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## Ballymoney Borough Council

Minutes of Consultation Committee Meeting No 56, held in the Council Chamber, Riada House, Ballymoney on Monday 15<sup>th</sup> November 2010 at 2.00 pm.

**IN THE CHAIR:** Alderman H Connolly

**PRESENT:** **Aldermen**  
C Cousley, MBE, Deputy Mayor  
J Simpson

**Councillors**  
A Cavlan  
J Finlay  
R Halliday  
B Kennedy, Mayor  
M McCamphill  
A Patterson  
E Robinson  
I Stevenson

**APOLOGIES:** **Councillors**  
P McGuigan  
T McKeown  
C McLaughlin  
M Storey, MLA

**IN ATTENDANCE:** Chief Executive  
Head of Corporate & Development Services  
Committee Clerk

**Press**  
**DoE (Items 1-2)**  
P McGrogan  
**Road Service (Item 5)**  
T Fulton  
J McKinley

### 56.1 PLANNING APPLICATIONS

- 3.1 Applications 1-2 were considered and the opinion of the Planning Department accepted except where stated otherwise.

Full details of applications can be viewed at:  
[http://apps.planningni.gov.uk/council\\_schedules/ballymoney.aspx](http://apps.planningni.gov.uk/council_schedules/ballymoney.aspx)

**Item No 1 – D/2010/0253/O – Deferred**

Applicant: Armoy Presbyterian Church Ltd. Proposed new dwelling & garage on a farm. Adjacent to 73 Gracehill Road, Clintyfinnan, Armoy.

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

**Item No 2 – D/2010/0276/F – Approval**

Applicant Mr & Mrs MacFarland. Proposed single storey rear extension & attic conversion to existing semi-detached bungalow. Objections related to aspects of design. Alderman Campbell thanked the Department for their decision to approve the application.

**3.2 Applications Deferred from Previous Meeting**

Items 1-15 were considered and the opinion of the Planning Service accepted except where stated otherwise.

**Item 1 – D/2007/0558/O – Refusal**

The Planning Officer advised that two previous meetings had been arranged and neither the applicant nor the agent attended. In answer to Councillor McCamphill's question the Planning Officer said he was not certain who requested the office meeting.

**Item 2 – D/2007/0669/O – Refusal**

It was **AGREED**: **that the application be deferred for one month to allow for a revised application.**

At the request of Councillor Cavlan, the Planning Officer clarified that the planning permission for the temporary dwelling has expired.

**Item 3 – D/2008/0153/O – Withdrawn****Item 4 - D/2008/0367/F – Approval**

Further information had been submitted regarding access.

**Item 5 – D/2008/0540/F – Refusal**

Five reasons for refusal. The Planning Officer advised Councillor Robinson that there had previously been an office meeting in 2010.

**Item 6 – D/2009/0256/F – Approval**

Proposed construction of six dwellings (detached and semi-detached) with associated car parking and landscaping including 2 domestic garages. – Access arrangements and car parking issues have been resolved.

In relation to Alderman Simpson's question, the Planning Officer advised that Agent's qualifications were in relation to surveying.

**Item 7 – D/2009/0282/F – Refusal**

The Planning Officer advised that correspondence had been sent by their Department on three different occasions requesting more information, however, there has to date been no response. No attendance at last office meeting.

**Item 8 – D/2009/0347/O – Refusal**

Councillor Finlay advised that the applicant had obtained permission from adjoining neighbours regarding access.

It was **AGREED:** that the application be deferred for one month to resolve Road Service issue.

**Item 9 – D/2009/0360/F – Approval**

The Planning Officer advised that his department had further considered information received from the applicant, and that the proposed application can now be approved. Councillor McCamphill thanked the Department for their decision to approve the application.

**Item 10 – D/2009/0375/O – Refusal**

The proposal is contrary to Policy CTY1, CTY6 and CTY14. It remains the decision of the Department to refuse the application.

**Item 11 – D/2010/0006/O – Refusal**

Councillor Finlay requested to defer for two weeks to try to resolve the problems. The Planning Officer advised it would be preferable to defer the application for one month.

It was **AGREED:** To defer application for one month.

**Item 12 – D/2010/0062/F – Refusal**

The Planning Officer clarified considerations regarding no overriding reasons to live in this area and also the issue of safety to road users. Councillor Finlay requested that it be deferred regarding issue of sight lines.

