

APPLIC ADDRESS C/O Ward Design, 4 Union Arcade, Union Road, Magherafelt

LOCATION Infill site between 154 and 156 Garryduff Road, Dunloy

PROPOSAL 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 Garryduff Road

2 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 (Requested by Alderman Campbell.)*

ITEM NO 5

APPLIC NO D/2005/0744/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 69 Anticur Road, Dunloy

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 HOU8 and SP6 regarding multiple housing in countryside
- 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

The objection was: lands subject to court order – common to applications 0744 – 0750.

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 (Requested by Councillor Finlay.)*

ITEM NO 6

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.

The objection was: lands subject to court order – common to applications 0744 – 0750.

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 (Requested by Councillor Finlay.)*

ITEM NO 7

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

The objection was: lands subject to court order – common to applications 0744 – 0750.

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 (Requested by Councillor Finlay.)*

ITEM NO 8

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

The objection was: lands subject to court order – common to applications 0744 – 0750.

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 (Requested by Councillor Finlay.)*

ITEM NO 9

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

The objection was: lands subject to court order – common to applications 0744 – 0750.

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 (Requested by Councillor Finlay.)*

ITEM NO 10

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

The objection was: lands subject to court order – common to applications 0744 – 0750.

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 (Requested by Councillor Finlay.)*

ITEM NO 11

APPLIC NO D/2005/0750/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 between Boyds Road and Railway Line with access approx. 330m west

from junction with Killagan Road, Glarryford

PROPOSAL Outline application for three 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 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 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 Boyds Road

The objection was: lands subject to court order – common to applications 0744 –

0750.

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 (Requested by Councillor Finlay.)*

	ITEM NO	15			
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

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 (Requested by Councillor Patterson).*

	ITEM NO	22			
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

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 (Requested by Councillor Patterson).*

	ITEM NO	25			
APPLIC NO	D/2005/0850/O	Outline	Date Valid	17/10/2005	
APPLICANT	Mr Martin				

APPLIC ADDRESS 12 Ballaghy Road, Dunloy, BT44 9AE
 LOCATION Approx 220m South West of 111 Tullaghans Road, Dunloy
 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 Lack of information for Roads Service

It was **AGREED:** *that an Office Meeting be held under Criteron No 5 (Requested by Councillor McKay).*

ITEM NO 26
 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

It was **AGREED:** *that an Office Meeting be held under Criteron No 5 (Requested by Kennedy).*

ITEM NO 32
 APPLIC NO D/2005/0865/O Outline Date Valid 24/10/2005
 APPLICANT HAL Developments
 APPLIC ADDRESS C/O R Robinson & Son, Albany Villas, 59 High Street, Ballymoney, BT53 6BG
 LOCATION Lands 112 metres SW of 77 Lisboy Road, Ballylough TD
 PROPOSAL Renewal of Outline Planning Permission D/2002/0439/O
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Approval

The objection was: Neighbour concerned that planning service not aware of new property on plans, privacy, elevated plot.

ITEM NO 35
 APPLIC NO D/2005/0869/O Outline Date Valid 04/11/2005
 APPLICANT Mr A Harrigan
 APPLIC ADDRESS C/o Hunter Associates, Chartered Architects, 8 Charlotte Street, Ballymoney
 LOCATION 150m South of 249 Kilraughts Road, Ballymoney
 PROPOSAL Site for 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 Kilraughts Road
- 2 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 (Requested by Kennedy).*

ITEM NO 38
 APPLIC NO D/2005/0872/F Full Date Valid 25/10/2005
 APPLICANT Oville Developments
 APPLIC ADDRESS C/o Diamond and Hughes Architects, 77 Main Street, Maghera
 LOCATION 159 Finvoy Road, Ballymoney
 PROPOSAL 2 No. Two storey detached dwellings and 6 No. two storey semi-detached dwellings
 REPRESENTATION 7 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 Contrary to SPG-HOU5 of RDS
- 2 Contrary to PPS7 satisfactory layout has not been demonstrated
- 3 Impact of proposal on amenity and privacy of adjoining residential property
- 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 Finvoy Road
- 6 Insufficient incurtilage parking and access standards - contrary to PPS3

Councillor Patterson declared an interest in this application and left the meeting.

The objections were: related to amenity, privacy.

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 with applicant and*

objectors. (Requested by Councillor Finlay)

Councillor Patterson joined the meeting again.

ITEM NO 40

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
- 2 Unacceptable impact of laneway improvement on adjoining historic monument - contrary to PPS6

The Planning Officer agreed to contact EHS to invite them to attend the Office Meeting to substantiate grounds for refusal relating to location of an historic monument on the site or to seek further clarification on this matter if attendance not possible.

