

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 46, held in the Council Chamber, Riada House, Ballymoney on Monday 18th January 2010 at 2.00 pm.

IN THE CHAIR Alderman H Connolly

PRESENT**Aldermen**

F Campbell, Mayor
C Cousley, MBE, Deputy Mayor
J Simpson

Councillors

A Cavlan
J Finlay
R Halliday
M McCamphill
T McKeown
A Patterson
E Robinson
I Stevenson

IN ATTENDANCE

Chief Executive
Committee Clerk

Patient & Client Council (Item 1)

Mr S Brown, Head of Development & Corporate Services

DoE Planning Service (Item 3)

M McCrystal

46.1 PATIENT & CLIENT CARE PRESENTATION

The chair welcomed Mr Brown to the meeting to address members on the work and progress of the recently formed Patient and Client Council. The Council was set up on 1st April 2009 as a successor to the Health & Social Service Councils with the aim of providing an independent voice in health and social care for patients, carers and communities. The council has four functions:

1. To engage with people
2. To promote involvement by all health and social care organisations
3. To assist people in making complaints about the service, providing help and advice on who plans and commissions services.
4. To provide advice on how to access services

Mr Brown advised members that patients, families and carers are at the centre of the work carried out by the Council, whose aim is to listen to people and be open and approachable in concerns about health and social care issues. This work is carried

out in partnership with other agencies and provides a constructive challenge to health and social care.

Mr Brown advised members that the council is made up of a Chair, Chief Executive, a Management Board made up of community and voluntary sector workers, five local representatives, five lay people and one trade union representative. The groups meet on a monthly basis and the council is currently establishing five local advisory committees in local areas to advise the board of concerns at local level. It is anticipated that their headquarters will be based in Antrim.

Mr Brown stated that since April 2009 the council has been making an impact on groups of people, setting out their priorities for action for health and social care and that 25 meetings have taken place across Northern Ireland. A meeting has also taken place with the Minister to update him on the progress of the organisation, which has been requested to provide specific input into the Bamford Review. Other key work programmes include monitoring the experiences of patients and participation in the review of chemotherapy, out of hours GP services and access to dentistry. To date 3,000 people have contacted the council to ask for help and support and there are currently 200/300 live cases.

Mr Brown responded to questions from members including issues relating to:

- Practical use of computerised telephone systems
- Transfer of services from area to area
- Caring for patients in rural settings
- Strength of local representation
- Nomination of councillors to local bodies

Responding to questions, Mr Brown advised members that a review of advisory groups will take place in April 2010.

Mr Brown thanked members for the opportunity to update members and stated that any specific queries may be directed to him.

The Chair thanked Mr Brown for his presentation which concluded at 2.40 pm. Mr Brown left the meeting at this time.

* **Councillor Patterson joined the meeting at 2.10 pm during the presentation.**

46.2 MINUTES – MEETING NO 45 – 21ST DECEMBER 2009

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

that the minutes of Meeting No 45 – 21st December 2009 be confirmed as a correct record.

46.3 PLANNING APPLICATIONS

Planning Applications Planning Applications 1-14 and 1-4 (deferred) were considered and the opinion of the Planning Service accepted except where stated otherwise.

ITEM NUMBER 4**Application Ref** D/2009/0263/F**DOE Opinion** **Approval**

Applicant Mr J Cheung C/o R
Robinson & Sons, 'Albany Villas',
59 High Street,
Ballymoney, BT53 6BG

Location Units 27-30 Garryduff Road, Ballymoney**Proposal** New restaurant facilities and works to existing facade**Refusal info****Agents Name:** R. Robinson & Sons Ltd**Agent Address Details** Albany Villas 59 High Street Ballymoney**Representation** Objection 0 Support letters: 0 Objection 0 Support

Councillor Stevenson thanked Planners for their decision on this application.

