

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 53, held in the Council Chamber, Riada House, Ballymoney on Monday 16th August 2010 at 2.00 pm.

IN THE CHAIR Alderman H Connolly

PRESENT

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

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

APOLOGIES:

Councillors
M Storey, MLA

IN ATTENDANCE

Chief Executive
Committee Clerk

DoE Planning Service
Mr J McCaughan

Members of the Public

53.1 MEETING NO 51 – 21st June 2010

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

that the minutes of Meeting No 51 – 21st June 2010 be confirmed as a correct record.

353.2 MEETING NO 52 – 5th July 2010

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

that the minutes of Meeting No 52 – 5th July 2010 be confirmed as a correct record.

53.3 PLANNING APPLICATIONS

3.1 Applications 1-14 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

Item No 1 – D/2007/0041F – Approval

Housing development off Glebe Road, Rasharkin and to rear of St Andrew's Church Hall, Church Road for Portline Developments.

Objection Letters (1): Access, sewer capacity.

In response to Councillor Finlay's query concerning sewer capacity, the Planning Officer advised that only applications which satisfy NI Water criteria are accepted.

* **Councillor Stevenson and Councillor Cavlan joined the meeting at 2.10 pm.**

Item No 2 – D/2008/0097/RM – Approval

Proposed housing development – Charlotte Street/Balnamore Road, 88 & 90 Charlotte Street and South of Charlotte Street, Ballymoney for Landbank Homes Limited.

Objection letters (59): Flooding, overlooking, traffic impact, sewer capacity, density of overall development.

Councillor Robinson expressed concerns relating to the number of objectors, adequacy of bin storage and upkeep of amenity and undeveloped spaces. Members also raised concerns at developments on floodplains and traffic calming measures. The Planning officer confirmed that Rivers Agency has been consulted and have agreed with the recommendation to approve and that traffic impact assessment submitted to Roads Service has been accepted. The application has been subjected to a planning appeal and has been allowed.

It was **AGREED: That an office meeting be held on behalf of objectors (Councillor Patterson/Councillor Robinson and Alderman Simpson).**

* **Alderman Campbell and Councillor McKeown joined the meeting at 2.12 and 2.15 pm respectively.**

Item No 3 – D/2008/0498/F – Refusal

Demolition of existing dwelling and erection of 14 residential units with associated landscaping and car parking at 4 & 6 Kilraughts Road, Ballymoney and land to rear of 2 Kilraughts Road and SW of 60-64 Greenville Avenue for Mr P Stephens.

Objection letters (1): Septic tank being located within the site.

Responding to Councillor Stevenson regarding density, the Planning Officer advised that the concept of the application was acceptable but that the layout of the plan was not

It was proposed by Councillor Kennedy/seconded by Councillor Cavlan

that an office meeting be held.

The motion was put to the vote with four members voting in favour and five members voting against.

The Chair declared the motion lost.**Item No 4 – D/2010/0044/A - Consent**

2 x shop fascia signs and 1 x chimney sign (amended plan received) at Fyfes, 25 Ballymena Road, Ballymoney for Mr T Fyfe.

Objection letters (2): **Light from one of the signs (illuminated)**

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

Item No 6 – D/2010/0086/0 – Refusal

Site for dwelling on a farm plus detached garage adjacent to 60 Bridge Road, Dunloy for Mr P Dixon.

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

Item No 7 – D/2010/0097/F – Refusal

Proposed change of house type and garage to supersede planning approval D/2009/0028/RM opposite No 17 Bregagh Road, Armoy for Mr A Gillen.

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

Item No 9 – D/2010/0135/0 – Refusal

Proposed site on farm for new dwelling and domestic garage at 220m NE of 30 Coolkeeran Road, Armoy for Mr P McAuley.

It was **AGREED:** That an office meeting be held (Alderman Connolly/ Councillor Kennedy).

Item No 10 – D/2010/0165/0 – Refusal

Proposed site for new dwelling and domestic garage at rear of 102 Gracehill Road, Ballymoney for Mr & Mrs S Walker.

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

3.2 Applications Deferred from Previous Meeting

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

Item No 1 – D/2006/0368/0 – Refusal

The Department's decision to refuse the application remains unchanged. Councillor Finlay expressed disappointment at the decision.