It was **AGREED:** To defer for office meeting. (Councillor Finlay).

**Item 13 – D/2010/0086/O – Refusal**

Councillor Cavlan stated that she did not agree with most of what had been discussed at the previous office meeting and asked the Planning Officer if he had visited the site. The Planning Officer responded that he had looked at the site. He stated that the agent may endeavour to apply on another site and this may be acceptable.

Councillor Finlay requested that this applicant be given two weeks to withdraw for refuse.

It was **AGREED:** To defer for one week to withdraw for refuse.

**Item 14 – D/2010/0161/F – Approval**

Proposed replacement dwelling. Councillor Halliday and Councillor Finlay welcomed the decision.

**Item 15 – D/2010/0170/F – Approval**

The Planning Officer stated that approval had been granted on this application after a compromise solution had been reached in that there was a 25% reduction in the height of the tower from 40m to 30m. He added that this would not have any effect regarding output.

Councillor Finlay welcomed this decision.

Mr McGrogan stated that it would be a good measure in future to put the name of the person on the schedule who had requested the office meeting so that, if no one arrived, he would be able to phone the person responsible.

\*

**Councillor Kennedy arrived at 2.30 p.m.**

**Office Meetings: Monday 29<sup>th</sup> November 2010 at 10.00 a.m.**

**Lanyon Room, Riada House**

\* **The Planning Officer left the meeting.**

#### **56.2 MEETING NO 55 – 18<sup>th</sup> OCTOBER 2010**

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

***that the minutes of Meeting No 55 – 18<sup>th</sup> October 2010, as circulated, be confirmed as a correct record.***

#### **56.3 TENDER FOR PROVISION OF VALUATION & ASSOCIATED SERVICES**

Tenders were invited for the carrying out of valuation and associated services, in accordance with terms of reference provided by Council, services comprising variously, valuation, sale and purchase of lands and properties.

The tender is a fixed term contract for one year, but may be extended by a further year by mutual agreement. It is a “call-off” type contract with services being called off as and when they are required by Council.

5 No. tenders were received by the closing date of 1<sup>st</sup> October, as follows:

1. Daniel Henry Estate Agents, Coleraine
2. O'Connor Kennedy Turtle, Chartered Surveyors & Property Consultants, Coleraine
3. McAfee Auctioneers & Valuers, Ballymoney
4. J A McClelland & Sons (Auctioneers) Ltd, inc. J M Wreath & Co.
5. Patterson Miller, Surveyors, Valuers Agents, Coleraine.

The tenders have been evaluated on the basis of qualifications, knowledge and experience, rates and fees, and completion of declarations and undertakings required to be signed by all main contractors and nominated sub-contractors tendering for the execution of works or the supply of goods and services to Council.

It is **recommended** that the tender be awarded to the best priced tenderer meeting the Councils tender specification, McAfee Auctioneers & Valuers, Ballymoney.

The Head of Corporate and Development Services responded to members' questions.

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

***that McAfee Auctioneers & Valuers, Ballymoney be awarded the tender for the Provision of Valuation and Associated Services.***

## 56.4 RESOURCES GRANT

The Chief Executive explained the possible reduction of the resources element of the general grant, the co-ordination of a local government campaign to resist this and also on the potential for legal challenge and the option of securing advice from senior counsel. Recommendations also made to lobby MLAs in the constituency.

The Chief Executive described how a one million pound cut in the general grant would represent a loss of around £60,000 to Ballymoney Council.

In response to Councillor Simpson, the Chief Executive advised that although NILGA are involved, it is also important to get a targeted message to MLAs from the local area. The cut in the resources element of the general grant will not affect all of the Councils.

In reply to Councillor Cavlan, the Chief Executive clarified cost of securing advice from senior counsel is estimated at £7,000 maximum.

Councillor Robinson added that NILGA are working on behalf of all the affected Councils and has made representation by letter to MLAs and Ministers informing them what the costs will be for the particular Councils.

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

***that Council agrees to meet its share of the cost of Senior Counsel and to the lobbying of MLAs in the North Antrim constituency on the impact of the loss of resources grant.***

- \* **The Press left the meeting at 2.55 p.m.**

## 56.5 PRESENTATION – ROADS SERVICE REPORT 2010/11

- \* **Mr McKinley and Mr Fulton representatives from the Road Service joined the meeting at 2.55 p.m.**

Alderman Connolly welcomed the representatives from the Roads Service.