ITEM NUMBER 5**Application Ref** D/2009/0266/O**DOE Opinion** **Approval**

Applicant Mr D O' Mullan C/o GM
Design Associates Ltd,
22 Lodge Road, Coleraine BT52 1NB

Location Land adjacent to 54 Gortahar Road, Rasharkin**Proposal** Site for farm dwelling (farm business ref: 601029)**Refusal info****Agents Name:** GM Design Associates Ltd**Agent Address Details** 22 Lodge Road, Coleraine**Representation** Objection 0 Support letters: 0 Objection 0 Support 0**ITEM NUMBER 6****Application Ref** D/2009/0268/O

DOE Opinion Refusal**Applicant** Mr R O' Mullan C/o GM
Design Associates Ltd
22 Lodge Road, Coleraine BT52 1NB**Location** Land adjacent to 109b Bridge Road, Dunloy**Proposal** Site for farm dwelling (farm business ref: 601029)**Refusal info** **The proposal is contrary to Policies CTY1 and CTY10 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being an exceptional case in that it has not been demonstrated that other development opportunities have not been sold off from the farm holding within 10 years of the date of the application.****Agents Name:** GM Design Associates Ltd**Agent Address Details** 22 Lodge Road, Coleraine**Representation** Objection 0 Support letters: 0 Objection 0 Support 0**The Planning Officer explained the association of item 5 (D/2009/0266/O) with Item 6 (D/2009/0268/O) of the schedule to members, stating that application D/2009/0268/O has been refused in favour of approval of application D/2009/0266/O.**It was **AGREED:** **that an office meeting be held (Councillor McCamphill)****ITEM NUMBER** **8****Application Ref** D/2009/0296/O**DOE Opinion** **Refusal****Applicant** Mr P Gamble C/o 20/20
Chartered Architects Ltd
9A Linenhall Street,
Ballymoney, BT53 6DP**Location** Site adjacent to 251 Lisnahunshin Road, Cullybackey**Proposal** Dwelling with detached garage**Refusal info** **The proposal is contrary to Policies CTY1 and CTY10 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the Applicant's Farm.**
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 Lisnahunshin Road.

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.

Agents Name: 20/20 Chartered Architects Ltd

Agent Address Details 9A Linenhall Street, Ballymoney

Representation Objection 2 Support letters: 0 Objection 0 Support 0

Objections relate to: site clusters do not fall within sight of the farm, loss of privacy, views and light, devaluation of property, loss of biodiversity & habitat, access arrangements and removal of trees and hedgerows.

It was **AGREED:** that an office meeting be held (Alderman Campbell)

At the request of Councillor Finlay, the Planning Officer clarified the conditions of the policy relating to visual linkage to farm dwellings.

ITEM NUMBER 12

Application Ref D/2009/0354/F

DOE Opinion Applicant **Refusal**
Mr J Smyth C/o Joseph E. Mc Kernan & Son,
25 Market Road, Ballymena BT43 6EL

Location R/O 41 Kilmandil Road, Cloughmills, Ballymena

Proposal Conversion from existing redundant building to dwelling

Refusal info **The proposal is contrary to Policy CTY4 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the reuse or conversion would unduly affect the amenities of nearby resident and the proposed building has no architectural merit and therefore not worthy of conversion.**

Unsatisfactory access arrangement.

Agents Name: Joseph E. McKernan & Son

Agent Address Details 25 Market Road, Ballymena

Representation Objection 0 Support letters: 0 Objection 0 Support 0

It was **AGREED:** that an office meeting be held (Councillor Cavlan)

ITEM NUMBER 13

Application Ref D/2009/0358/O

DOE Opinion Refusal

Applicant Mr D Mc Tague 121 Mullan Road, Rasharkin, Ballymena, BT44 8SH

Location 30m south of 115 Mullan Road, Rasharkin, Ballymena

Proposal Proposed replacement dwelling and garage

Refusal info **The proposal is contrary to Policies CTY1 and CTY3 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, as the building has been designed and used for agricultural purposes, there is no structure that exhibits the essential characteristics of a dwelling and is therefore not eligible for replacement under this policy.**

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 Mullan Road.

The Planning Officer advised that a 3rd refusal reason had been omitted in error, this being inadequate sight lines.

Agents Name: Dominic Mc Tague

Agent Address Details 36 Tullaghans Road, Ballymoney

Representation Objection 0 Support letters: 0 Objection 0 Support 0

It was AGREED: that an office meeting be held (Councillor Cavlan)

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO 1

APPLIC NO D/2007/0161/F Full Date Valid 29/03/2007

APPLICANT AMC Developments

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

LOCATION 10 Queen Street, Ballymoney.

PROPOSAL Development consisting of 6 apartments with associated car parking and

amenity space (amended proposal).

AGENT NAME

AGENT ADDRESS: Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY

REPRESENTATIO 4 Objection 1 Suppor 0 Petition of 0 Support
Petitions

OPINION Approval

The Planning Officer advised that amended plans have reduced the overall number of units from 10 to 6 and is now capable of approval. He confirmed to Councillor Stevenson that Roads Service are happy with the layout of parking provision. Councillor Stevenson recorded his opposition to development of apartments in Queen Street. Alderman Simpson expressed concern at the demolition of an historic building. The Planning Officer advised that Environmental Heritage Service has not been consulted on the demolition of the unlisted building.

