

**Ballymoney Borough Council
Consultation Committee Meeting No 73 – 21st May 2012**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 73 held in the Council Chamber, Riada House, Ballymoney on Monday 21st May 2012 at 6.30 pm

IN THE CHAIR: Councillor A Cavlan

PRESENT:

Aldermen
F Campbell
C Cousley, MBE
B Kennedy

Councillors
J Atkinson
W Blair
J Finlay
R Halliday
T McKeown
C McLaughlin
E Robinson
I Stevenson, Mayor
M Storey, MLA

APOLOGIES: Alderman H Connolly
Councillor R McAfee

IN ATTENDANCE: Chief Executive
Committee Clerk

Four Seasons Health Care
Mr Jim McCall, Managing Director
Mr J P Watson, Director of Operations (Acting)
Ms Louisa Rea, Regional Manager

Items 3-4 – Planning Service (Item 3)
J McMath – Planning Officer

Press & members of the public

**DECLARATION OF INTEREST
COUNCILLOR STEVENSON**

Councillor Stevenson declared an interest in item 73.1 as an employee of the organization.

73.1 FOUR SEASONS HEALTH CARE

The Chair welcomed representatives from Four Seasons Health Care to give a presentation to members on their care practices and facilities and to provide information on the services available at their care homes in Ballymoney, The Court and the Model. The presentation is attached as Appendix 1

The Regional Manager advised that Four Seasons Health Care took over the running of the two homes in Ballymoney at the end of October 2011. She outlined her role in the responsibility of covering eight homes, including the Model and The Court care homes and reassured members on the financial stability of the group. She also outlined plans to improve care services to the elderly in the community by identifying what services are being requested and what results are being obtained by undertaking mapping exercises. Referring to the vast under provision in dementia care services, Ms Rea advised that the Court care home is now registered for 45 beds and in consultation with residents, relatives and staff, dementia registration is being sought to initiate some of the dementia care services available ie PEARL, an accredited programme specifically designed by Four Seasons Health Care to ensure that the most up to date training, communication and intervention for people with dementia is provided. In addition, Four Seasons Health Care aims to add to the services already provided, improve care quality and action plan those issues which need to be addressed working in conjunction with Trust bodies and other public health agencies.

Councillor Storey expressed his appreciation for the services provided and recorded his personal thanks to the organisation for the exemplary care provided to a relative in one of the homes in Ballymoney. Referring to reductions in Health Service funding, Councillor Storey requested clarification on the long term future of the services provided in this community. Mr McCall advised that whilst Four Seasons recognise that it has inherited good care provision in Ballymoney, it intends to raise the standard of care where possible. He stated that it may be necessary to change or vary the service but the organisation would seek to work in a complementary fashion with the Northern Health & Social Care Trust to provide consistent services, security for residents and peace of mind for residents, relatives and staff. Representatives responded to questions from members relating to:

- Drug management and reduction in reliance on medication
- Training programmes
- Respite provision in both homes in Ballymoney
- Possible future provision of day care services including day care for those suffering from dementia

The representatives thanked Council for providing them with an opportunity to update members on the services available at the Court and Model nursing homes. The presentation concluded at 7.15 pm and the representatives left the meeting at this time.

- * **Alderman Kennedy and Councillor Finlay joined the meeting at 6.35 pm during the presentation.**
- * **Alderman Cousley arrived at 6.40 pm.**
- * **The Planning Officer arrived at 7.15 pm.**

73.2 CONDOLENCES

Councillor Storey expressed condolences to Mr Owen Harrigan from Roads Service on the tragic death of his son at the weekend in a road traffic accident. Alderman Kennedy concurred with his remarks.

Councillor Storey also expressed sympathy to Warner Kirkpatrick from Borough Services on the recent death of his father in law.

Council will send a letter of condolence to Mr Harrigan and Mr Kirkpatrick.

73.2 MINUTES – CONSULTATION COMMITTEE MEETING NO 72 – 16TH APRIL 2012

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

that the minutes of Consultation Committee Meeting No 72 – 16th April 2012, as circulated, be confirmed as a correct record.

- * **The Planning Officer joined the meeting at 7.15 pm.**

73.3 PLANNING APPLICATIONS

3.1 New Applications

Items 1-7 were considered and the opinion of the Planning Services 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	APPLIC NO	D/2010/0198/O	APPROVAL
APPLICANT	Mr Ivor Swatton, C/o 2020, Architects, 9a Linenhall Street, Ballymoney BT53 6DP		
AGENT	20/20 Chartered Architects Ltd, 9A Linenhall Street, Ballymoney BT53 6DP		
LOCATION	Adjacent to 1 Golf Club Lane, Stranocum, Ballymoney		
PROPOSAL	18 self-catering units under Policy TOU3		

OBJECTIONS (1) Ownership of application site and concerns about the covenant on the land. Both issues have been addressed and the Department is satisfied.