Mr Fulton presented the Roads Service Report, copy of which had been circulated.

A number of Councillors remarked on the courtesy received from the staff at the Ballymoney office and expressed thanks for work done in the Borough.

The representatives addressed a range of questions from members, and undertook to respond on those matters requiring further investigation.

Included in matters raised were:-

- \* Provision of a footway on the Burnquarter Road – Roads Service to re-assess the scheme.
- \* Poor sightlines on the A26 between Loughgiel and Dunloy due to inadequate grass cutting.

- \* Flooding on Ballyveely Road.
- \* Path between Dervock and Derrykeighan – request for lighting.
- \* Request for hedge alongside Ballybogey footpath in vicinity of school to be cut.
- \* Damage to Drumskea Road bridge.
- \* Mullan Road – steel plate lying along the surface of the road.
- \* Gritting of Station Road Dunloy where it joins the busy A26 carriageway.
- \* Street lighting upgrade in Dunloy.
- \* Highlighting the stop sign on the Ballymacconnolly Road.
- \* Dangers arising from obliteration of road signs by paint.
- \* Thanks from the Community Association in Dervock regarding lowering kerbs for access to the War Memorial.
- \* Replacement of road sign on Vow Road.

Alderman Connolly thanked the representatives from the Road Service for their attendance, delivering their presentation and answering questions.

- \* **The representatives from Roads Service left the meeting at this point.**

#### **56.6 COUNCIL MEETINGS TIMETABLE 2011**

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

***the timetable of meetings of Council and Committees during 2011 be approved.***

#### **56.7 NIE – TREE CUTTING & REFURBISHMENT WORK IN THE BALLYMONEY AREA**

NIE is currently carrying out tree cutting work throughout Northern Ireland as part of their programme to ensure that unplanned customer supply interruptions are kept to a minimum. This work will involve cutting trees and hedges which come in close proximity to NIE's high voltage overhead electricity wires and carrying out essential maintenance work on the network. A Customer Helpline is available for all queries on 08457 643 643.

At Councillor McCamphill's request, the Chief Executive explained that all Councillors will be informed regarding the Tree Cutting and Refurbishment Work in the area.

#### **56.8 HOUSING EXECUTIVE REVIEW PRIVATE SECTOR IMPROVEMENT SERVICE OFFICES & STAFFING**

The Housing Executive has carried out a review of the number of its Private Sector Improvement (PSIS) offices and staff. The review has provided a framework for streamlining the service.

To make PSIS sustainable for the future, it is necessary to reduce the number of office outlets and reduce technical and administration staff within the Grants offices. It is hoped to reduce the overall number of staff through voluntary means. Consultation is on-going with the staff and their Trade Union representatives. The consultation period will run through the Autumn.

The proposals are:

- Amalgamate the Ballymena and Ballyclare Grants Offices into a single office with a single Management Team located in Ballymena.
- Amalgamate the Lisburn and Dundonald Grants Offices into a single office with a single Management Team located in Lisburn.
- Amalgamate the Newry and Craigavon Grants Offices into a single office with a single Management Team located in Newry. The Craigavon Grants Office will be closed. However, it is proposed to create a sub office of HMO West to be located in Craigavon.
- Amalgamate the Omagh and Fermanagh Grants Offices under a single Management Team. However, because of the continued concentration of rural unfitness, particularly single rural unfitness, in Fermanagh and the potential travel distances involved it is proposed to keep the Fermanagh outlet open as a sub-office of the Omagh office. This position will be reviewed in the future should the pattern of the workload change further.
- Retain the Derry Office as it exists at present, serving the city of Derry and the District Council areas of Derry, Limavady, Magherafelt and Strabane.
- The HMO offices in Belfast and Coleraine will continue to operate but with reduced staff.
- There will be some reduction in staff located at PSIS headquarters.

This proposal will be subject to the Housing Executive's equality screening/equality impact assessment (EQIA) procedures.

The Chief Executive stated that if councillors have any comments they should submit them to his office.

The Chair declared the meeting closed at 4.00 p.m.