Ballymoney Borough Council Consultation Meeting No 99 – 18th August 2014

Table of Contents

99.1	Declarations of Interest			
99.2	Minutes of Meeting No 98 – 18 th June 2014 App			
99.3	North	ern Ireland Housing Executive	Presentation	
99.4	Plann 4.1 4.2 4.3	ning Applications Planning Applications Deferred Applications Streamlined Planning Applications Decision Issued Office Meetings	Response Agreed	
99.5	Draft Planning Policy Statement (PPS) 22 Affordable For information Housing			
99.6	Presentation Request – Christians Against Poverty Request agree			
99.7	Consultation on Proposals for an Off-Street Parking (Functions of district Councils) Bill			
99.8	Amen 8.1 8.2 8.3	Dervock War Memorial Garden Improvement Scheme Redecoration work at Ballymoney Town Hall and Riada House Update on Council's Additional Pitches at Riada Playing Fields Project	Select list of contractors approved Select list of contractors approved Divide projects and obtain revised costs	
99.9	Private Streets - Adoption For information		For information	
99.10	Roads Programme Issues Fo		For information	
99.11	Consultation Event on DSD Proposals for Developer Contributions		Tabled	
99.12	Traffic & Travel Information 2012 For inform			
99.13	Consultation on Proposals for New Water Legislation Ta			
99.14	Consultation on Minimum Standards for Nursing Homes Table			
99.15	Cons	ultation on Minimum Standards for Independent	For information	

Health Care Establishments

99.16	Closure of Independent Living Fund (ILF)	For information
99.17	Northern Health & Social Care Trust Appointment of Chief Executive	For information
99.18	Quarry Products Association Limited	For information
99.19	NILGA Engagement Event – Review of the NI Tourist Board and Wider Tourism Structures	For information
99.20	Consultation Documents	For information

BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 99 held in the Council Chamber, Riada House, Ballymoney on Monday 18th August 2014 at 6.30 pm.

IN THE CHAIR: Councillor A McLean

PRESENT: Aldermen

F Campbell C Cousley B Kennedy

Councillors
J Atkinson
W Blair
J Finlay
R Halliday
R McAfee
T McKeown
C McLaughlin
E Robinson
I Stevenson

APOLOGIES: Alderman

H Connolly Councillors A Cavlan P McGuigan

IN ATTENDANCE: Chief Executive

Head of Corporate and Development Services

Business Support Officer

NI Housing Executive (Item 3)

T McCartney, Director of Corporate Services F O'Connor, Northern Regional Manager M Alexander, Causeway Area Manager B Doherty, Local Housing Services manager

A Hickey, Regional Planner (North)

Planning Service (Item 4)

Ms Jenny Lundy

Press x 1

99.1 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

99.2 MINUTES OF MEETING NO 96 - 23RD APRIL 2014

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

to recommend that the Minutes of Meeting No 97 – 27th May 2014, as circulated, be confirmed as a correct record.

99.3 NI HOUSING EXECUTIVE HOUSING PLAN & LOCAL HOUSING STRATEGY 2014/15

The Chair welcomed representatives from the NI Housing Executive to present their Housing Plan and Local Housing Strategy 2014/15.

The Housing Executive continued its annual round of district council meetings at Ballymoney Borough Council. This is the final year in which the Housing Executive will meet the 26 councils, as they currently exist, following their establishment in 1973.

Speaking at the annual presentation of the District Housing Plan to Ballymoney Borough Council, Trevor McCartney, Housing Executive Director of Corporate Services, said:

"The Housing Executive has always prided itself in having a close working relationship with local councils and it is important this continues with the new and much enlarged new councils. The coming year is a period of transition for the new councils and in many ways that can also be said for the Housing Executive.

"2014 marks a turning point for the Housing Executive. Internal restructuring which has brought greater clarity and definition between our landlord and regional strategic housing functions is well advanced and we have now embarked on 'Journey to Excellence', a programme which will ensure we deliver quality housing services to all our customers.

