

**Ballymoney Borough Council
Consultation Committee Meeting No 74 – 18th June 2012**

Table of Contents

74.1	NI Housing Executive District Housing Plan and Local Housing Strategy 2012/13	<i>Presentation of District Housing Plan</i>
74.2	Minutes of Consultation Committee Meeting No 73 – 21st May 2012	<i>Adopted</i>
74.3	Planning Applications	
	3.1 New Applications	<i>Response agreed</i>
	3.2 Deferred Applications	<i>Response agreed</i>
	3.3 Decisions issued	<i>For information</i>
	3.4 Date of office meetings	<i>Friday 29th June at 10.00am</i>
74.4	Development Committee Report	<i>Host a reception for 9 delegates from Tlokwe Council</i>
74.5	Northern Ireland Prison Service - Outline Estate Strategy	<i>Defer</i>
74.6	Northern Health and Social Care Trust – Rutter and Hinds Report	<i>Copies of reports available</i>
74.7	NI Veterans Advisory & Pensions Committee	<i>Invite to make presentation</i>
74.8	Road Service Licences	<i>Information</i>
74.9	Appointment of Chair and Vice-Chair to the Board of Sport NI	<i>Information</i>
74.10	Strategic Implementation Plan And Population Plans	<i>Information</i>
74.11	National Trust Legal Challenge for Golf Resort	<i>Placed on Development Committee Agenda</i>

BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 74 held in the Council Chamber, Riada House, Ballymoney on Monday 18th June 2012 at 6.30pm.

IN THE CHAIR: Councillor A Cavlan

PRESENT:

Aldermen
 F Campbell
 C Cousley, MBE
 H Connolly

Councillors
 J Atkinson
 W Blair
 J Finlay
 R Halliday
 P McGuigan
 E Robinson
 I Stevenson, Mayor
 M Storey, MLA

APOLOGIES: Alderman B Kennedy
 Councillor C McLaughlin

IN ATTENDANCE: Chief Executive
 Mr. Gerry Flynn – Director of Housing & Regeneration [Item 3]
 Mrs Mairead Myles-Davey, District Manager [Item 3]
 Mr. Frank O'Connor – Area Manager [Item 3]
 Ms J McMath – Planning Officer [Item 3]
 Committee Clerk

Mrs. Mona Conway – Area Planner [Item 3]
 Mrs. Yvonne Montgomery – Information Officer [Item 3]
 Press

74.1 NORTHERN IRELAND HOUSING EXECUTIVE

Chair welcomed the Northern Ireland Housing Executive representatives to the meeting - Mr. Gerry Flynn – Director of Housing & Regeneration, Mrs Mairead Myles-Davey, District Manager and Mr. Frank O'Connor – Area Manager.

Mr Frank O'Connor and Mr Gerry Flynn presented the following report to committee:

“Current economic circumstances continue to present unprecedented challenges with reduced overall investment in housing, lack of capital receipts from house and

land sales and increasing number of people applying for social housing and Housing Benefit. There are also over 20,300 applications on the social housing waiting list deemed to be in urgent housing need, including over 9,000 accepted as statutorily homeless.

Housing is only one of many priorities facing government. Health, education and commerce are just some of the areas which are in need of sustained and additional investment. With limited resources available from an already stretched public purse it is therefore essential that priorities are identified and new structures developed to make the best use of existing assets and current income.

Despite a difficult year it was encouraging that during the year 1,410 much needed new social homes were started, as well as planned maintenance work to over 19,000 of our own stock which exceeded our target. The completion of our three year Rural Homes and People Action Plan, with a record level of social housing starts in rural areas continued to play a key role in rural development and regeneration. The Minister has made the provision of double glazing a priority and in the last financial year we made significant progress by upgrading over 5,000 homes, with some 8,500 more planned for the current year.

The welfare reform programme will directly affect many people. With around 70% of our tenants on benefits, there clearly will be implications for the Housing Executive and this will require careful monitoring. Approximately 27,000 of Housing Executive properties are under occupied. Housing benefits are to be paid directly to tenants. The age threshold for shared accommodation rate has increased from 25 to 35. These are just some of the issues that will impact on our tenants, other claimants and the Housing Executive.

