

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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Ballymoney Borough Council

Minutes of Consultation Committee Meeting No 67 held in the Council Chamber, Riada House, Ballymoney on Monday 21st November 2011 at 7.00 pm.

IN THE CHAIR: Councillor A Cavlan

PRESENT:

Aldermen
F Campbell
H Connolly
C Cousley, MBE
B Kennedy

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

APOLOGIES

R McAfee
C McLaughlin

IN ATTENDANCE:

Chief Executive
Head of Corporate & Development Services
Committee Clerk

Roads Service (Item 1)
Ms D Mackle - Divisional Roads Manager
Mr J McKinley - Ballymoney/Moyle Section Engineer

Planning Service (Item 3)
Ms J McMath, Senior Planning Officer

Press

67.1 ROADS SERVICE**1.1 Roads Service Report 2011/12**

The Chair welcomed Ms Deidre Mackle, Divisional Roads Manager and Mr John McKinley, Ballymoney/Moyle Section Engineer to the meeting to present Roads Service interim Report 2011/2012 to Council (circulated to members).

Ms Mackle advised that progress is being made on the development of the A26 dualling scheme and the Department is working towards publishing orders in

February 2012. Formal consultation has been invited and there is significant support for the scheme. The consultation provides an opportunity for land owners to object and it is anticipated that a public inquiry will take place. She advised that the issue of the Irish government not being able to fund A5 and A8 will affect funding to the Department but it is currently unclear what the level of funding will be. It is anticipated that the Minister will review spending priorities and identify the impact it will have on the programme.

Ms Mackle stated that the Department made an excellent start to the financial year and that all schemes are either complete or in progress. Main Street Rasharkin, Craigs Road and Station Road in Dunloy and the Kilraughts Road are secondary schemes which have been completed this year and the Department has received additional funding for work on the A26 at Burnquarter. She advised that the Department will be spending over £ 1M this year on resurfacing. However, surface dressing was spoiled by bad weather. In view of this, the programme that was not delivered this year will be delivered next year and monies that were not spent have been re-directed to further resurfacing. A successful programme of surface treatment has been delivered. Drainage work is carried out on a continual basis and the Department is pleased to advise that an additional scheme on A44 Drones Road has been undertaken.

Referring to the winter service, Ms Mackle reassured Council in terms of delivering a winter service programme. She explained that a huge exercise had been undertaken from October to April when 100 members of staff were on standby. Contingency measures were taken to provide 10,000 tons of salt and 35 gritters. An amount of £ 5M was allocated for the winter service and 80% of network gritted.

Welcoming the representatives to the meeting and thanking them for the work carried out, members raised a number of queries including:

Department's plans in case of heavy snowfall	Priority to grit road network and secure safety of all road users. If possible, move into secondary salting scenario. Criteria for gritting ratified by the Executive and following a review, it was agreed that some schools would be added to the network.
Update on lights on Station Road Dunloy	Work to restore the lights will recommence this weekend.
Traffic Management across the region	Looked at on scheme by scheme basis with team making decisions. Ramps mainly in place in residential areas – blanket policy across NI applies.
Re-profiling of the budget following cancellation of A5 works	Await Minister's decision
Commencement date of A26 if concerns of land owners satisfied.	Department well placed providing no issues from Public Inquiry.
Provision of an underpass with	Await decision on funding.

additional funding
 Compensation claims by farming community
 Increase in media coverage

LPS issue.

Other requests and comments included

Gritting of Coolkeeran Road	Requested by Alderman Connolly
Condition of Coolkeeran Road following utility works	Department is communicating with the contractor and NIW
Speed count on Fivey Road	Requested by Alderman Connolly
Speed count on Coolkeeran Road	Requested by Alderman Connolly
Salt box at junction of Coolkeeran Road and Shelton Road	Requested by Alderman Connolly
Update on Ballyveely and Ballyweeny Roads traffic counts	Requested by Councillor Cavlan. Count carried out of 1300 vehicles per day – does not meet criteria of 1500 per day
Roundabout at Knock Road or Dervock Road	Requested by Councillor Stevenson - Criteria not met
Change to signage at Portrush roundabout	Department to check on request of Councillor Stevenson
Salting of Castle Hill and Greengage Cottages	Requested by Councillor Stevenson - To be considered
Poor road conditions in town centre developments	Planning Service issue
Salting of footways in town centre	Council and Roads Service in discussion
No of personnel on standby in Ballymoney	Requested by Councillor Robinson
Condition of footpath in Dervock	Councillor Robinson
Street lighting in Dervock	Councillor Robinson
Bravallen Road – crossing difficulties	Councillor McKeown
Bann Road - soiling and seeding issues and provision of 40mph limit	Councillor Halliday – Department to consider