"There is a lot of work that needs to be done to meet housing need, improve the housing stock and provide support for the most vulnerable in our community. It is essential that this work is delivered efficiently, effectively and prudently.

"One of the main issues we face is the demand for social housing and the number of people deemed to be in housing stress across Northern Ireland exceeds 20,000. Last year, through our regional services, we facilitated the completion of 1,967 much needed new social homes along with 1,299 starts on site. This year, in partnership with the housing associations, it is planned to start 2,000 new homes.

"Maintaining our stock of over 89,000 homes remains a priority for the Housing Executive and during 2013/14, through our landlord role, we were able to complete planned schemes to over 18,000 homes including external maintenance, kitchen

replacements, heating installations and double glazing. This year we are investing over £155m in our maintenance programme."

Referring specifically to the Housing Executive's investment in Ballymoney Borough Council area, Frank O' Connor, North Regional Manager said:

"The Housing Executive has enjoyed an excellent relationship with Ballymoney Borough Council, both councillors and officers, working in partnership to deliver services to the people of the borough.

"We have a strong agenda for Ballymoney. During 2014/15, we will support the delivery of new social housing as well as investing £3.24 million upgrading and maintaining tenants' homes, supporting people to live independently, increasing the energy efficiency of homes and providing grant aid in the private sector."

Landlord Services

"Maintaining our stock is a priority for the Housing Executive and this year we will be spending £1.79 million on planned and response maintenance to Housing Executive homes. This will include the installation of double glazing in 69 homes, new heating in 199 homes, smoke alarms in 417 homes.

"We will also support those tenants who need help to live independently in their homes through the provision of adaptations. Last year we spent £102,400 on both major and minor works helping people live more comfortably in their homes."

"As part of the Housing Executive's Community Involvement Strategy a Tenant Scrutiny Panel for the Causeway area was established. This panel scrutinises the services they feel are most important to tenants in the local area and has undertaken some valuable work reviewing and improving housing services for local people. The Housing Executive's BRIC Programme and Shared Communities Programme remained important contributors to the local community."

Regional Services

Turning to Regional Services, Frank O'Connor continued:

"Through our Regional Services we will help meet social housing need through support to the social development programme. During 2014/15, in partnership with the housing associations, 12 new units of accommodation are planned to start on site.

"We support the most vulnerable through the Supporting People Programme with just under £0.66 million for housing support services for 2014/15. We currently fund 14 sheltered and supported housing schemes in Ballymoney Borough.

"In addition we will provide assistance to help adapt homes in the private sector through Disabled Facilities Grants. Last year we completed 24 Disabled Facilities Grants and approved 19 with an investment of £227,000. We will also support improvement and repairs in the private sector through the provision of £200,000 in

grant aid and energy efficiency initiatives through the new Affordable Warmth Scheme and the Boiler Replacement Scheme."

Frank O'Connor concluded:

"Our local staff continue to provide a dedicated housing service to the Ballymoney Borough Council Area. They work alongside our Customer Services Unit, Accounts and Housing Benefit teams to provide our tenants and the wider community with an effective and efficient service.

"I would like to extend my thanks to the councillors and officers of Ballymoney Borough Council for their support to the Housing Executive over the past year. We look forward to continuing to work with the new shadow council on issues of mutual interest in the coming year."

Additional Information In Ballymoney Borough Council

- •The housing waiting list has increased from 190 applicants in housing stress at 31 March 2013 to 192 at 31 March 2014. Single households dominate the waiting list followed by small families and older persons.
- •The number of homeless applicants awarded full duty status decreased from 117 in 2012/13 to 97 in 2013/14.
- •104 Housing Executive homes were allocated to waiting list applicants.
- •Carried out planned maintenance including double glazing to 194 homes, new heating systems for 6 homes and outside improvements for 175 homes and frost stats in 196 homes
- •Funded 14 supported housing accommodation based schemes.
- •Through Warm Homes 185 private sector homes were insulated, 3 had heating installed, a further 7 had both insulation and heating installed.
- •Through DSD's Boiler replacement scheme, part financed by the European Sustainable Competitiveness Programme for Northern Ireland, 110 new boilers have been replaced in owner occupied homes.