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 (Requested by Councillor Connolly).*

ITEM NO 41

APPLIC NO D/2005/0881/O Outline Date Valid 28/10/2005

APPLICANT Mr T Taylor

APPLIC ADDRESS 17 Drumlee Road, Ballymoney

LOCATION App 120m N East of 117 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

It was **AGREED:** *that an Office Meeting be held under Criterion No 5 (Requested by Councillor Patterson).*

ITEM NO 47

APPLIC NO D/2005/0926/F Full Date Valid 23/11/2005

APPLICANT Mr McKay

APPLIC ADDRESS 46 Finvoy Road, Ballymoney

LOCATION 40m West of 133 Kilraughts Road, Ballymoney

PROPOSAL New dwelling and garage

REPRESENTATION 2 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION **REFUSAL**

1 Proposal detrimental to privacy and amenity of adjoining property

The objections were: impact on adjacent property and integration of house into countryside.

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

That Council accept the decision of the Planning Service.

Councillor McKeown left the meeting, the time being 8.20pm.

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO 1

APPLIC NO D/2003/0149/F Full Date Valid 14/03/2003

APPLICANT Mr & Mrs N. Burns

APPLIC ADDRESS C/O WJ Watters Ltd, 41 Glenstall Road, Ballymoney, BT53 7QN

LOCATION Cooleen Guest House, 15 Coleraine Road, Ballymoney

PROPOSAL Alterations and extension to existing guest house/ restaurant incorporating dwelling No 17 Coleraine Road, to provide new dining room, lounge, bar & four additional bedrooms, (amended parking layout)

REPRESENTATION 8 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION **REFUSAL**

1 Insufficient information to allow the application to be processed.

The objections related to noise, amenity and privacy.**The Planning Officer advised that the Department remain of the opinion to refuse this application.****Councillor McCamphill proposed and it was AGREED:*****that the applicant be given the opportunity to withdraw the application.*****ITEM NO 2**

APPLIC NO D/2003/0710/F Full Date Valid 07/11/2003

APPLICANT Armoy Homes

APPLIC ADDRESS c/o Moore Design, 63 New Row, Coleraine, BT52 1EJ

LOCATION Site nos. 61, 62 and 63 Kirkview Development, Ballymoney

PROPOSAL Change of housetypes and alterations to layout

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

OPINION **REFUSAL**

1 Unsatisfactory access arrangements

After discussion the Planning Officer suggested the applicant be advised to withdraw the application and submit a new application.**Councillor Robinson left the meeting, the time being 8.35pm.****ITEM NO 3**APPLIC NO D/2004/0017/DC Demolition within Date Valid 08/01/2004
A

APPLICANT Glenview Developments Ltd

APPLIC ADDRESS C/o Moore Design, 63 New Row, Coleraine

LOCATION 9 Victoria Street, Ballymoney

PROPOSAL Demolition of existing buildings. Re-developed with Victoria Road, frontage re-claiming brick and re-building frontage to same dimensions.

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

OPINION **REFUSAL**

1 Detrimental to character of Conservation Area

ITEM NO 4

APPLIC NO D/2004/0464/O Outline Date Valid 07/06/2004

APPLICANT Mr D Millar

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

LOCATION 30, Ballindreen Road, Ballybogey, (North Siting) BT53 6PA

PROPOSAL Proposed relocation of woodworking business from existing site at Castleroe

Road Coleraine. Proposed joinery workshop.

REPRESENTATION 0 Objections 1 Support 0 Petition of Objection 0 Support Petitions

OPINION **REFUSAL**

1 Contrary to PPS4 (Draft)

It was proposed by Councillor Storey, seconded by Councillor Finlay and AGREED:

that Council support this application at appeal.

ITEM NO 5

APPLIC NO D/2004/0513/F Full Date Valid 23/06/2004

APPLICANT CHSST Trust Headquarters

APPLIC ADDRESS 8E Coleraine Road, Ballymoney, BT53 6BP

LOCATION Land Adjacent to 34 Kirk Road Ballymoney

PROPOSAL Horticultural Project comprising Polytunnels and Mobile Buildings to Accomodate Staff Facilities and Shop

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

OPINION **REFUSAL**

1 No justification within GB

2 Substandard visibility splays

It was proposed by Councillor Stevenson and AGREED:

that Council support this application at appeal.

ITEM NO 6

APPLIC NO D/2004/0603/F Full Date Valid 17/08/2004

APPLICANT W. J. Watters (Contractor) Ltd

APPLIC ADDRESS 41 Glenstall Road, Ballymoney

LOCATION 91a Bann Road, Bendooragh.

