

**Ballymoney Borough Council
Consultation Meeting No 90 – 21st October 2013**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 90 held in the Council Chamber, Riada House, Ballymoney on Monday 21st October 2013 at 7.00 pm.

IN THE CHAIR: Alderman C Cousley, MBE

PRESENT: **Aldermen**
F Campbell
H Connolly

Councillors
J Atkinson
W Blair
A Cavlan
J Finlay, Mayor
R Halliday
R McAfee
T McKeown
C McLaughlin
P McGuigan
E Robinson, MBE
I Stevenson, Deputy Mayor

APOLOGIES: **Alderman**
B Kennedy
Councillors
M Storey, MLA

IN ATTENDANCE: Chief Executive
Head of Corporate & Development Services
Business Support Officer

DoE Planning Service (Item 4)
Karen Dickson – DOE Planning Service, Coleraine
Mr Stephen Hamilton – DOE Planning Service, Belfast

Press
Members of the Public

90.1 CONSULTATION COMMITTEE MEETING NO 90 – 16TH SEPTEMBER 2013

It was proposed by Alderman Connolly seconded by Councillor Atkinson and
AGREED:

that the minutes of Consultation Committee Meeting No 90 – 16th September 2013, as circulated, be confirmed as a correct record.

90.2 DECLARATIONS OF INTEREST

There were no declarations of interest.

90.3 PLANNING APPLICATIONS

3.1 New Applications

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

ITEM NO 1	APPLICATION NO D/2012/0221/F – REFUSAL
APPLICANT	Mr S Boyle C/o Agent
AGENT	2020 Architects, 37 Main Street, Ballymoney BT53 6AN
LOCATION	505m NW of 55 Glenbuck Road, Ballymoney
PROPOSAL	Proposed Vesta V27 225KW Wind Turbine with 40m Hub Height

The Planning Officer advised that further information has been forwarded to Environmental Health.

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

that the application be held pending re-assessment of the additional information by the Department

ITEM NO 2	APPLICATION NO D/2012/0240/O – APPROVAL
APPLICANT	Mrs Jane Taggart C/o Agent
AGENT	Hunter Associates, 8 Charlotte Street, Ballymoney BT53 6AY
LOCATION	Approx 30m South of 89 Garryduff Road, Ballymoney
PROPOSAL	Conversion and re-use of existing outbuilding to dwelling
OBJECTIONS (9)	Impact on residential amenity, wildlife (bats and hares). prevalence of septic tanks, access and ownership of access, width and visibility.

The Planning officer advised that a bat survey has been undertaken and there are no issues, NIE and Water Service have not raised any objections, Roads Service has cleared the application and ownership is a legal matter for the applicant.

ITEM NO 9	APPLICATION NO D/2013/0095/F - REFUSAL
APPLICANT	Mr Patrick McAlonan, C/o Agent
AGENT	T4 Architects, 169 Coagh Road, Stewartstown, Dungannon BT71 5LW
LOCATION	Approx 250m ENE of 100 Coolkeeran Road, Armoy BT53 8YE
PROPOSAL	Proposed endurance 55kw E3120 wind turbine (24.6 hub height) on tubular tower to support existing farm business

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

3.2 Deferred Applications

Items 1-7 were considered and the opinion of the Planning Services accepted except where stated otherwise.

D1 APPLICATION NO D/2010/0356/F – APPROVAL

The application, brought before Council in May 2012, was deferred for an office meeting with objectors following which the Department consulted in depth with all relevant consultees. The Planning Officer advised that the Department has, over the period of a year, considered the detailed and numerous submissions made by residents and action groups and whilst recognising that there are concerns, the Department's decision is that the application complies with and meets the requirements of policies set out in PPS18.

The Chief Executive reported on receipt of a letter of support for the proposal from North Antrim MP Mr I Paisley.

Councillor Cavlan stated that she was deeply disappointed on behalf of the objectors with the decision to approve the application. She referred to the impact the application will have on the local community, the devaluation of properties in the area and the subsequent impact on Council in the reduction of rateable values of these properties. Councillor McAfee, whilst supporting renewable energy, concurred with Councillor Cavlan that the Department should consider the number of objections received. Councillor Blair also expressed this view.

Councillor Robinson requested clarification on noise levels and referred to the short distance from the proposed installation to the nearest dwelling. She stated that not enough concern has been shown to the residents.

Alderman Campbell expressed the view that it would be difficult to disagree with the Department's decision, made on planning grounds and following in-depth multi-agency consultation. In stating his opposition for nuclear power as an alternative source of energy, Councillor Stevenson spoke in support of the application. Councillor McGuigan stated that whilst understanding the concerns of the residents and how they view the planning process, he would not be opposing the application.

The Planning Officer responded to a number of other questions relating to:

- Monitoring of performance and noise in conjunction with Environmental Health.
- Compliance of operators in accordance with conditions applied.
- Formulation of policy for objectors
- Removal of turbines after a 25 year period

Councillor Cavlan recorded her opposition to the decision of the Department to approve the application.