Item No 2 – D/2007/0064/0 – Refusal

The Department's decision to refuse the application remains unchanged.

Item No 3 – D/2007/0186/0 – Approval

Councillor Finlay and Councillor Patterson welcomed the decision of the Department to approve this application.

Item No 4 – D2007/0504/0 – Refusal

The application was re-assessed under PPS21. Further information requested by Planning Service was not received.

It was **AGREED:** That an office meeting be held (Councillor Cavlan/ Councillor McCamphill).

Item No 5 – D/2007/0546/0 – Refusal

The application was re-assessed under PPS21. Further information requested by Planning Service was not received.

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

Item No 6 – D/2007/0550/0 - Refusal

The Department's decision to refuse the application remains unchanged.

Item No 7 – D/2007/0558/0

The application was re-assessed under PPS21. Further information requested by Planning Service was not received.

It was **AGREED:** That an office meeting be held (Councillor Robinson/
Councillor Patterson).

Item No 8 - D/2008/0100/0 - Approval

Issues discussed included, bin storage, parking and access relating to this outline application. The Planning Officer agreed to ascertain outcome of access onto Council land and response from Council's Environmental Health department to consultation.

Item No 9 - D/2008/0268/F – Refusal

The application was re-assessed under PPS21. Further information requested by Planning Service was not received.

It was **AGREED:** That the application be held for two weeks to enable further information to be supplied to Planning Service (Councillor Cavlan).

Item No 10 - D/2009/0119/F – Refusal

The application was re-assessed under PPS21. Further information requested by Planning Service was not received.

Councillor Finlay expressed disappointment at the decision to refuse the application.

It was **AGREED:** That the application be held for two weeks to enable further information to be supplied to Planning Service (Councillor Robinson).

Item No 11 – D/2009/0345/F – Approval

Amended plans received to reduce the height of the development.

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

Item No 12 – D/2009/0387/0 – Refusal

The Department's decision to refuse the application remains unchanged.

Item No 13 – D/2010/0022/F – Refusal

It was **AGREED:** That the application be held for two weeks to enable further information to be supplied to Planning Service (Councillor Stevenson).

Item No 14 - D/2010/0077/0 - Approval

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

Office Meetings: 13th September 2010, 10am, McKinley Room,
Riada House.

- * **The Planning Officer left the meeting at 3.15 pm.**
- * **Councillor Patterson left the meeting at 3.15 pm.**

53.4 CONSULTATION PAPER ON THE FUTURE OF BUS OPERATOR LICENSING IN NORTHERN IRELAND.

This consultation paper was referred to committee by Council (meeting 2/8/2010). The paper, a copy of which is attached, describes proposals by the Department of Environment to introduce new bus operation licensing system in NI. It sets out options by the Department of Environment for licensing and identifies the Department's preferred option. Comments are invited by 24th August.

The Chief Executive explained the current legislation of exemption relating to community and voluntary organisations and clarified the options outlined in the consultation document and the impact that changes would have on these groups.

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

that Council endorse the Department's preferred option- Option 3 – New 3 Tier Licensing Regime (page 11 of the consultation document).

53.5 LAND & PROPERTY SERVICES & DISTRICT RATE COLLECTION

Correspondence dated 29/7/2010, from NILGA to Minister Wilson regarding inefficiencies of LPS was circulated for members' information.

53.6 RESOURCES GRANT 2010/11 – IN YEAR CUT

Correspondence from NILGA to Minister Poots requesting a meeting to discuss the decision to cut funds to Councils most in need was circulated for members' information. Councillor Robinson advised members that NILGA welcomes enquiries from members on matters relating to this issue.

53.7 THE PLANNING (NORTHERN IRELAND) ORDER 1991 APPEAL AGAINST ENFORCEMENT NOTICE ISSUED ON 14TH MAY 2010 TO:

Mr Frederick Shannon - The alleged unauthorized erection of dwelling, lane and associated hard standing area. Land at 107 Seacon Road, Ballymoney

The Commission has received an appeal against the above enforcement notice. The Commission is required under Article 69(5) of the Planning (Northern Ireland) Order 1991, to notify the District Council of such appeals and, in exercising its powers, to take account of any representations received from the Council. Any representations should be made within 5 weeks of the date of the correspondence. (Papers available from Office of the Chief Executive)

The meeting closed at 3.25 pm.