ITEM NO 2	APPLIC NO D/2010/0291/F	APPROVAL
APPLICANT	Mr Allen Matthewson C/o Market Studio, 14 Market Road, Ballymena BT43 6EL	
AGENT	R J Studio 1 Sloans Court, Queen Street, Ballymena	
LOCATION	Meetinghouse Street/Rodeing Foot, Ballymoney	
PROPOSAL	Proposed mixed use development comprising retail units and hot food units.	

Councillor Stevenson thanked the Department for their decision to approve the application.

ITEM NO 3	APPLIC NO D/2010/0356/F	APPROVAL
APPLICANT	RES UK and Ireland Willowbank, Business Park, Willowbank Road, Larne BT40 2SF	
AGENT		
LOCATION	Proposed Altaveedan Wind Farm in the townlands of Shelton South, Aldorough, Altaveedan North, Altaveedan South and turnavedog near Loughguile	
PROPOSAL	Wind farm comprising of up to nine turbines (each with an overall maximum height of 101.2m above ground level) and associated infrastructure including an upgraded site entrance, new and upgraded onsite access tracks, an onsite substation and control building, underground cables, two temporary monitoring masts, a permanent meteorological mast, a communications mast, a temporary construction compound, a temporary storage area, a temporary enabling works compound and road widening and improvement works on sections of the transport route (road improvement works).	

**OBJECTIONS (99)
OBJ PETITION (1 - 227 Signatures)**

The Planning Officer listed a number of objections including impacts on:

- Designations in the vicinity
- Archaeology
- Tourism
- Fishing resources of River Bush
- Landscape and visual amenity
- Traffic and roads
- Residential amenity

- Air and water quality
- Noise
- Devaluation of property
- Removal of hedges
- Geology
- Health
- TV radio communications

The Planning Officer advised that in reaching its recommendation to approve the application, it has consulted with:

- National Heritage and RSPB - issues such as impact on AONB and birds have not raised any objections.
- Roads Service has raised no objections.
- Archaeology – no impact raised on site or monument.
- Noise - Council's Environmental Health Department has not returned any objections.
- Shadow flickering has been considered and is not felt to be an issue.
- Utilities and telecommunications will not be affected.
- Visibility – The Department has looked at local character assessment area and feel that it is acceptable in the landscape.

The Department has therefore reached the recommendation to approve the application.

A discussion ensued on the rationale for approving wind farms as opposed to single wind turbines. Councillor Finlay expressed the view that objections to applications for wind turbines should only be made on planning grounds. Councillor Storey concurred with Councillor Finlay and urged caution in ensuring that Council is not left open to criticism that may arise in delaying a process that has been scrutinised by the Planning Department. He stated that objections to the application should be dealt with in a time bound manner so the issue can be resolved.

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

that an office meeting be held for objectors.

ITEM NO 4	APPLIC NO D/2011/0082/F	REFUSAL
APPLICANT	A.A McGuckian Ltd 29, Drumbare Road, Cloughmills, BT449LA	
AGENT	RPS Consulting Engineers, Elmwood House, 74 Boucher Road, Belfast BT12 6RZ	
LOCATION	Approx 312metres west south-wset of 29 Drumbare Road Cloughmills County Antrim.	

PROPOSAL Permission for the installation of a wind turbine (36m hub, 30m Blade dia) at the McGuckians Ltd company site, to offset energy consumption.

It was **AGREED:** That an office meeting be held (Councillor McLaughlin/Alderman Campbell)

ITEM NO 5	APPLIC NO	D/2011/0095/F	APPROVAL
APPLICANT	James Gaston		
AGENT	Simpson Design		
LOCATION	42 Semicock Road, Ballymoney, BT53 6PY		
	180m South of 100 Knockahollet Road, Dunloy		
	Ballymena		
PROPOSAL	Proposed anaerobic digestion plant to receive farm wastes and grass / maize silage and combined heat and power plant building.		

Councillor Storey thanked the Department for their decision to approve the application.

ITEM NO 7	APPLIC NO	D/2011/0286/F	APPROVAL
APPLICANT	David Strang c/o Agent		
AGENT	Ciaran Taggart, Architects 67 St, Patrick's Avenue		
	Downpatrick BT30 6DN		
LOCATION	136A Knock Road, Dervock, Ballymoney BT53 8AB		
PROPOSAL	Proposed extensions and alterations to veterinary clinic, new roof, front and rear extension and new first floor.		

Councillor Storey thanked the Department for their decision to approve the application.

* **Councillor Atkinson left the meeting at 7.45 pm.**

3.2 Deferred Applications

Items 1-3 were considered and the opinion of the Planning Services accepted except where stated otherwise.

ITEM NO D1	APPLIC NO	D/2011/0033/F	APPROVAL
The Planning Officer advised that the Department is now satisfied that active farm use has been demonstrated and they are now able to approve the application. Alderman Kennedy expressed thanks to the Department for their decision.			

