

Ballymoney Borough Council
Consultation Committee Meeting No 78 – 15th October 2012

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78.6	Presentation requests (Age Concern & Prison Officers' Association)	<i>Agreed</i>
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78.10	Introduction of an Early Removal Scheme for Foreign National Prisoners – Consultation	<i>Tabled</i>
78.11	Bill on the Numbering of Individual Properties within Townlands	<i>Tabled</i>
78.12	Recruitment of 8 New members for College of Agriculture, Food and Rural Enterprise (CAFRE) College Advisory Group)	<i>Tabled</i>
78.13	Extension To Streamlined Consultation Scheme	<i>For information</i>
78.14	Libraries NI – Mobile Library Service Strategy	<i>Deferred to next meeting</i>
78.15	Annual Accounts	<i>Table at next CRCS</i>

78.16 Translink Rail Services

*Seek further
clarification on
Goldliner timetable*

78.17 Fit And Well, Changing Lives- 2012-2022 - A 10 Year Public
Health Strategic Framework Consultation

*Consider NILGA
response*

BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 78 held in the Council Chamber, Riada House, Ballymoney on Monday 15th October 2012 at 7.00pm.

IN THE CHAIR: Councillor J Finlay

PRESENT:

Aldermen
F Campbell
H Connolly
C Cousley, MBE, Deputy Mayor
B Kennedy

Councillors

J Atkinson
W Blair
A Cavlan
R Halliday
R McAfee
C McLaughlin
E Robinson
I Stevenson

APOLOGIES:

Councillors
P McGuigan
T McKeown
M Storey

IN ATTENDANCE: Chief Executive
Committee Clerk
Press

DoE Planning Service (Item 3)

Paul Duffy – Planning Officer

78.1 DECLARATIONS OF INTEREST

There were no declarations of interest.

**78.2 MINUTES – CONSULTATION COMMITTEE MEETING NO 77 –
17TH SEPTEMBER 2012**

It was proposed by Alderman Kennedy, seconded by Councillor Stevenson and
AGREED:

that the minutes of Consultation Committee Meeting No 77 – 17th September 2012, as circulated, be confirmed as a correct record.

78.3 PLANNING APPLICATIONS

3.1 New Applications

Items 1-11 were considered and the opinion of the Planning Service accepted except where stated otherwise.

The content of the objections were summarised to members and may be viewed on public access at:

http://epicpublic.planningni.gov.uk/PublicAccess/zd/tdc_home.aspx

ITEM NO 1 APPLICANT	APPLICATION NO D/2008/0460/F - REFUSAL J G Bradley Ltd C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney BT53 6AN
AGENT	Bell Architects Ltd, 65 - 67 Main Street, Ballymoney BT53 8BF
LOCATION PROPOSAL	231 Castlecatt Road Dervock Proposed housing development consisting of 24 semi-detached dwellings, amenity space and associated roads in accordance with 'Creating Places'
OBJECTIONS (3): It was AGREED:	Overdevelopment and out of character. That an office meeting be held (Alderman Kennedy)
ITEM NO 2 APPLICANT AGENT	APPLICATION NO D/2011/0024/F - REFUSAL Messrs, Dallas, Hill, Stewart C/O Agent Bell Architects, 65-67 Main Street, Ballymoney BT53 6AN
LOCATION	Lands at 138 and 140 Knock Road, Dervock, Ballymoney
PROPOSAL	Proposed redevelopment of site to include 8 semi and 8 detached dwellings with associated parking facilities
It was AGREED:	That an office meeting be held (Alderman Kennedy)
ITEM NO 4 APPLICANT	APPLICATION NO D/2011/0285/F - APPROVAL Aidan McKillop 15 Reservoir Road, Ballymena BT44 9JE
AGENT	T4 Architects, 169 Coagh Road, Stewartstown, Dungannon BT71 5LW
LOCATION	Approximately 130m NE 15 Reservoir Road, Corkey, Ballymena BT44 9JE
PROPOSAL	Proposed Vesta/ACSA V27 225Kw wind turbine (32.165m hub - tube tower) full export to grid
OBJECTIONS (1):	Cumulative impact of turbines on mountain, negative impact on tourism.

The Department expressed the view that the development will not alter the landscape and will not have an adverse impact and therefore the application can be approved.