Northern Ireland context

Housing Executive policies and plans are developed in the context of DSD's Housing Strategy 2012-17 and the Programme for Government 2011-2015. Our expenditure is bound by the Comprehensive Spending Review 2010 which enables us to continue to make a considerable investment in housing each year.

- •Funding of £116.5 million is available for the social housing development programme to enable delivery of 2,000 new social housing starts, a crucial part of our spending plans with over 39,000 applicants on the waiting list. In 2013/14 we facilitated the completion of 1,967 new homes and started a further 1,299 through the social development programme.
- •Funding for major adaptations to help people with a disability is £6.8 million with an additional £2.6 million for the 2014/15 capital improvement programme.
- •Expenditure for private sector grants is approximately £13.75 million, with an additional £20.5 million available for energy efficiency measures.

•The Supporting People budget of £72.38 million currently funds 99 providers to deliver housing related support through 882 schemes to approximately 19,000 vulnerable people.

•Funding for our 2014/15 maintenance programme is £155.6 million. During 2013 we carried out external maintenance to 6,441 Housing Executive homes, replaced 2,482 kitchens, and installed new heating in 5,721 homes and double glazing in 3.673 homes.

Members discussed the plan and representatives responded to specific questions relating to:

- Increase in budget for supporting people to £800,000 this year.
- Provision of 14 new schemes and current need and waiting list for housing in Ballymoney
- Start date for new builds not before March 2015
- On-going provision of grant scheme and extension to Warmer Homes Scheme to end of financial year
- Cost of private rental vis-a-vis social housing.
- Criteria to move from private rented accommodation into social housing
- Latent demand testing for rural locations

Members thanked the representatives for their presentation and extended thanks to the Department for their work within the Borough.

The presentation concluded at 6.55pm. The representatives left the meeting at this time.

* The Planning Officer joined the meeting at 6.55 pm.

99.4 PLANNING APPLICATIONS

4.1 New Applications

ITEM NO 4

Items 1-5 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

ADDI ICATION NO

ITEM NO 1	APPLICATION NO - D/2013/0098/F - APPROVAL
APPLICANT	Dalriada School C/o Agent
AGENT	R Robinson & Sons, 59 High Street, Ballymoney
LOCATION	Existing Rugby Field at rear of school, St James Road.
	Ballymoney
PROPOSAL	Proposed new synthetic hockey pitch with perimeter
	fencing and floodlighting
OBJECTIONS (6)	Heritage, tree loss, use, potential noise, visual impact

of perimeter fence and possible floodlighting issues The Planning Officer advised that Environmental Health provided conditions in relation to the flood lighting. Councillor Stevenson welcomed the decision to approve the application

ITEM NO 2 APPLICATION NO – D/2014/0077/O – REFUSAL

APPLICANT Mr & Mrs J Irwin C/o Agent

AGENT Mark McAleese, 64 Haw Road, Bushmills

LOCATIONApprox 200m SE of 63 Conagher Road, BallymoneyPROPOSALProposed site for two storey farm dwelling and garageIt was AGREED:That an office meeting be held (Councillor Finlay)

ITEM NO 3 APPLICATION NO – D/2014/0087/O – REFUSAL APPLICANT Mr Malcolm H Samuel, 40 Weavers Court, Coleraine

AGENT M/A

LOCATION 68c Fivey Road, Ballycreagh, Ballymoney

PROPOSAL Lake and two storey earth covered south facing house

with reed bed in neighbouring field elevated above floor

levels.