Over 43% of all households are estimated to be in fuel poverty. This is at a desperately high level and a major worry for many of our most vulnerable tenants. Oil buying clubs, energy brokering and pay as you go schemes are some the measures being currently progressed and evaluated.

Headline results from the 2011 House Condition Survey did cause some concern, indicating an increase in the level of unfitness from 2.4% to 4.6%, the first reported increase in 40 years. This increase suggests budgetary pressures on households and landlords, and may also reflect the much lower level of resources available to lower income households through a much reduced private sector grants budget.

While our own Housing Executive stock is generally of a high quality, some 15% does not meet the Decent Homes Standard. At the same time there is an annual requirement for 2,000 new social homes to meet housing need. However former levels of investment in the past years can no longer be sustained and alternative solutions were sought.

Resulting from this, we transferred 55 homes in the Rinmore Estate, Londonderry which had not benefitted from an improvement scheme because of funding restrictions. The homes were transferred to Apex Housing Association to carry out

much needed improvements through private finance resources. Further transfer schemes are now being considered.

In June we welcomed the publication for consultation and subsequent discussions of the report by DSD's consultants PricewaterhouseCoopers into the functions of the Housing Executive and its future role over the next 20 years. The review centred on the potential for other finance models to assist the housing budget and it is widely anticipated that significant changes into the way housing is managed and delivered will be implemented once the findings of the report are announced.

Ongoing efficiency savings targets will impact on staff numbers and the way we deliver our services. The Housing Executive, for its part, will do all it can, to address the housing needs of everyone in Northern Ireland."

Last year the Housing Executive:

- Spent £2.26million on improving and maintaining Housing Executive homes in Ballymoney Borough;
- Invested £670k to assist vulnerable people through the Supporting People programme.
- Provided £230k for grant aid to improve housing conditions in the private sector;
- Invested £148k on adapting Housing Executive homes in the District; commenced adaptations to 28 tenants' homes;
- Provided 1,153 private sector tenants with Housing Benefit assistance, an increase of almost 70% from 2008;
- Worked with community groups and other sectors to encourage safer, settled and inclusive communities in Ballymoney Borough."

Spelling out the Housing Executive's agenda in the Borough for the coming year when the investment will be £2.61million, Frank O'Connor said:

Housing waiting list

"The number of applicants in housing stress on the housing waiting list for Ballymoney has increased, from 138 in December 2010 to 164 in April 2012. Single person households continue to dominate the waiting list, accounting for 53% of all applicants in housing stress."

Housing allocations

"Last year we allocated 82 Housing Executive homes to waiting list applicants compared to 100 the previous year."

New social housing

"In the past year a scheme for 6 units of general needs housing commenced on site at Fenton Park Cloughmills, by Triangle Housing Association. The Social Housing Development Programme for 2012-2015 includes a scheme for 10 units of supported housing at Market Street Ballymoney.

Homelessness

“In Ballymoney Borough the number of homeless people increased over the past 2 years from 96 to 103 in March 2012. The Housing Executive will continue to work hard to provide services to support those faced with homelessness in Ballymoney Borough. The Homelessness Strategy 2012-2017 will aim to eliminate long term homelessness and rough sleeping across Northern Ireland by 2020.”

Supporting people to live independently

“This year we will invest around £670k to help the most vulnerable people in Ballymoney Borough to continue to live independently. This is especially important for older people and people with disabilities. Existing funding delivers 12 supported housing accommodation based schemes and one floating support scheme in the District.”

Maintaining Housing Executive homes

“Despite pressures on our funding the Housing Executive will continue to provide its day-to-day maintenance service. Housing Executive tenants in Ballymoney Borough will see this service protected in line with their conditions of tenancy.

This year’s work programme also includes a scheme for new kitchens in 106 Glebeside homes and external maintenance for 169 properties in the estate. A smoke alarm head replacement contract will benefit 339 properties in the Borough and we also plan to proceed with reinstatement of 2 fire damaged properties at Balnamore. The District’s first double glazing contract will focus on Glebeside homes while 16 properties at Eastermeade Gardens and Charlotte Street are set to have cavity wall insulation installed.”