* **Alderman Cousley joined the meeting at 7.05 pm.**

ITEM NO 5	APPLICATION NO D/2012/0033/F - REFUSAL
APPLICANT	Mr David McNeill c/o Agent
AGENT	Hunter Associates, 8 Charlotte Street, Ballymoney BT53 6AY
LOCATION	Approx 160m West North West from 127 Corkey Road, ,Loughguile
PROPOSAL	Proposed site for new 225kw wind turbine with a hub height of 40m and a blade tip up to 55.0m to farm and grid (along with associated control room)
It was AGREED:	That an office meeting be held (Alderman Connolly).

ITEM NO 7	APPLICATION NO D/2012/0107/F - REFUSAL
APPLICANT	Mr J Wylie C/o Agent
AGENT	Wind NI Ltd 20, Upper Main Street, Larne BT40 1SX
LOCATION	Approx.600m South West of 172 Garryduff Road Dunloy, Ballymena BT44 9DD.
PROPOSAL	A Single Wind Turbine with a Tower Height of 35m.
It was AGREED:	That the application be deferred for one month to enable further information to be submitted by the architect (Councillor Halliday)

ITEM NO 11	APPLICATION NO D/2012/0184/RM - APPROVAL
APPLICANT	Mr Jonathan Barclay C/o Agent
AGENT	Hunter Associates, 8 Charlotte Street, Ballymoney BT53 6AY
LOCATION	Approx. 30m East of 78 Tullaghans Road, Dunloy Ballymena BT44 9EB.
PROPOSAL	Proposed New Dwelling and Garage.
OBJECTIONS (1)	Concern about maintenance of access.

The Planning Officer explained that this is a civil matter and as the dwelling is in accordance with outline conditions, approval can be granted.

3.2 Decisions Issued

A schedule of decisions issued from: 01/09/2012 to 30/09/2012.

3.3 Office Meetings

Date to be confirmed.

* **The Planning Officer left the meeting at 7.10 pm.**

78.4 ROADS SERVICE LICENCE RENEWALS

A schedule of renewal applications was circulated.

78.5 NORTHERN IRELAND PRISON SERVICE - OUTLINE ESTATE STRATEGY – MAGILLIGAN PRISON

Following a request from Councillor Stevenson, DOJNI have agreed that Ballymoney may send 5/6 people to a meeting with Minister Ford re the proposal to close Magilligan Prison. The meeting is in Castle Buildings on 24 October [time to be checked, probably 11:00] and names of the delegates from Ballymoney are required as soon as possible. Limavady and Coleraine councils had asked for the meeting and will also be in attendance (5 delegates each, including CE).

It is recommended that Committee agree the delegates from Ballymoney Borough Council.

It was **AGREED:**

that Councillor Stevenson, Councillor Atkinson and Councillor Finlay be nominated to attend.

Councillor Robinson declined the invitation due to prior commitments.

78.6 PRESENTATION REQUESTS

The following organizations have requested to present to Council:

- 1.1 Age Concern Causeway
- 1.2 Presentation Prison Officers' Association

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

that invitations be extended to Age Concern Causeway and Prison Officers' Association to give a presentation to Council, dates to be arranged.

78.7 CONSULTATION ON PROPOSED CHANGES TO PLANNING FEES

The Department of the Environment has issued a consultation paper on its proposals for amending the Planning (Fees) Regulations (Northern Ireland) 2005 (S.R. 2005 No. 222 as amended by S.R. 2005 No. 505, S.R. 2009 No. 256, S.R. 2010 No. 294, S.R. 2011 No. 99, S.R. 2011 No. 398 and S.R. 2012 No. 293). The consultation proposals can be summarised as follows:

- the introduction of reduced fees for applications to renew planning permission;

- the introduction of a revised methodology for calculating fees for mixed use applications;
- the removal of the fee exemptions for resubmitted applications for Certificates of Lawful Use or Development and consent to display advertisements;
- the correction of an anomaly in the existing fee for two or more dwelling houses;
- a review of the concessionary fee for applications made by non-profit making organisations relating to the provision of community facilities (including sports grounds) and playing fields; and
- the introduction of a revised methodology for calculating fees for minerals, gas and waste applications.

This is the first set of proposals to be brought forward as part of Phase 2 of the Department's review of planning fees and funding. The aim of the review is to develop a fair and fit for purpose charging system that will ensure the planning function is sustainable both before and after the transfer of planning to local government.