PROPOSAL Housing development (to provide 6 no. dwellings, road and sewers with access

from Bann Road) (Re-advertisement - amended proposal).

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

OPINION **APPROVAL**

ITEM NO **7**
 APPLIC NO D/2004/0883/O Outline Date Valid 22/12/2004
 APPLICANT Mr K Bamford
 APPLIC ADDRESS 2 Glebe Road, Rasharkin
 LOCATION Land adjacent to 30 Glebe Road, Rasharkin, Co.Antrim
 PROPOSAL Site for dwelling house
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

ITEM NO **8**
 APPLIC NO D/2005/0054/F Full Date Valid 25/01/2005
 APPLICANT NK Construction
 APPLIC ADDRESS 93 Largy Road, Portglenone, BT44 8BZ
 LOCATION 94A Fivey Road, Bushvale, Stanocum
 PROPOSAL Site for residential development including 4 No. semi-detached dwellings, with detached garages, and 1 No. detached dwelling with integral garage
 REPRESENTATION 2 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

ITEM NO **9**
 APPLIC NO D/2005/0167/O Outline Date Valid 18/03/2005
 APPLICANT Dumple Holdings Limited
 APPLIC ADDRESS C/o Farningham Mc Creadie Partnersh, 142 High Street, Holywood, Belfast, BT18 9HS
 LOCATION 180 metres East of No.21 Lisconnan Road, Dervock
 PROPOSAL Site for dwelling
 REPRESENTATION 2 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 Lisconnan Road.
- 2 Contrary to DES 10 PSRNI - unacceptable tree loss

ITEM NO **10**
 APPLIC NO D/2005/0168/O Outline Date Valid 18/03/2005
 APPLICANT Dumple Holdings Limited
 APPLIC ADDRESS C/o Farningham Mc Creadie Partnersh, 142 High Street, Holywood, Belfast, BT18 9HS
 LOCATION 220 metres East of No.21 Lisconnan Road, Dervock.
 PROPOSAL Site for dwelling
 REPRESENTATION 2 Objections 0 Support 0 Petition of Objection 0 Support Petitions

designated SLNC1 as designated in DNAP 2016

- 4 Contrary to DES 10 PSRNI - unacceptable loss of trees

ITEM NO 13

APPLIC NO D/2005/0171/O Outline Date Valid 18/03/2005

APPLICANT Dumble Holdings Limited

APPLIC ADDRESS C/o Farningham Mc Creadie Partnersh, 142 High Street, Holywood, Belfast,
BT18 9HS

LOCATION 170 metres North East of No.23 Lisconnan Road, Dervock

PROPOSAL Site for dwelling

REPRESENTATION 1 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
- 2 Liable to have an adverse effect on the intrinsic nature conservation interest of a designated SLNC1 as designated in DNAP 2016
- 3 Contrary to DES 10 PSRNI - unacceptable loss of trees

ITEM NO 14

APPLIC NO D/2005/0172/O Outline Date Valid 18/03/2005

APPLICANT Dumble Holdings Limited

APPLIC ADDRESS C/o Farningham Mc Creadie Partnersh, 142 High Street, Holywood, Belfast,
BT18 9HS

LOCATION 210 metres North East of No.23 Lisconnan Road, Dervock

PROPOSAL Site for dwelling

REPRESENTATION 1 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
- 2 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.
- 3 Liable to have an adverse effect on the intrinsic nature conservation interest of a designated SLNC1 as designated in DNAP 2016
- 4 Contrary to DES 10 PSRNI - unacceptable loss of trees

ITEM NO 15

APPLIC NO D/2005/0322/O Outline Date Valid 22/03/2005
 APPLICANT Mr Camac
 APPLIC ADDRESS 62 Kirk Road, Ballymoney
 LOCATION 100m S.E of 69 Kirk Road, Ballymoney
 PROPOSAL Site of dwelling & garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

1 Lignite resource area

The Planning Officer advised the applicant should contact the Planning Service for clarification on the refusal.