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

ITEM NO 4 APPLICATION NO 0 D/2014/0103/O – REFUSAL

APPLICANT Mr Dermot Smyth C/o Agent

AGENT Simpson Design, 42 Semicock Road, Ballymoney LOCATION Adjacent to 27 Princess Gardens, Cloughmills

PROPOSAL Proposed dwelling

OBJECTIONS (6) Character of area, residential amenity, privacy and

overlooking, access and road safety

It was **Requested:** That an office meeting be held (Councillor McLaughlin)

Councillor Finlay recorded his objection to the application and agreed with the decision of the Planning Service in their refusal referring to the serious objections which had been lodged. Councillor Finlay requested that an office meeting also be held on behalf of the objectors.

It was AGREED: That an office meeting would be held on behalf of the

applicant and if the department change their decision and the application is referred back to Council, an office meeting would be granted on behalf of the objectors.

ITEM NO 5 APPLICATION NO - D/2014/0105/O - REFUSAL

APPLICANT Mr Kevin O'Kane C/o Agent

AGENT C McIlvar Limited, 89 Main Street, Garvagh, Coleraine

LOCATION Lands adjacent to No 21 Anticur Road, Dunloy

PROPOSAL Infill dwelling and garage

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

4.2 Deferred Applications

Items 1-2 were considered and the opinion of the Planning Services accepted except where stated otherwise.

D1 APPLICATION NO – D/2013/0197/F – APPROVAL

The application was re-assessed following a site visit and amendments made to the application which enable the application to be approved. Councillor Finlay welcomed the decision.

D2 APPLICATION NO – D/2014/0047/F - REFUSAL

Councillor Finlay expressed his disappointment with the decision of the Department to refuse the application and requested an office meeting with the MP. The application will be held for two weeks pending the request.

4.3 Streamlined Planning Applications

A schedule of decisions issued from 1.7.14 – 31.7.14 was circulated for members' information.

4.4 Office Meeting Date

Office Meetings will take place on Thursday 28th August at 2.00 pm in the McKinley Room, Riada House.

* The Planning Officer left the meeting at 7.05 pm.

99.5 DRAFT PLANNING POLICY STATEMENT (PPS) 22 AFFORDABLE HOUSING

The Public consultation period on draft Planning Policy Statement (PPS) 22 'Affordable Housing' extended from 26 August to 23 September. Further details of the decision to extend the consultation on draft PPS22, and the associated Department for Social Development (DSD) draft Housing Policy Paper, are available via the following link:

http://www.planningni.gov.uk/index/news/news_releases/public_consultation_deve loper_contribution.htm

99.6 PRESENTATION REQUEST

Christians against Poverty have requested an opportunity to present to Council on behalf of their organisation.

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

that Council extends an invitation to Christians Against Poverty to give a presentation to council on behalf of their organisation.

99.7 CONSULTATION ON PROPOSALS FOR AN OFF-STREET PARKING (FUNCTIONS OF DISTRICT COUNCILS) BILL

The Department for Regional Development is beginning consultation on the enclosed proposal for a draft Off-Street Parking (Functions of District Councils) Bill.

The main aim of the Bill is to contribute to Northern Ireland Executive's vision for the future of government of Northern Ireland by providing powers for district councils to operate off-street car parks and to enable those councils to provide an off-street parking enforcement operation. To facilitate that, it is proposed that the majority of the Department's existing off-street parking places will transfer to the new councils.

The consultation document is available at www.drdni.gov.uk under the 'Consultations' link or on request from the Office of the Chief Executive.

Referring to the transfer of these functions, Councillor Robinson urged members who sit on the Shadow Council to seek clarification as to the financial implications in the transfer of car parks which will receive no financial input from the Department and which may not be viably profitable. She also pointed out that some car parks are free of charge. The Chief Executive advised that the Transfer Functions Group are in the process of obtaining information from DRD on car parks and information to date shows that there is a profit being made under the current regime of DRD.

At the request of Alderman Campbell, the Chief Executive advised that both off and on street parking are managed under one contract which comes to an end in 2016. An option would be to continue to run with that contract which Roads Service would operate on behalf of Council through a Service Level Agreement or make alternative arrangements.