The consultation paper is available on the Planning NI website at www.planningni.gov.uk. Alternatively, you can request a copy by telephone: 028 9025 6500 or by text phone: 028 9054 0642 or by email: planning.reform@doeni.gov.uk.

The closing date for receipt of comments is 9th November 2012

78.8 THE PLANNING (GENERAL DEVELOPMENT) (AMENDMENT) ORDER (NORTHERN IRELAND) 2012

The Department of the Environment has made a Statutory Rule entitled The Planning (General Development) (Amendment) Order (Northern Ireland) which came into operation on 19th September 2012.

The purpose of this Statutory Rule is to amend the Planning (General Development) Order (Northern Ireland) 1993 to:-

- Reduce the maximum number of copies of forms, plans and drawings that need to accompany planning applications from 6 to 3.
- Revise existing PD rights for industrial buildings and warehouses (Part 8) to revise limitations on extensions and alterations and provide for the erection of small curtilage buildings.

- Add a new Part 34 for shops, financial and professional services establishments which will provide new PD rights for minor extensions, alterations, construction of trolley stores and provision of hard surfacing.
- Add a new Part 35 for office premises which will provide new PD rights for minor extensions, alterations and provision of hard surfacing.
- Add a new Part 36 for schools, colleges, universities and hospitals which will provide new PD rights for minor extensions, alterations, small curtilage buildings and provision of hard surfacing.

The Rule also adds a new Part 33 to permit the demolition of buildings, subject to certain limitations for buildings in Areas of Townscape and Village Character. This is part of an adjustment to the controls over demolition of buildings in order to comply with EC-based case law and is associated with the publication of a revised Departmental Direction on Demolition and Development which can be viewed online at www.planningni.gov.uk. From 19th September the demolition of most types of buildings will be regarded as development but the demolition of buildings described in Part 33 will be granted planning permission by the GDO. However, where that demolition is likely to have significant effects on the environment, permitted development rights are set aside and a planning application accompanied by an environmental statement will be required. Guidance for developers is set out in Public Information Leaflets 1 (Your Permitted Development Rights and Environmental Impact Assessment) and 9 (Demolition and Planning Control) and will be available online at www.planningni.gov.uk from 19 September 2012. More detailed advice on Environmental Impact Assessment generally is set out in a revised Development Control Advice Note Number 10 (Environmental Impact Assessment) available online at www.planningni.gov.uk. Anyone uncertain as to whether a demolition project is EIA development is recommended to contact the area planning office and seek advice.

78.9 STRATEGIC AREA PLANS FOR POST PRIMARY PROVISION

The five Education and Library Boards published their Strategic Area Plans for Post Primary Provision on 5 July 2012. John O'Dowd MLA, Minister for Education, reported that an on-line response and consultation document would be available in September 2012.

The on-line response was launched on 4 September 2012 and is now available to receive any comments.

You can access the on-line consultation and relevant documents at www.puttingpupilsfirst.info. The timetable for the Strategic Area Plans for Post Primary Provision is as follows:

Draft Strategic Area Plans – Published	5 July 2012
Consultation Period	5 July– 26 October 2012

(On-Line Consultation and Consultation Document 4 September 2012)
Consultation Close 26 October 2012

Following the close of the consultation process, on 26 October 2012, the responses will be analysed and inform a final Strategic Area Plan which will be submitted to the Minister for Education in December 2012.

Councillor Robinson expressed the view that appropriate education facilities and quality education should be offered to all children of this borough.

78.10 INTRODUCTION OF AN EARLY REMOVAL SCHEME FOR FOREIGN NATIONAL PRISONERS – CONSULTATION

The Northern Ireland Prison Service has decided to extend the consultation period on the above proposals for a further six weeks from 14th September 2012 (copy circulated).

If Council feels that a meeting with officials would be helpful this can be organised.
The closing date for replies is 26th October 2012.

No comments were offered.

78.11 BILL ON THE NUMBERING OF INDIVIDUAL PROPERTIES WITHIN TOWNLANDS

Consultation on the Bill issued by Phil Flanagan MLA on the above subject ***closes on 31st October 2012 (copy circulated).***

The Chief Executive clarified the significance of the Bill. Members felt that, whilst supporting the use of townland names, the numbering of individual properties within townlands would cause confusion.