At the request of Councillor Robinson, the Planning Officer agreed to provide information on the number of planning applications approved for apartments within the borough.

ITEM NO 2

APPLIC NO D/2007/0581/F Full Date Valid 05/11/2007

APPLICANT Mr B Barkley

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

LOCATION 113 Kilraughts Road Dunaghy, Ballymoney

PROPOSAL Proposed housing development 2no detached, 6no semi detached and 6no terraced and roadway for private streets determination.

AGENT NAME

AGENT ADDRESS: Moore Design, Market Court, 63 New Row, Coleraine, BT52

REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 0 Support
Petitions

OPINION Approval

Amended plans have been received reducing the overall number of units from 21 to 14 enable the application to be approved.

ITEM NO 3

APPLIC NO D/2009/0219/F Full Date Valid 02/07/2009

APPLICANT Planning Direct

APPLIC ADDRESS C/o A-Three Architecture Design Pla, 43/45 Church Street, Portadown, BT62 3EU

LOCATION 410m South of 3 Tamlaght Road, Rasharkin

PROPOSAL Erection of 2 dwellings

AGENT NAME

AGENT ADDRESS: A-Three Architecture Design Planning, 43 - 45 Church Street,

REPRESENTATIO	0	Objection	0	Support	0	Petition of	0	Support
		Petitions						
OPINION	Refusal							

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within
- 2 The proposal is contrary to Policy CTY14 of, Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the buildings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to the rural character of the countryside.
- 3 The proposal is contrary to Policy CTY8 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development and would therefore adversely affect the visual amenity and character of the countryside.

The Planning Officer advised that under PPS21, the Department cannot issue any refusals. However, the Department has been requested by the applicant to issue a refusal notice so that the application can go to the Planning Appeals Commission.

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

that Council support the applicant in the event of an appeal being made to the Planning Appeals Commission.

ITEM NO	4							
APPLIC NO	D/2009/0262/F	Full		Date Valid	31/07/2009			
APPLICANT	Mr M Wilmot							
APPLIC ADDRESS	13 Millrace Terrace, Clintyfinnan, Armoy, BT53 8TL							
LOCATION	13 Millrace Terrace, Clintyfinnan, Armoy							
PROPOSAL	1½ storey extension to side of dwelling							
AGENTNAME								
AGENT ADDRESS:								
REPRESENTATIO	0	Objection	0	Support	0	Petition of	0	Support
		Petitions						
OPINION	Approval							

Amended plans have been received which satisfactorily addressed the Department’s concerns and the application can now be approved.

Councillor Finlay welcomed the decision of the Department to approve the application.

Office Meetings: Monday, 8th February at 9.30 am (Lanyon Room Riada House).

* **Councillor Robinson joined the meeting at 2.44 pm during discussion of the planning applications.**

46.4 THE PLANNING (NORTHERN IRELAND) ORDER 1991 - APPEAL:**MR AYLMER MILLEN**

Demolition of existing derelict dwelling (3 no) and construction of new dwelling – Land to south west of 54 Glenstall Road, Ballymoney.

The above appeal will be dealt with by Written Representation and site visit on 15th March 2010. Statements of Case to be submitted by 9th February 2010.

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

that Council support the appeal.

46.5 THE PLANNING (NORTHERN IRELAND) ORDER 1991 - APPEAL:**MR D MCCLURE**

Vestas V39-500kw 50 Hz Wind Turbine Adjacent To 55 Moyan Road, Stranocum

The above appeal will be dealt with by Written Representation and site visit on 15th March 2010. Statements of Case to be submitted by 9th February 2010.

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

that Council support the appeal.

46.6 THE PLANNING (NORTHERN IRELAND) ORDER 1991 - APPEAL AGAINST ENFORCEMENT NOTICE ISSUED ON 12TH NOVEMBER 2009 TO:**Mr R BARTLETT**

Alleged Unauthorized Erection Of Sheds/Buildings
Land At 260m North-West Of No 83 Macfin Road, Ballymoney

The Commission has received an appeal against the enforcement notice. Any representations Council may wish to make to be submitted by 26th January 2010.

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

that Council support the appeal.

The meeting closed at 3.05 pm.