- D2 APPLICATION NO D/2012/0036/F – REFUSED**
The Planning Officer advised that new information has been submitted and that the Department is in the process of consulting with Environmental Health. The application will be held pending these further discussions.
- D3 APPLICATION NO D/2012/0076/O – APPROVAL**
- D4 APPLICATION NO D/2012/0097/F – APPROVAL**
- D5 APPLICATION NO D/2012/0232/F – APPROVAL**
- D6 APPLICATION NO D/2012/0275/O – APPROVAL**
Alderman Connolly thanked the Department for their decision to approve this application.
- D7 APPLICATIO NO D/2013/0032/0 – REFUSAL**
Councillor Finlay expressed his disappointment at the Department's decision to refuse the application.

3.3 Streamlined Planning Decisions Issued

Decisions issued from 1.9.13 – 30.9.13 was circulated for member's information.

3.4 Office Meetings

Friday 8th November 2013 at 10.00 am, Lanyon Room, Riada House.

* **The Planning Officers left the meeting at 7.50 pm.**

90.4 DRAFT REVIEW OF PLANNING POLICY STATEMENT 15 PLANNING & FLOOD RISK

The Department has published for consultation Revised Draft Planning Policy Statement (PPS) 15 'Planning and Flood Risk'.

The PPS aims to prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere. The consultation papers are available on the Planning NI Website at www.planningni.gov.uk and the consultation period will end on the 10th January 2014.

90.5 REGIONAL DAY OPPORTUNITIES MODEL FOR ADULTS WITH LEARNING DISABILITY – CONSULTATION

The Health and Social Care Board is leading the public consultation on a regional day opportunities model for adults with learning disability and invites Council views.

The consultation document considers a regional model which sets out the need to both improve day centres for people with complex healthcare and behavioural support needs and community based day opportunities.

The regional learning disability day opportunities model consultation document together with a summary document and an online response form can be accessed on the Health and Social Care Board website at www.hscboard.hscni.net/consult. The equality, good relations and human rights screening document is also available online.

The consultation will end on Monday 9 December 2013.

Following the end of the consultation period, the Health and Social Care Board will consider all the responses and make relevant recommendations for implementation.

90.6 NORTHERN IRELAND FIRE & RESCUE SERVICE (NIFRS) DRAFT PREVENTION AND PROTECTION STRATEGY 2014-2019

Northern Ireland Fire & Rescue Service (NIFRS) has developed a draft Prevention and Protection Strategy 2014-2019. This draft strategy sets out how NIFRS will protect the public and business community in NI from the dangers of fire and other emergencies.

In particular the strategy will describe how the NIFRS will

- Measure the risk from fire and other emergencies to the people of Northern Ireland and describe how it will use this information to help decide on where, how and when it will deliver its services.
- Work to educate and inform the community of the dangers of fire and in doing so help prevent fires and other emergencies from happening'
- Work in partnership with other services, stakeholders and volunteers to help deliver a safer community;
- Prioritise our prevention work to work most closely with those most at risk;
- Engage with all sections of our community, in particular those most at risk of becoming involved in offending behavior;
- Carry out a risk-based audit programme to measure fire safety in non-domestic premises;
- Take steps to educate stakeholders to help reduce the risk in non-domestic premises and provide professional advice on matters relating to Fire Safety; and

- Enforce The Fire and Rescue Services (Northern Ireland) Order 2006 and The Fire Safety Regulations (Northern Ireland) 2010.

NIFRS are seeking views of potential stakeholders affected by the strategy and are carrying out a screening consultation as part of its statutory requirement under Section 75 of the Northern Ireland Act. As a public sector body it is required to consult with people/bodies that may be affected by its strategies. Further information including the policy and a feedback questionnaire can be found at www.nifrs.org/consultation.

If Council wishes to discuss the strategy further, meetings with the policy lead officer can be arranged. The closing date for receipt of comments is Tuesday 21st January 2014. Following the close of consultation a summary of responses plus details of any further strategy revision as result of this exercise will be available on the NIFRS website from February 2014.

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

that an invitation be extended to NI Fire & Rescue Service to give a presentation to Council on the Draft Prevention and Protection Strategy 2014-2019.

90.7 INPATIENT BASED ADDICTION TREATMENT SERVICES – NORTHERN HEALTH & SOCIAL CARE BOARD – CONSULTATION

A consultation process on the proposed reconfiguration of inpatient services for adults requiring addiction treatment has been launched by the Health and Social Care Board.

The purpose of the consultation is to consider how specialist in-patient beds, used for the treatment of those with alcohol and substance misuse, could be better organised to improve the services provided throughout Northern Ireland.

During the consultation period, the Board will seek the views of patients, clients, families, carers and the general public to help inform decisions about these proposals for the future development and delivery of these important services.