* The Director of Borough Services joined the meeting at 7.15 pm

99.8 AMENITIES REPORT:

The Director of Borough Services reported on the appointment of Select List Contractors in respect of –

8.1 Dervock War Memorial Garden Improvement Scheme;

The Director stated that out of six select list applications issued, three were returned by the closing date of 12 noon on Wednesday 13th August 2014. These were opened by the Director and the Chair of Committee (Alderman Campbell) and passed to Council's Consultant for scoring and evaluation. The consultant has reported that the following Companies are **RECOMMENDED** for inclusion on Council's select list of contractors for the

work at Dervock War Memorial which it is anticipated will be completed by 11.11.14.

- JS Dunlop, Ballymoney,
- JPM Contracts, Dungiven
- Wilson and Mawhinney, Ballymena

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

that the above named Companies be placed on Council's select list of contractors for work at Dervock War Memorial.

8.2 Redecoration Work at Ballymoney Town Hall and Riada House.

The Director stated that 17 contractors received questionnaires and six were returned by the closing date of 12 noon on Wednesday 13th August 2014. These were opened by the Director and the Chair of Committee (Alderman Campbell) and passed to Council's Consultant for scoring and evaluation. The consultant has reported that the following five highest scoring Companies are *RECOMMENDED* for inclusion on Council's select list of contractors for the redecoration work at Ballymoney Town Hall and Riada House.

- Patrick F O'Reilly, Newry
- Wilson & Mawhinney, Ballymena
- Dolan Decorating Limited, Castlederg
- Noel Campbell, Portstewart
- Brian Kelly Painting & Decorating Limited, Kirkcubbin

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

that the above named five Companies be placed on Council's select list of contractors for redecoration work at Ballymoney Town Hall and Riada House.

At the request of Councillor Stevenson the Director advised that it would not be possible to guarantee the date of completion of the work at the Town Hall and Riada House but that the Leisure & Amenities Committee to be held on 16th September 2014 has been granted Council powers in respect of the proposed painting contracts for this work.

8.3 Update on Council's Additional Pitches at Riada Playing Fields Project

The Director of Borough Services advised that the scheme to convert the grass training pitch into a 3D pitch and install one additional football pitch and three small-side pitches has previously been tendered for. This project, because of Minster's decision relating to projects in excess of £250,000, was

referred to Causeway Coast & Glens Council who decided that it should not proceed at this time.

This Director advised that Council has expended between £20,000 and £25,000 to date in bringing the scheme to its current state and he had given consideration as to whether or not some of the work could proceed. Tenders for the work are current until 2nd September and he suggested that the scheme be divided into two parts leaving the provision of the 3D pitch in abeyance at this time with further representations being made to the new Council and progress the other elements of the project (one football pitch and three small-side pitches) within the capital project ceiling. He explained that it would be necessary to request those contractors who tendered for the scheme to provide revised quotations on this basis.

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

that the project be divided with the provision of 3D pitch left in abeyance pending the decision of Causeway Coast & Glens Council and that revised costs are obtained from contractors for provision of one football pitch and 3 small-side pitches only.

99.9 PRIVATE STREETS - ADOPTION

Certificate has been issued in respect of Bank Meadows, Ballymoney, Stage 3, 4 and 8, off Bann Road, Ballymoney (developer Landbank Homes Ltd)

At the request of Councillor Stevenson who referred to the re-naming of Rodeing Foot, the Chief Executive advised that naming of streets is a Council matter. There is however some debate as to whether the power Council has to name them gives it power to re-name them. Legal advice may have to sought but the Chief Executive will clarify the matter in the meantime.

99.10 ROADS PROGRAMME ISSUES

Letter, 31/7/2014, from Divisional Roads Manager in response to issues which required further investigation, has been circulated to members.

99.11 CONSULTATION EVENT ON DSD PROPOSALS FOR DEVELOPER CONTRIBUTIONS

Social Development Minister Nelson McCausland and Environment Minister Mark H Durkan are to host a consultation event on their proposals for developer contributions.

The proposals would require developers to provide a proportion of newly proposed housing developments, over a certain threshold, as affordable housing.

The consultation runs until 23 September 2014.