ITEM NO D2	APPLIC NO	D/2011/0208/O	REFUSAL
Adequate site lines cannot be provided and Roads Service therefore continue to refuse the application. DARD cannot confirm active farm use. The Department therefore remains of the opinion to refuse the application.			

ITEM NO D3 APPLIC NO D/2011/0283/O REFUSAL

Applicant is unable to demonstrate that farm business is active. At the request of Councillor McLaughlin, the Planning Officer advised that further information relating to the application had been received by the Department and the decision to issue would be held for 14 days for this to be considered.

Council disagreed with the Department's decision to refuse the application.

3.3 Decisions Issued

A schedule of decisions issued from 1.4.12 to 30.4.12 was circulated for information.

3.4 Date of Office Meeting

Office meeting will take place at 10.00am in the Lanyon Room, Riada House. On Friday 1st June (subject to availability of Planning Officer from Planning HQ).

- * **Planning Officer left the meeting at 8.00 pm.**
- * **Alderman Kennedy left the meeting at 8.00 pm.**

73.4 AGM 2012

It was **AGREED:**

that the AGM would be held at 7.00 pm on Thursday 21st June 2012

- * **Councillor Robinson left the meeting at 8.05 pm.**

73.4 CONSULTATION ON DRAFT RESERVOIR SAFETY POLICY PROPOSALS

NILGA has been invited to comment on the draft policy proposals to support a Reservoirs Bill that is to introduce a legal and administrative framework for the management and regulation of reservoir safety. This Reservoir Safety Policy proposes that reservoirs will be managed and operated to minimise the risk of flooding due to an uncontrolled release of water resulting from dam or structural failure of a reservoir.

Details on the draft provisions can be viewed on the Rivers Agency website: www.dardni.gov.uk/riversagency.

Responses are due on 1st June 2012.

No comments were offered.

73.5 APPLICATIONS TO RENEW A ROAD SERVICE LICENCE

The following applications have been received.

- B612 Raymond Kyle T/A K Tours, 10 Altikeeragh Lane, Castlerock, Co Londonderry, BT51 4SS
- B130 Citybus Ltd, 3 Milewater Road, Belfast, Co Antrim, BT3 9BG
- B632 Borderline Coach Hire Ltd, Crocknagowan, Lisnaskea, Co Fermanagh, BT92 5FW
- B611 Marie Markey T/A Dot 2 Dot Mini Coach, 81 Lenadoon Avenue, Belfast, Co Antrim, BT11 9HD
- B2304 Martin Savage T/A Shimna Travel, 18a Railway Street, Newcastle, Co Down, BT33 OAL

The Department has received an application, to renew the Road Service Licence of the above-named operators.

The licence details and services have not changed from the previous licence.

In accordance with Section 6 of the Transport Act (NI) 1967 any representations regarding these applications must be made as soon as possible and, in any case, before 31st May 2012.

- **City Cabs (Derry) Ltd, 27-31 William Street, Londonderry, BT48 6EP**

The Department has received an application, for a new Road Service Licence, from the above-named, who proposes to operate one minibus, from Unit 6 Campsie Industrial Estate, McLean Road, Londonderry, BT47 3XX, to carry out the following services:

1. Excursions or Tours.
2. Occasional Private Hire

In accordance with Section 6 of the Transport Act (NI) 1967 any comments regarding these applications must be made as soon as possible and before 22nd May 2012.

No comments were offered.

* **Alderman Kennedy returned to the meeting at 8.10 pm.**

73.6 A26 DUALLING: GLARRYFORD TO A44 DRONES ROAD JUNCTION

The Minister has responded to clarification requested by members on what representations he made on funding for A26 in relation to monies released arising from the reconfiguration of the A5, the current financial position relating to the dualling scheme and whether, if funding was available, DRD would be in a position

to move ahead with the work on completion of the statutory process and timescale for public inquiry. A copy of the Minister's response was circulated to members.

Councillor Storey recorded his disappointment in the Minister's response stating that Council should request that he expand his statement relating to 'a balanced programme of improvements'. Councillor Storey welcomed the fact that Statutory Orders are progressing but expressed concern as to how the Department will identify funding when they come to the end of the process. Alderman Campbell concurred with Councillor Storey.

It was **AGREED:**

that the Chief Executive writes to the Minister requesting clarification on the programme of improvements referred to and how the Department plans to proceed in relation to the financial envelope that will deliver the scheme.

The meeting closed at 8.15 pm.

Appendices attached:

Appendix 1 Four Seasons Health Care Presentation

APPENDIX 1



Four Seasons
Health Care

Four Seasons Health Care -
Structure and Priorities

Jim McCall – Managing Director
JP Watson – Director of Operations
Louisa Rea – Regional Manager

Wales and N I Care Homes Division