ITEM NO 16

APPLIC NO D/2005/0329/O Outline Date Valid 22/03/2005
 APPLICANT Mr Young
 APPLIC ADDRESS 76 Bravallen Road, Ballymoney
 LOCATION 450m S.E of 77 Bravallen Road, Ballymoney
 PROPOSAL Site of dwelling & garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

ITEM NO 17

APPLIC NO D/2005/0330/O Outline Date Valid 22/03/2005
 APPLICANT Mr Young
 APPLIC ADDRESS 76 Bravallen Road, Ballymoney
 LOCATION 510m S.E of 77 Bravallen Road, Ballymoney
 PROPOSAL Site of dwelling & garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

ITEM NO 18

APPLIC NO D/2005/0357/O Outline Date Valid 01/04/2005
 APPLICANT Mr B O'Neill
 APPLIC ADDRESS 310 Townhill Road, Rasharkin
 LOCATION 180m West and to rear of No. 308 Townhill Road, Rasharkin
 PROPOSAL Proposed site for dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

ITEM NO 19

APPLIC NO D/2005/0465/F Full Date Valid 27/04/2005
 APPLICANT Fairview Developments
 APPLIC ADDRESS C/O. Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL
 LOCATION Site Opposite 262A Garryduff Road, Ballymoney
 PROPOSAL Site for dwelling and garage

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 Lack of integration
- 2 Inappropriate scale and design
- 3 Detrimental visual impact of proposed access

ITEM NO 20

APPLIC NO D/2005/0498/O Outline Date Valid 29/04/2005

APPLICANT Mr P Mc Kendry

APPLIC ADDRESS 33 Killyless Road, Cullybackey, BT44 9PY

LOCATION 160m S.W of No.91 Anticur Road, Dunloy

PROPOSAL Proposed site of dwelling & double garage

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 Prominent / lack of integration
- 2 Impact of access / driveway on visual amenity

ITEM NO 21

APPLIC NO D/2005/0553/O Outline Date Valid 13/05/2005

APPLICANT Mr Calderwood

APPLIC ADDRESS 365 Townhill Road, Rasharkin

LOCATION Opposite 365 Townhill Road, Rasharkin

PROPOSAL Site of dwelling & garage (2 storey)

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

ITEM NO 22

APPLIC NO D/2005/0582/O Outline Date Valid 17/05/2005

APPLICANT Mr Haughey

APPLIC ADDRESS C/O GM Design, 22 Lodge Road, Coleraine, BT52 1NB

LOCATION Lands adjacent to No. 24 Ballynarry Road, Benvardin, Coleraine

PROPOSAL Redevelopment of part of a redundant farmyard to create site for single dwelling

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policies DES 5 & DES 6 of the Department's Planning Strategy for Rural Northern Ireland in that a building on this site 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/extension) of ribbon development along Ballynarry 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

ITEM NO 23

APPLIC NO D/2005/0591/O Outline Date Valid 17/05/2005
 APPLICANT Mrs E Huey
 APPLIC ADDRESS 49 Ballynaloob Road, Cloughmills
 LOCATION Behind No. 150 Culcrum Road, Dunloy
 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 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 Culcrum 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 proposed by Councillor Finlay, seconded by Alderman Campbell and AGREED:

that Council support this application at appeal.

ITEM NO 24

APPLIC NO D/2005/0645/F Full Date Valid 17/06/2005
 APPLICANT M.A.M. Developments
 APPLIC ADDRESS C/O Moore Design, 63 New Row, Coleraine, BT52 1EJ
 LOCATION 102 and 104 Ballybogy Road, Ballymoney
 PROPOSAL Proposed 3 No. apartments and 4 dwellings
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

ITEM NO 25

APPLIC NO D/2005/0661/O Outline Date Valid 29/06/2005
 APPLICANT Mr A Bartlett
 APPLIC ADDRESS 95 Gracehill Road, Armoy, Ballymoney
 LOCATION Approx 100m South of No. 29 Bregagh Road, Armoy
 PROPOSAL Proposed site for dwelling and garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION **APPROVAL**

ITEM NO 26

APPLIC NO D/2005/0665/RM Reserved Date Valid 29/06/2005

APPLICANT Mr K Duggan

APPLIC ADDRESS C/O. Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY

LOCATION 108 Vow Road, Ballymoney

PROPOSAL Replacement dwelling and attached garage

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

OPINION **APPROVAL**

ITEM NO 27

APPLIC NO D/2005/0696/O Outline Date Valid 28/07/2005

APPLICANT Mr Mc Clure

APPLIC ADDRESS 15 Lisboy Road, Ballymoney

LOCATION 180m approx. south-west of 8 Cushanan Road, Ballymoney

PROPOSAL Site for 2 storey dwelling 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 proposal is contrary to Policy DES5 of the Department's Planning Strategy for Rural Northern Ireland in that a building on this site would, if permitted, have an adverse impact on the landscape as this suburban form of roadside development does not respect the traditional pattern of settlement in the countryside.