Warm Homes Scheme

“In Ballymoney Borough in the year to March 2012, 142 private sector homes were insulated, 5 had heating installed, and a further 2 had both insulation and heating installed through the Warm Homes Scheme.”

Grants improving private homes

“We have allocated £160k for home improvement grants for Ballymoney Borough this year.”

Building stronger communities

“Ballymoney Housing Community Network and 13 local community and residents groups, 10 representing rural communities, are doing valuable work reviewing and improving housing services for local people. Members of staff are working diligently with residents and other agencies to promote and encourage safer, settled and inclusive housing areas within Ballymoney Borough. The BRIC (Building Relations in Communities) Programme and Shared Communities Programme will be important drivers for this work.

Improving public housing services

“Our Ballymoney District Office, under the management of Mairead Myles Davey, continues to provide dedicated housing services in Ballymoney District. Members

of staff here are ably assisted by the Customer Services Unit, Accounts and Housing Benefit Units in the North East Area Office in Ballymena.”

Mr Frank O'Connor concluded:

“I would like to extend my thanks to the Councillors and Officers of Ballymoney Borough Council for their support over the past year. The District Manager, District Office members of staff and I look forward to continuing to work with the Council on issues of mutual interest in the coming year.”

- * **Councillor Stevenson arrived at the meeting at 6.45pm during consideration of the above matter.**
- * **Alderman Cousley arrived at the meeting at 6.50pm during consideration of the above matter.**
- * **Councillor McGuigan arrived at the meeting at 7.02pm during consideration of the above matter.**

The NI Housing Executive representatives answered a number of questions surrounding areas of particular interest to members and their constituents including: the houses burned at Balnamore; previous tenants who have refused to allow Housing Executive work to be done; clarification of the number of vacant properties within the Borough; the recent change of specification for a double glazing scheme; double glazing and kitchen schemes; queries of dampness in homes.

Chair thanked the representatives for their presentation and they left the meeting at 7.25pm.

74.2 MINUTES – CONSULTATION COMMITTEE MEETING NO 73 – 21ST MAY 2012

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

that the minutes of Consultation Committee Meeting No 73 – 21st May 2012, as circulated, be confirmed as a correct record.

- * **The Planning Officer joined the meeting at 7.27pm.**

74.3 PLANNING APPLICATIONS

3.1 New Applications

Items 1-9 were considered and the opinion of the Planning Services 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

<p>ITEM NO 2 APPLICANT AGENT LOCATION PROPOSAL Objection Letters</p>	<p>APPLICATION NO D/2011/0225/F APPROVAL Mr Thompson C/o Agent Wind NI Ltd 8, Ogilvie Court, Larne BT40 2NP Approx. 780m west of 52 Boyland Road, Ballymoney. A Single Wind Turbine with a Tower Height of 30m. (3)</p>
<p>ITEM NO 3 APPLICANT AGENT LOCATION PROPOSAL It was AGREED:</p>	<p>APPLICATION NO D/2012/0047/F REFUSAL Mr & Mrs D Hogg c/o Agent Johnston Stirling, Partnership Quay, Gate Office Box 16 Scrabo Street, Belfast BT5 4BD 76 Carrowreagh Road, Mullaghaduff, Ballymoney BT53 8RS Replacement of existing agriculture stone barn That an office meeting be held (Councillor Finlay).</p>
<p>ITEM NO 4 APPLICANT AGENT LOCATION PROPOSAL It was AGREED:</p>	<p>APPLICATION NO D/2012/0051/O REFUSAL Mr C McAllister C/o Agent DM Kearney, Design 2a, Coleraine Road, Maghera BT46 5BN Between 6a and 8 Vow Road, Ballymoney BT53 7PB. Proposed Infill Site. That an office meeting be held (Councillor Halliday).</p>
<p>ITEM NO 5 APPLICANT LOCATION PROPOSAL It was AGREED:</p>	<p>APPLICATION NO D/2012/0054/F REFUSAL Margaret McMillan 173 Ballinlea Road, Stranocum, Ballymoney BT53 8PR Opposite No. 30 Ballykenver Road, Stranocum, Ballymoney BT53 8PZ. Change Access to Site for Bungalow and Garage to Private Access Parallel to Shared Access with same Entrance and Visibility Displays which are already in place. That an office meeting be held (Councillor Finlay).</p>
<p>ITEM NO 8 APPLICANT AGENT LOCATION PROPOSAL It was AGREED:</p>	<p>APPLICATION NO D/2012/0060/F REFUSAL Mr P Dunlop c/o Agent, PJ Carey, Architecture 21, Slaght Lane, Glarryford, Ballymena BT44 PQE Approx 30m N W of 92 Galdanagh Road, Dunloy, Ballymoney Small gap of infill site to accommodate 2 no dwellings and garages That an office meeting be held (Councillor McGuigan).</p>