This will include a series of public meetings which will be held:

1. Thursday 7th November 2013: Tower Hill, Armagh, BT61 9DR (Board Room) at 6.30pm
2. Monday 11th November 2013: Grosvenor House, 5 Glengall Street, Belfast, BT12 5AD at 7.00pm
3. Wednesday 13th November 2013: Tyrone County Hospital, Omagh, BT79 0AP (Doctors Library, PostGrad Centre) at 7.00pm

The closing date for consultation responses is Friday 10th January 2014 at 5.00pm.

The consultation document can be viewed on www.hscboard.hscni.net/consult.

90.8 BALLYMONEY POST OFFICE

Post Office has confirmed that it is proceeding with the relocation of the Ballymoney Post Office branch to Glebeside Spar, 22 John Street, Ballymoney, BT53 6DS, where it will operate as one of our new Main style Post Office branches.

A small number of comments were received from customers and local representatives during the local public consultation period. The majority of comments were supportive of the move as customers welcomed the close proximity of parking facilities and the longer opening times that would be available at the proposed site. However some respondents expressed concern about the proposed location as they would have to travel further to access Post Office services.

While the Post Office appreciate that the proposed branch is approximately 380 metres away from the current site and for some customers this may mean a slightly longer journey for them, equally, there may be some customers for whom the branch is more ideally situated than at present. In situations such as this, there may be some customers who are more inconvenienced than others and the Post Office only apologise for this.

The new premises will undergo a major refurbishment to incorporate a new main style Post Office with a convenience store. Post Office will be working closely with their operator to plan the interior layout of the Post Office counter area, to optimize the use of the space within the store. This will ensure that access into and inside the store is level, kept clear and free of obstacles and the Post Office counter area is easily accessible and customers including wheelchair users have sufficient space and privacy whilst conducting their business.

Internally, there will be a dedicated Post Office area incorporating screened and open plan positions. There will also be a Post Office serving point located at the retail till, enabling customers to carry out a wide range of Post Office products and services alongside retail transactions. Post Office customers will benefit from the longer opening hours provided by our operator, including Saturday afternoon and even longer opening at the Post Office serving point located at the retail till so that customers have more flexibility and can access our services at times that suit them better.

Posters will now be displayed in branch to let customers know about this decision. Post Office anticipate the move to take place in April next year and further posters will be provided in branch at that time to let customers know the actual date the move will take place.

This change to the Post Office network is being carried out in accordance with the Code of Practice for changes to the network, as agreed with Consumer Focus, the national consumer organisation. A full copy of the Code of Practice is available on our website at www.postoffice.co.uk/find-out-more/about-us/our-network and selecting 'FAQs, or by contacting us at the address provided at the end of this letter.

Councillor Stevenson advised members that he has been in contact with Roads Service relating to provision of a pedestrian crossing at Café Lane to assist Post Office users.

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

That Council write to Roads Service requesting that they provide a pedestrian crossing at Café Lane, Ballymoney.

90.9 CHARITY COMMISSION

The Charity Commission for Northern Ireland has opened a consultation on its interim reporting proposals for all newly registered charities – and is calling on you to have your say.

At present, charities are not required to submit annual accounts and reports to the Commission for inspection. This will change after compulsory registration of charities begins later this year, with annual reporting by charities playing an important role in the Commission's regulation and monitoring work.

To make the annual reporting process as accessible as possible, the reporting requirements for all newly registered charities in Northern Ireland will be introduced on a phased basis.

Under phase one – the interim requirements – registered charities will have to submit an annual return, including their annual accounts and reports in the format they currently prepare them, to the Commission for annual inspection.

The Commission is now consulting on these interim proposals and you can find out more about the proposals, forthcoming consultation events and how you can share your views online at www.charitycommission.org.uk

90.10 ANNUAL ACCOUNTS 2012-13

Delegation of Council authority to the Audit Committee to approve the report to those charged with governance and to sign off the amended 2012/13 Financial Statements was requested.

Alderman Campbell reaffirmed his view that a quango has been formed by the appointment of an unelected member onto the Audit Committee and in view of this he would not wish to have a place on the Committee. Councillor Finlay concurred

with Alderman Campbell's remarks. Councillor Robinson expressed the view that the majority of Councils in the Province now have unelected, professional members who, whilst unable to vote, bring benefits to the Committee. Councillor McKeown supported Councillor Robinson's view on the matter.

The Chief Executive responded advising members that this matter can be placed on the agenda for review if required.

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

that council delegate authority to the Audit Committee to approve the report to those charged with governance and to sign off the amended 2012/13 Financial Statements.

* **Alderman Connolly left the meeting at 8.03 pm.**

90.11 COUNCIL MEETINGS TIMETABLE 2014

A draft timetable of council and Committee meetings for 2014 was circulated for approval.

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

that the draft timetable of Council and Committee meetings for 2014 be approved.

Councillor Finlay requested that consideration be given to daytime meetings during the month of December. The Chief Executive advised that this is a matter for each Committee to decide and the matter will be placed on individual agendas for consideration.

The meeting closed at 8.10 pm.