ITEM NO 28

APPLIC NO D/2005/0705/F Full Date Valid 18/08/2005

APPLICANT Mrs L Anderson

APPLIC ADDRESS 75 Bravallan Road, Ballymoney

LOCATION Adjacent to No. 75 Bravallan Road, Ballymoney

PROPOSAL Farm diversification project-stable block

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

OPINION **REFUSAL**

- 1 Contrary to Policy IBD7 of PPS4 (Draft Version)
- 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 Bravallan Road
- 3 Contrary to paragraph 38 of PPS4

Councillor Finlay expressed his disappointment at this decision.

ITEM NO 29

APPLIC NO D/2005/0731/O Outline Date Valid 11/08/2005
 APPLICANT Mr RW Bolton
 APPLIC ADDRESS 36 Rosnashane Road, Ballymoney
 LOCATION Lisheeghan Road, Ballymoney (250m from junction with Finvoy Road)
 PROPOSAL Site of dwelling 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 proposal is contrary to Policy DES5 of the Department's Planning Strategy for Rural Northern Ireland in that a building on this site would, if permitted, have an adverse impact on the landscape as this suburban form of roadside development does not respect the traditional pattern of settlement in the countryside.

ITEM NO 30

APPLIC NO D/2005/0754/F Full Date Valid 15/09/2005
 APPLICANT Mr B Lamont
 APPLIC ADDRESS C/o R Robinson & Sons, 59 High Street, Ballymoney, BT53 6BG
 LOCATION 81 Kilraughts Road, Ballymoney
 PROPOSAL Hair dressing salon, sun-bed suite, store and staff room
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

ITEM NO 31

APPLIC NO D/2005/0755/O Outline Date Valid 19/08/2005
 APPLICANT Mr T Laverty
 APPLIC ADDRESS C/O George Shaw, 18 Sandmount Park, Galgorm, Ballymena
 LOCATION To rear of 66 Galdanagh Road, Dunloy
 PROPOSAL Site for dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

APPEAL DATES NOTIFIED**COUNCIL Ballymoney**

DATE OF HEARING	LOCATION
DATE OF SITE VISIT	
APPLICANT	Mr J Moore
LOCATION	Opposite No.16 Carrowadoon Road, Dunloy
PROPOSAL	Site for housing development

Written Representations

In response to a query from Councillor Finlay regarding average waiting times for appeal the Planning Officer advised that this is usually 8 weeks.

Councillor McKay left the meeting, the time being 8.50pm.

MINISTER'S STATEMENT – REVISED PLANNING POLICY

At the conclusion of discussion of the planning schedule members discussed the Minister's statement regarding the new planning policy announced on 16th March 2006.

Councillor Finlay expressed concern at the policy announcement and voiced concern regarding the effect it would have on non-residential development, rural dwellers, development area of villages and increased pressure on town housing.

Councillor Simpson welcomed the Minister's statement.

The Planning Officer explained that the DRD were responsible for issuing the new policy and the DoE Planning Department, as the department responsible for implementing the policy, had not yet issued official guidance to staff. In the absence of an official briefing he was not in a position to speak to members on the issue.

After discussion it was **AGREED:**

that Council write to the Director of Regional Planning & Transportation Division, Department of Regional Development outlining Council's concerns at the new policy, and seeking clarification on the following issues:

- 1. How will applications in system without decision be considered in light of the statement?***
- 2. How will applications with outline planning approval be considered?***
- 3. How will applications with full planning approval be affected?***
- 4. Renewals - how will policy affect these?***
- 5. How is DNAP to be viewed in light of the statement?***

After further discussion it was proposed by Councillor Storey, seconded by Alderman Connolly and **AGREED:**

that the Chief Executive write to the Council's Planning Consultant to retain his services in order to enable Council to respond to the Department within the consultation period.

The date for the **Office Meetings** was set for **Friday 7th April 2006.**

The Chief Executive drew members' attention to copy correspondence received by Council from a Kilraughts Road resident, lodging an objection to a planning application, still to come before Council.

833.2 REPORTS FROM OFFICERS

Councillor Storey drew members' attention to the additional item previously issued.

At its meeting on 13th March 2006 the Development Committee recommended that representations be made to the Economy Minister, Angela Smyth, for the establishment of a task force in the area to look at the wider economic and social issues which prevail in the town and how Council and local industry can work together to mitigate the effects of loss of manufacturing jobs. This follows on the recent announcement by Tyco Healthcare that up to 30 jobs are to be lost due to falling market demand for their products. Council was invited to endorse this recommendation.

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

that Council write to the Minister as per the Committee's recommendation above.

The meeting concluded its business, the time being 9.30pm