The consultation event will take place on Wednesday 10 September 2014 from 9.30am-12 noon at the Templeton Hotel, Templepatrick. It will be an opportunity to hear and discuss presentations on developer contributions from a variety of perspectives. Advance registration for the event is required.

99.12 TRAFFIC AND TRAVEL INFORMATION 2012

Report from DRD Roads Service on Traffic and Travel Information 2012, incorporating Annual Traffic Census and Vehicle Kilometers of Travel is tabled. The overall change in traffic using the network between 2011 and 2012 has been calculated to be 0.10%. The report is available to the public at a cost of £42 per copy inc VAT.

99.13 CONSULTATION ON PROPOSALS FOR NEW WATER LEGISLATION

The Department for Regional Development launched a Public Consultation on Proposals for New Water Legislation. The Department is seeking views on a number of proposals to improve how water and sewerage services are delivered in Northern Ireland.

The closing date for responses is Friday 29th August 2014.

Copies are still available in electronic format at http://www.drdni.gov.uk/index/publications/publications-details.htm?docid=9731

99.14 CONSULTATION ON MINIMUM STANDARDS FOR NURSING HOMES

Minister Poots, DHSS&PS, has issued for public consultation Minimum Standards for Nursing Homes. The standards have been prepared to meet requirements under the Health & Personal Social Services (Quality Improvement and Regulation) (NI) Order 2003 which states that the Department may make provision as to the requirements for registration and inspection of providers of regulated services. The draft standards and consultation response questionnaire are available on the consultation section of the Department's website www.dhsspsni.gov.uk.

The closing date is 23rd October 2014.

99.15 MINIMUM STANDARDS FOR INDEPENDENT HEALTHCARE ESTABLISHMENTS

The Department has published minimum care standards for Independent Healthcare establishments. The draft standards underwent public consultation from June – September 2013 and a report on the responses is available on: http://www.dhsspsni.gov.uk/showconsultations?txtid=62965

The standards apply to independent hospitals, independent clinics, and independent medical agencies. The legal definition of hospital in this case includes hospices, independent hospitals providing in-patient mental health care and treatment, dentists and certain beauty salons. Copies of the standards are available for download from the Department's website at: <a href="http://www.dhsspsni.gov.uk/index/phealth/sqs/sqsd-standards/sqsd-standards-standard

99.16 CLOSURE OF INDEPENDENT LIVING FUND (ILF)

Following the decision by the Department of Work and Pensions to close the Independent Living Fund (ILF) on 30 June 2015, the DHSSPS are seeking views on how current users of the ILF in Northern Ireland can be supported from 1 July 2015. A consultation response pro-forma is available on the department's website www.dhsspsni.gov.uk. The closing date for comments is 30th November 2014.

99.17 NORTHERN HEALTH & SOCIAL CARE TRUST APPOINTMENT OF CHIEF EXECUTIVE

The Northern Health & Social Care Trust has advised that Dr Tony Stevens has taken up post as the new Chief Executive of the Northern Health and Social Care Trust. Meetings will be set up in due course.

99.18 QUARRY PRODUCTS ASSOCIATION LTD

Copies of the recently published Industry Journal 'Quarry 2014' have been circulated to members.

99.29 CONSULTATION DOCUMENTS

A current list of consultation documents was circulated for members' information.

99.20 NILGA TOURISM CONSULTATION EVENT

The Department for Enterprise Trade and Investment has commissioned an independent review of the Northern Ireland Tourist Board and wider tourism structures to inform how the Department ensures that the current tourism organisation structures are the optimum necessary to deliver targets and actions set out in the Programme for Government and Economic Strategy.

The Review sets the scene for consideration of those organisational structures best capable of delivering the Department's tourism objectives and targets in the context of the rapidly changing and dynamic environment. This free event takes place at the Titanic Belfast, Andrews Gallery on Tuesday 16th September from 10.00 am-12.30pm. Any member wishing to attend should contact the Office of the Chief Executive.

The meeting closed at pm 7.35 pm.