78.12 RECRUITMENT OF 8 NEW MEMBERS FOR COLLEGE OF AGRICULTURE, FOOD AND RURAL ENTERPRISE (CAFRE) COLLEGE ADVISORY GROUP (CAG)

DARD has advised that it is recruiting 8 new members for its CAFRE Advisory Group set up in 2007 as an Expert Group to provide advice at strategic and operational level to the CAFRE Management Team to replace eight of the current members' positions due to expire in December 2012. The positions have been advertised in the News Letter, Belfast Telegraph and Irish News, website and local media outlets. Application form and further information can be found on the DARD website www.dardni.gov.uk/cafrecag or alternatively by contacting Richard McCreedy email richard.mccreedy@dardni.gov.uk or telephone (028) 9052 0889.

The closing date for applications is 4pm on Thursday 18th October 2012.

No comments were offered.

78.13 EXTENSION TO STREAMLINED CONSULTATION SCHEME

Correspondence has been received from the Minister of the Environment relating to the extension of the existing scheme to include all other minor and intermediate applications, housing applications to a maximum of 25 units and office accommodation up to a maximum of 200 sq metres in the streamlined planning process. Council agreed at its Consultation Committee meeting on 21.3.12 (min ref CC71.1) to a six month pilot basis for the extensions from a date to be indicated by the Department. Planning Service has now consulted with all 26 Councils on this matter and the new process will be implemented in the near future.

78.14 LIBRARIES NI – MOBILE LIBRARY SERVICE STRATEGY

Libraries NI are consulting on a proposed strategy for the mobile library service. The new strategy aims to ensure that use of the service increases and that it meets the needs of current and future users. It contains five service proposals designed to improve and harmonise the mobile service whilst maintaining the current very high level of customer satisfaction. A summary of the consultation document was circulated.

The consultation period runs from 24th September 2012 to Friday 14th December 2012.

It was **AGREED:**

that this matter be tabled for discussion at the next meeting.

78.15 ANNUAL ACCOUNTS

The Chief Executive advised members that Council signed off its annual accounts at the end of June and these accounts are now being audited. An issue has arisen for all 26 councils about how assets are valued and re-valued. A full explanation to this situation is awaited but it is understood that current asset values in the accounts may need to be amended. A group of finance officers are currently in discussions with the Local Government audit to ascertain how they can resolve this problem to the auditor's satisfaction.

It is **recommended** that as accounts have to be published by 31st October, Corporate and Central Services Committee be granted Council powers to agree an amendment to the audited accounts at its meeting on 22nd October.

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

that the Corporate and Central Services Committee be granted Council powers to agree an amendment to the audited accounts at its meeting on 22nd October.

78.16 TRANSLINK RAIL SERVICES

Following the recent commissioning of its 20 new trains offering over 20% additional seating capacity across the network, Translink now plan to introduce a new rail timetable before the end of the year. Their timetable is also being enhanced with a planned increase in frequency of services between Belfast and Coleraine by around 50% delivering an hourly service for passengers. Adjustments will also be made to their Goldline Coach services from Coleraine/Ballymena to Belfast to enable a combined half hourly rail and coach service between Belfast and North Antrim to be operated. The new timetable will also deliver an hourly frequency between Portrush and Coleraine with onward connections to Belfast. WiFi services are now also available on both trains and Goldline services. Engineering work between Coleraine and Derry/Londonderry is progressing and is due to be completed next spring when a two hourly service will be reintroduced. Translink are working towards delivering an hourly service on this route subject to further funding to install a passing loop and upgrade the signalling.

Translink request on-going support during these changes. Further information is available from Translink by contacting 028 9035 4416.

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

that Council seek further information about the changes to the Goldliner timetable, specifically for Ballymoney, from Translink.

78.17 FIT AND WELL, CHANGING LIVES- 2012-2022 - A 10 YEAR PUBLIC HEALTH STRATEGIC FRAMEWORK CONSULTATION

“Fit and Well – Changing Lives” is the proposed new 10-year public health framework and is designed to be strategic, and to provide direction for policies and actions to improve the health and wellbeing of the people of Northern Ireland. Like its predecessor ‘Investing for Health’ this proposed new strategic framework will require partnership working across government, the statutory and community and voluntary sectors. The consultation period runs until 31st October and the consultation document can be accessed via <http://www.dhsspsni.gov.uk/fit-and-well-consultation-document.pdf>

Councillor Robinson advised that Northern Group Environmental Health Committee has responded to this consultation document, details of which were submitted to the Chief Executive for Council’s consideration.

The meeting closed at 7.20 pm.