Thanks were extended to the Department for the work carried out at:

- Dunloy and Rasharkin
- Seacon Road
- Street lighting
- Work carried out in the town
- Footpath at Garryduff Primary School
- Mill Cottages in Stranocum

1.2 Speed Limit – Frosses Road At Dunloy Crossroads (947.11)

Roads Service is proposing to introduce a short section of 50 mph speed limit to a section of A26 Frosses Road, near Dunloy.

The stretch of road in question is the ‘single lane dual’ at Dunloy Crossroads (Station Road/Ballinaloob Road) where the road has a central reservation separating one lane of traffic in either direction. There have been increasing concerns about this

stretch of road from various parties regarding road safety and clarification into what the speed limit actually is and Roads Service have concluded that the most appropriate course of action is to introduce a short section of 50 mph speed limit through the single lane dual part of the road. This would indicate to drivers that they are approaching a major junction, where there have been a number of traffic collisions involving right turning movements. It would also remove any doubt as to the nature of the speed limit through the junction.

A discussion ensued during which members discussed the rationale for reducing the speed limit, the confusion caused by varying speed restrictions over a short distance and the presence of traffic police in the area. Mr McKinley advised members that an invitation has been extended to the Traffic engineer to attend a meeting to discuss various options and signage issues. Representatives from PSNI will also be invited to attend. At the request of Councillor Stevenson, Mr McKinley clarified the Department's position in consulting with Council stating that this is carried out in accordance with Statutory Orders.

The Chair thanked the representatives for their presentation which concluded at 8.35 pm and they left the meeting at this time.

1.3 A26 Road Dualling Scheme

The Chief Executive informed members that Coleraine Borough Council has written advising that it intends to write to and lobby both the Minister for Regional Development and Minister for Finance and Personnel with regard to the dualling of the A26 in the context of the A5 possibly not proceeding and capital finances within the DRD budget becoming available. Coleraine Borough Council is seeking the support of this Council and Moyle District Council in its representation.

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

that Council support a joint lobby with Councils in the Causeway Cluster to the Ministers for Regional Development and Finance and Personnel regarding the possibility of funding from the A5 project being available for reallocation.

67.2 MINUTES OF CONSULTATION MEETING NO 66 – 17th OCTOBER 2011

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

that the minutes of Meeting No 66 – 17th October 2011, as circulated, be confirmed as a correct record.

67.3 PLANNING APPLICATIONS

3.1 New Applications

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

Full details of applications can be viewed at:

http://apps.planningni.gov.uk/council_schedules/ballymoney.aspx

ITEM NO 1 – D/2009/0218/F – APPROVAL

proposed new sub-station in relation to application D/2010/0060/F (item 2) at land at Reservoir Road, Loughguile for Northern Ireland Renewables.

The Planning Officer advised that objection letters listed (3) at item 2 (D/2010/0060/F) relate to Item No 1 (D/2009/0218/F) and that no objections are attached to item 2.

Objection letters (3) Privacy, visual impact, additional traffic, lack of consultation with residents and wider community, ownership of land.

The Planning Officer clarified the scope of neighbourhood notification (90m) and advised that the development meets this criteria in relation to the objector. He advised that the application had been advertised in the local press and on the Department's website. The Officer also confirmed that the Department is satisfied on the land ownership issue and the application is now able to be approved.

ITEM NO 2 – D/2010/0060/F – APPROVAL

Proposed wind-turbine (2.5 megawatt, not exceeding 100m overall height – 65m Hub and 71m blade Diameter) and associated access road at 583m north of 42 Reservoir Road, Knockagallen, Corkey for Northern Ireland Renewables.

Objection Letters (3) None (see item 1)

ITEM NO 3 – D/2010/0190/F - REFUSAL

Proposed V27-225 wind-turbine 975m North of Corkey Quarry, 160 Corkey Road, Loughgiel for Mr James Gaston.