ITEM NO 10	APPLICATION NO D/2012/0070/O REFUSAL
APPLICANT	Mr C Dobbin C/o Agent
AGENT	WM McNeill 30, Knowehead Road, Broughshane, Ballymena BT43 7LF
LOCATION	Between No.50 Ballyveely Road and No. 69 Pharis Road, Ballymoney BT53 8JU.
PROPOSAL	Proposed Infill Site for 2 no. Dwellings and Garages.
It was AGREED:	That an office meeting be held (Alderman Connolly).
ITEM NO 11	APPLICATION NO D/2012/0076/O REFUSAL
APPLICANT	William John Atkinson 74a, Finvoy Road, Ballymoney BT53 7JG
LOCATION	Adjacent to No. 80 Burnquarter Road, Ballymoney BT53 7JQ.
PROPOSAL	Site for New Dwelling in Existing Cluster.
It was AGREED:	That an office meeting be held (Councillor Robinson).

3.2 Deferred Applications

Items 1-2 were considered and the opinion of the Planning Services accepted except where stated otherwise.

D1	D/2011/0220/O	REFUSAL
D2	D/2012/0011/O	WITHDRAWN

3.3 Decisions Issued

A schedule of decisions issued from 01/05/12 – 31/05/12 was circulated for information.

3.4 Date of Office Meeting

Office meeting will take place on Friday 29th June 2012 in the Lanyon Room, Riada House, commencing 10.00am.

* **Planning Officer left the meeting.**

74.4 DEVELOPMENT COMMITTEE REPORT

The Development Chair presented a report on discussions regarding a visit by 9 representatives from Tlokwe Council from 17-22 July to attend the McArthur celebrations and seeks authority for Council powers to deal with the matter at Development Committee.

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

to recommend that Council host a reception for 9 delegates from Tlokwe Council who shall be visiting from 17-22 July to attend the McArthur celebrations and to seek authority for Council powers to deal with the matter at Development Committee.

- * Councillor Stevenson left the meeting at 7.40pm.
- * Alderman Connolly left the meeting at 7.40pm.

74.5 NORTHERN IRELAND PRISON SERVICE - Outline Estate Strategy

The Northern Ireland Prison Service (NIPS) is carrying out a public consultation on its Outline Estate Strategy. The Outline Estate Strategy sets out proposals for the development of the prison estate over the next ten year period to 2022. It has been developed to meet the accommodation needs of the prison population but to also support delivery of NIPS' core aim of improving public safety by reducing the risk of reoffending through the management and rehabilitation of offenders in custody.

Council's views on the proposals as outlined in the strategy are sought.

The consultation period closes on 28 September 2012. The full Outline Estate Strategy and Equality Impact Assessment can be viewed at: www.dojni.gov.uk/index/ni-prison-service.

IT WAS AGREED to defer the item to the next committee meeting.

74.6 NORTHERN HEALTH & SOCIAL CARE TRUST – RUTTER AND HINDS REPORTS

Members have received communication from the Trust regarding launch of two reports into services at Antrim Hospital at Trust Board in Antrim and copy of the press statement issued. The Trust Board welcomed these reports and has prepared an action plan to take forward the recommendations from both. Copies of the reports are available on application to the Office of the Chief Executive or from the Trust website.