Objection Letters (16) Landscaping and beauty, noise, wildlife habitat, historical and cultural building, environment and human rights, visual impact and shadow flicker.

It was **AGREED:** **That an office meeting be held (Councillor Finlay)**
The Planning Officer advised that representatives from Planning Service Headquarters will be in attendance at the office meeting.

ITEM NO 4 – D/2010/0346/F – APPROVAL

0225 KW wind-turbine on 30m tower, 400m SSE of 91 Articur Road, Dunloy for Mr N McKendry.

Objection Letters (1) Right of way, unacceptable visual impact, unacceptable impact on residential properties, shadow flickering.

ITEM NO 5 – D/2011/0184/F – REFUSAL

Proposed new bungalow at site (A) to the rear of 46 Station Road, Dunloy for Mr J Hughes.

The Planning officer advised that a previous permission has expired.

ITEM NO 6 – D/2011/0185/F – REFUSAL

Proposed new bungalow at site (B) to the rear of 46 Station Road, Dunloy for Mr J Hughes.

It was **AGREED:** **That an office meeting be held for items (5) and (6) (Councillor McGuigan)**

ITEM NO 7 – D/2011/0192/F – REFUSAL

250 KW (max) wind-turbine on 40m tower for farm and grid at 33m East of 2 Moor Road, Kilraughts for Ms E Richmond.

It was **AGREED:** **That an office meeting be held (Councillor Finlay)**

ITEM NO 8 – D/2011/0202/F – REFUSAL

Erection of a 31m hub height, vestas V27 225KW wind turbine for dairy farm and associated residential use at lands to the rear of 15 Landhead Road, Dunaghy for Mr G McCloskey.

It was **AGREED:** **That an office meeting be held (Alderman Connolly)**

ITEM NO 9 – D/2011/0204/O – REFUSAL

Proposed 2 storey 8m high dwelling and garage at site to North of 34 Kilmandil Road, Dunloy for H & R Watson.

It was **AGREED:** **To defer for one month to allow consideration of additional information (Alderman Connolly)**

ITEM NO 10 – D/2011/0208/O – REFUSAL

Proposed dwelling and garage for residential purposes adjacent to 70 Bann Road, Rasharkin for Mr C O'Neill.

It was **AGREED:** **That an office meeting be held (Councillor McGuigan)**

ITEM NO 11 – D/2011/0209/O - REFUSAL

Proposed new storey and a half domestic dwelling with detached garage North of 81B Bendooragh Road, Kilmaddy for Ms D McConnell.

Objection Letters (6) Reduction in water pressure, increase in traffic, sewerage disposal issues, electricity supply, loss of view, precedent, access arrangements, site lines and road alignment.

It was **AGREED:** **That an office meeting be held (Councillor Finlay)**

3.2 Deferred Applications

Items 1 – 6 were considered and the opinion of the Planning Service accepted except where stated otherwise.

D1 – D/2010/0013/O – APPROVAL

Additional information supplied. Site is now acceptable as a gap site. Access arrangements are now acceptable with Roads Service. Site can accommodate the semi-detached dwellings with adequate parking and amenity spaces.

D2 – D/2010/0282/O – APPROVAL

Situated in the lignite resource area. DARD confirm farm business active and there are visual links with buildings. Alderman Campbell welcomed the decision of the Department to approve the application. Alderman Kennedy associated himself with Alderman Campbell's remarks referring to the breakthrough for farmers wishing to develop in the lignite resource area.

D3 – D/2010/0304/f – REFUSAL

Withdrawn.

D4 – D/2010/0350/F – APPROVAL

Amended proposal received indicating change of use to training and recruitment office. The application was re-advertised and no objections were received. Alderman Kennedy welcomed the decision of the Department to approve the application. Councillor Stevenson associated himself with Alderman Kennedy's remarks.

D5 – D/2011/0042/F – APPROVAL

Amended plans have been received with retention of existing vegetation and section of existing hedge to be removed to provide new access.

D6 – D/2011/0056/O - APPROVAL

Applicant has submitted additional information. DARD confirm that the farm business has been in existence for more than six years but the farmhouse is on a different road and does not form group of buildings resulting in visual separation between building and site. Alderman Kennedy expressed disappointment in the decision.

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

that the application be referred to the Management Board.