- http://collateral.vuelio.co.uk/RemoteStorage/NorthernTrust/Releases/2799/Hinds_RutterPR.doc
- <http://collateral.vuelio.co.uk/RemoteStorage/NorthernTrust/Releases/2799/Mary Hinds Report May 2012.pdf>
- <http://collateral.vuelio.co.uk/RemoteStorage/NorthernTrust/Releases/2799/Report on Antrim Area Hospital by Dr Ian Rutter.pdf>
- <http://collateral.vuelio.co.uk/RemoteStorage/NorthernTrust/Releases/2799/Rutter Hinds Action Plan for NHSCT.pdf>

Councillor Storey requested executive summary of the two reports be obtained to allow members to be aware of the findings. He said Council would want to ensure that the reports are not used solely to bolster the case of Antrim Area Hospital at the expense of Causeway.

74.7 NI VETERANS ADVISORY & PENSIONS COMMITTEE

A request has been received to present to Council on the work of the committee.

The Service Personnel & Veterans Agency (SPVA) provides pay, pension and support services to both military personnel and the veterans community, directly serving around 900,000 members of the Armed Forces community.

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

to recommend that Council invite representatives of NI Veterans Advisory and Pensions Committee to make their presentation to committee.

74.8 APPLICATION TO RENEW A ROAD SERVICE LICENCE

- B965 – Francis Donnelly, Donnelly Coaches, 123 Hanslough Road, Middletown, Co.Armagh, BT60 4JJ.
- B2260 – Peter Donnelly, 170 Cloughfin Road, Sixmilecross, Omagh, Co.Tyrone, BT79 9EQ.
- B322 – Patrick Matthews, P& K Coach Hire, 63 Leitrim Road, Hilltown, Co.Down, BT34 5UP.
- 598 Vincent Martin Kelly t/a Kelly Coaches, 1 Carraig Drive, Carrickmore, Omagh, Co Tyrone, BT79 9ES

The Department has received applications, to renew the Road Service Licences of the above-named operators.

The licence details and services have not changed from the previous licences.

In accordance with Section 6 of the Transport Act (NI) 1967 I should be obliged if you would inform me of any comments you may have regarding these applications as soon as possible.

74.9 STRATEGIC IMPLEMENTATION PLAN AND POPULATION PLANS

Chief Executive has received correspondence from Department of Health, Social Services and Public Safety who met recently to discuss the Northern Trust/Local Commissioning Group Population Plan which was being prepared in response to Transforming Your Care. At that time, it was indicated that the draft Population Plan would be considered at the LCG meeting on 21 June and the Trust Board meeting to be held on 22 June 2012 and would be in the public domain at that time.

An instruction has now been received in a letter from DHSSPS dated 12 June 2102 that all documentation, once agreed by the Minister, will be made public simultaneously so

that the Assembly, the public and all stakeholders have all the information at the same time.

Consideration of the draft Northern Population Plan will be held in closed confidential session of the LCG on 21 June and the Trust Board meeting on 22 June 2012.

74.10 APPOINTMENT OF A CHAIR AND VICE-CHAIR TO THE BOARD OF SPORT NI

Chief Executive has received correspondence to advise that the Department of Culture, Arts and Leisure will shortly be advertising in the local press seeking applications from people interested in being the Chair or Vice-Chair of the Board of Sport NI.

It is anticipated that the formal advertisement will be placed in the Belfast Telegraph, Irish News and News Letter on 21st and 22nd June.

74.11 NATIONAL TRUST LEGAL CHALLENGE FOR GOLF RESORT

Councillor Finlay raised the issue of the recent legal challenge by the National Trust over planning permission for a £100m golf resort on the County Antrim coast. He requested that the item be placed on an Agenda for consideration.

Head of Corporate and Development Services shall place the item on the Development Committee Agenda and have a report brought forward for consideration.

Chair, Councillor Cavlan thanked members for their help and co-operation throughout her term as Consultation Committee Chair.

This being all the business the meeting closed at 7.55pm.