3.3 Decisions Issued

For information

Date of office Meetings: 2nd December 10.00 am, Lanyon Room, Riada House

- * **The Planning Officer left the meeting at 9.15 pm.**
- * **Councillors Robinson, Finlay, McKeown and Atkinson and Alderman Kennedy left the meeting at 9.15 pm.**

67.4 COUNCIL MEETINGS TIMETABLE 2012

A draft timetable of Council and Committee meetings for 2011 was circulated for approval. In accordance with custom and practice where meetings fall on public holidays the next available working day has been chosen. In line with Council's decision regarding committee meetings falling in the Christmas period alternative dates in the previous week have been chosen.

IT IS RECOMMENDED that the timetable of meetings of Council and Committees during 2012 be approved.

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

that the timetable of meetings of Council and Committees during 2012 be approved.

67.5 PLANNING SERVICE

5.1 **Withdrawal Of Refusal Reasons – A A McGuckian Ltd, Housing Development, Land To The Rear Of And Including 17 And 21 Ballycregagh Road, Cloug Mills**

The Northern Area Planning Office has written to advise that as the Northern Area Plan is currently a draft document and the proposed settlement development of Cloug Mills is the subject of objections to be considered as part of the ongoing Independent Examination the Department would wish to make the following amendments to the decision notice dated 25th January 2011.

1. Withdrawal of Refusal reasons 4 and 5 relating to policies CTY1 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside.

The Department has written to the applicant, agent and Council advising them of the withdrawal of these reasons of refusal. The Department does not consider that any prejudice will be caused to the applicant as they will have the opportunity to consider these matters in their Submission of Case and the subsequent informal hearing.

5.2 **Location: 750m SSE Of Loughgiel Chapel, Loughgiel Proposal: Site of a Dwelling and Garage on a Farm**

The above application went through council on the 15th August 2011, there were outstanding issues with NIEA Protecting Historic Monuments. These have now been resolved and the application will issue as an approval as agreed by Council on the above date.

5.3 **Management Changes**

Mary McIntyre has been permanently appointed as Director of Strategic Planning Division and has moved to Planning and Local Government Group headquarters in Millenium House, Belfast from 24th October 2011.

John McGoldrick has been temporarily appointed as Area Planning Manager.

67.6 PROPOSED PRIVATE MEMBERS BILL ON SPECIAL ADVISERS

J H Allister MLA, QC has written regarding his consultation paper on Proposal for a Special Advisers Bill (copy circulated). The deadline for responses is 30th November 2011.

67.7 WEATHER EMERGENCY EXTREME RAINFALL

Mervyn Storey, MLA has written regarding a Ministerial Statement by Mr Attwood, MLA – Minister of the Environment (copy attached). Council's attention is drawn to the paragraph which refers to Council being able to be reimbursed by the Department for expenditure incurred as a result of taking immediate action following an emergency situation. The Chief Executive advised members that there have been no instances of

flooding to dwellings reported in the district and no claims made, therefore there has been no expenditure by Council.

* **Councillor Atkinson returned to the meeting at 9.20 pm.**

67.8 NIE – VISIT TO CONTROL CENTRE

NIE has invited councillors to visit its control centre in Craigavon. This visit is designed to introduce councillors to the plans and systems that are in place to deal with major storms or issues that affect the electricity network.

As part of its annual winter preparations and the need for councillors to be able to access up-to-date information all councillors have been sent a card providing them with the hotline number for elected representatives - 0808 100 2969. This is a priority line and is only for elected representatives.

For further information on NIE work programmes contact Sara McClintock on 028 9076 6804 or email sara.mcclintock@nie.co.uk

67.9 CONSULTATION ON THE EUROPEAN COMMISSION'S PROPOSALS FOR COMMON AGRICULTURAL POLICY (CAP) REFORM POST 2013

Stakeholder Conference Programme - Wednesday 7 December 2011 (draft programme circulated).

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

that any member wishing to attend may do so by contacting the Office of the Chief Executive.

67.10 WATER QUALITY ISSUE BALLYMONEY

Update (copy circulated).

67.11 NORTHERN HEALTH & SOCIAL CARE TRUST

NHSCT wish to attend a meeting of Council in the New Year to update members on Trust matters.

It was **AGREED:**

that Northern Health & Social Care Trust be invited to updated members on Trust matters.

The meeting closed at 9.25 pm.