

**BALLYMONEY BOROUGH COUNCIL****Table of Contents**

<b>24.1</b>	Minutes Meeting No 23 – 21 <sup>st</sup> January 2008	<i>Adopted</i>
<b>24.2</b>	Appeal 2006/A1334	<i>For Information</i>
<b>24.3</b>	Planning Applications 1-67 and1- 11 (deferred)	<i>Accept the decision of Planning Service except where stated otherwise.</i>
<b>24.4</b>	Consultation on District Housing Plan	<i>Consultation date 16/06/08</i>

**BALLYMONEY BOROUGH COUNCIL**

Minutes of Consultation Committee Meeting No 24, held in the Council Chamber, Riada House, Ballymoney on Monday 18<sup>th</sup> February at 2.00 pm.

**IN THE CHAIR**

**Councillor**

R Wilson (Chair)

**PRESENT**

**Aldermen**

F Campbell

H Connolly (Deputy Mayor)

**Councillors**

T McKeown

E Robinson

J Finlay (Mayor)

M McCamphill

A Patterson

I Stevenson

**APOLOGIES**

**Aldermen**

J Simpson

**Councillors**

A Cavlan

P McGuigan

M Storey

**IN ATTENDANCE**

Chief Executive

Corporate Project Officer

Committee Clerk

**DoE (Item 3)**

Mr G Walker, Planning Officer

**Press**

**24.1 MINUTES**

It was proposed by Councillor Finlay, seconded by Alderman Connolly and

**AGREED:**

*that the minutes of Meeting No 23 –21<sup>st</sup> January 2008, as circulated, be confirmed as a correct record.*

- **Councillor Robinson and Councillor Patterson arrived at 2.05pm**

**24.2 APPEAL 2006/A1334**

The Chief Executive referred to correspondence from the Planning Service and advised that the Department has decided to withdraw all of the reasons for the refusal, which relate to this appeal.

### 24.3 APPLICATIONS FOR PLANNING PERMISSION

Planning Applications 1-67 and (deferred1-11) were considered and the opinion of the Planning Service accepted except where stated otherwise.

Applications pertaining to PPS14 remain in abeyance pending the outcome of the judicial review with the following options applicable.

1. Written request may be submitted by the applicant for the application to be brought forward for refusal.
2. Further information may be supplied to enable Planning Service to reconsider for approval.
3. Application may sit until finalisation of review (approximately six months)

<b>ITEM NO</b>	<b>5</b>
APPLIC NO	D/2007/0326/O Outline Date Valid 02/07/2007
APPLICANT	Reid Properties
APPLIC ADDRESS	C/o GM Design Associates, 22 Lodge Road, Coleraine, BT52 1NB
LOCATION	254 & 256 Frosses Road, Cloughmills
PROPOSAL	Redevelopment of existing commercial complex with a replacement filling station and ancillary shop, a 2 storey replacement building including a ground floor public house, off license and licensed restaurant and 10 first floor guest bedrooms and commercial stores with car parking, service areas and landscaping
REPRESENTATION	0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION	REFUSAL

1 Insufficient information to determine the application.

**The Planning Officer advised that information regarding this application had just been received and Planning Service will consider this and may revise opinion. Alderman Connolly expressed his support for this application.**

<b>ITEM NO</b>	<b>6</b>
APPLIC NO	D/2007/0327/F Full Date Valid 04/07/2007
APPLICANT	Amg Property Developers Ltd
APPLIC ADDRESS	C/o Brendan Mc Mullan, 3 Cloneen Manor, Maghera, BT46 5FQ
LOCATION	Adjacent to 97 Fivey Road, Bushvale, Stranocum, Ballymoney
PROPOSAL	Proposed 6no. semi-detached dwellings
REPRESENTATION	0 Objections 0 Support 0 Petition of Objection 0 Support Petitions



environment.

2 Unsatisfactory access arrangements

It was **AGREED:** **that an Office Meeting be held under Criterion No 5 (Councillor Finlay)**

**ITEM NO 13**  
 APPLIC NO D/2007/0457/RM Reserved Date Valid 10/09/2007  
 APPLICANT Mr & Mrs M & C Bland  
 APPLIC ADDRESS 12 Ballynacree Drive, Balnamore, Ballymoney, BT53 7TQ  
 LOCATION 360m south east of 22 Vow Road, Ballymoney  
 PROPOSAL Single storey dwelling and garage  
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Objection related to principle of development in the countryside. Councillor Patterson thanked the Planning Service for their decision in approving this application.**

**ITEM NO 14**  
 APPLIC NO D/2007/0461/F Full Date Valid 11/09/2007  
 APPLICANT Ballymoney Borough Council  
 APPLIC ADDRESS C/o R Robinson & Sons, Albany Villas, 59 High Street, Ballymoney  
 LOCATION Land and junction of Rodeing Foot, Ballymena Road and Armour Avenue Ballymoney  
 PROPOSAL Creation of new shared cycle path adjacent to existing public footway, with the relocation of existing fenceline  
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Councillor Stevenson thanked the Planning Service for their decision in approving this application.**

**ITEM NO 18**  
 APPLIC NO D/2007/0478/O Outline Date Valid 20/09/2007  
 APPLICANT Mr M Doyle  
 APPLIC ADDRESS C/o Vision Design, 5b Rainey Street, Magherafelt, BT45 5DA

LOCATION 390m south west of junction of laneway to 20 Dirraw Road, Finvoy  
 PROPOSAL Site for proposed dwelling & garage  
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY 1 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy DES 10 of the Department's Planning Strategy for Rural Northern Ireland and Policy CTY 10 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside and the accompanying Ministerial Statement in that the development would, if permitted, have an adverse impact on the visual amenity of the landscape by reason of unacceptable loss of trees.
- 3 The proposal is contrary to the Departments PPS 2 : Planning and Nature Conservation, in that development would, if permitted, damage the nature conservation and amenity value of the woodland within the site by way of loss of habitat.

**Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.**

**At the request of Councillor McCamphill the Planning Officer summarised the current position regarding PPS14. He advised the committee that a revised draft PPS14 will be issued at the end of April, which will be followed by a four-month public consultation. Planning Service will review held applications when draft is released and may reassess them at that stage.**

**ITEM NO 21**  
 APPLIC NO D/2007/0494/O Outline Date Valid 26/09/2007  
 APPLICANT Mr A Shields  
 APPLIC ADDRESS C/o Market Studio, 14 Market Road, Ballymena, BT43 6EL  
 LOCATION 1 Greengage Lane Newal Road Ballymoney  
 PROPOSAL Demolition of existing dwelling and erection of five new detached dwellings.  
 REPRESENTATION 7 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 JPD/PML/SI 7

OPINION                      APPROVAL

**The Planning Officer advised that the objections related to: increase in site traffic, potential to build apartments, decrease in value of property, impact on the trees and problems with refuse collection. The Planning Officer advised that as the application has received outline planning approval the objections noted will be conditioned in the approval.**

<b>ITEM NO</b>	<b>22</b>				
APPLIC NO	D/2007/0496/O	Outline	Date Valid	27/09/2007	
APPLICANT	Mr & Mrs Matthews				
APPLIC ADDRESS	C/o MI Architects, Rathgael Chambers, 10 The Diamond, Coleraine, BT52 1DE				
LOCATION	Adjacent to 58 Vow Road, Ballymoney				
PROPOSAL	Proposed site for dwelling				
REPRESENTATION	0	Objections	0	Support	0
OPINION	REFUSAL				
			0	Petition of Objection	0
					Support Petitions

- 1 The proposal is contrary to Policy CTY 1 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY 10 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for a dwelling to integrate into the surrounding landscape.
- 3 The proposal is contrary to Policy CTY 11 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the dwelling would, if permitted, be unduly prominent in the landscape and result in a build-up of development when viewed with the existing buildings and would therefore result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to Policy CTY 12 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the development would, if permitted, result in the extension of ribbon development along Vow Road and would therefore adversely affect the visual amenity and character of the countryside.

**Planning Service will write to the applicant advising of the options available relating to**

**refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.**

<b>ITEM NO</b>	<b>23</b>				
APPLIC NO	D/2007/0504/O	Outline	Date Valid	28/09/2007	
APPLICANT	Mr P Mooney				
APPLIC ADDRESS	111 Tamlaght Road, Fernagh, Rasharkin, BT44 8RH				
LOCATION	Adjacent to 111 Tamlaght Road, Fernagh, Rasharkin				
PROPOSAL	Proposed site of dwelling & garage - infill site				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0 Support Petitions
OPINION	REFUSAL				

- 1 The proposal is contrary to Policy CTY 1 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY 10 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for a dwelling to integrate into the surrounding landscape.
- 3 The proposal is contrary to Policy CTY 11 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the dwelling would, if permitted, be unduly prominent in the landscape and result in a build-up of development when viewed with the existing buildings and would therefore result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to Policy CTY 12 of Draft Planning Policy Statement 14: Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the development would, if permitted, result in the extension of ribbon development along Tamlaght Road and would therefore adversely affect the visual amenity and character of the countryside.

**Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor McCamphill recorded his request that the applicant be granted an office meeting.**

<b>ITEM NO</b>	<b>25</b>				
APPLIC NO	D/2007/0515/F	Full	Date Valid	04/10/2007	
JPD/PML/SI					

APPLICANT Mr S Carson  
 APPLIC ADDRESS C/o Bell Architects Ltd, 65-67 Main Street, Ballymoney, BT53 6AN  
 LOCATION 70metres southeast of No 8 Burnquarter Lane Ballymoney  
 PROPOSAL Replacement dwelling & double garage  
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 CTY5 of PPS14, Residential Use Abandoned
- 2 CTY10, unacceptable rural design

**The Planning Officer advised that the first reason for refusal had been removed and following consultation with the architect, a site visit by Planning Service will be arranged to reconsider the design issue. The application will put on a future Council Schedule.**

**ITEM NO 31**

APPLIC NO D/2007/0546/O Outline Date Valid 22/10/2007  
 APPLICANT Mr P Steele  
 APPLIC ADDRESS 44 Lisboy Road, Ballymoney, BT53 8NG  
 LOCATION Approximately 90m West of 100 Finvoy Road Ballymoney  
 PROPOSAL Proposed single dwelling  
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY11 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the dwelling would, if permitted result in a build-up of development when viewed with existing and approved buildings.

**Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.**

**ITEM NO 32**

JPD/PML/SI

APPLIC NO D/2007/0550/O Outline Date Valid 22/10/2007  
 APPLICANT Mr W Mc Conaghie  
 APPLIC ADDRESS 46 Lisboy Road, Ballymoney, BT53 8NG  
 LOCATION 135m north of 45 Lisboy Road, Ballymoney  
 PROPOSAL Proposed single dwelling and domestic garage  
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY 1 of Draft Planning Policy Statement 14 : Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY 10 of Draft Planning Policy Statement 14: sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed dwelling will require the removal of substantial vegetation to provide visibility splays and will rely primarily on the use of new landscaping for integration and therefore would not integrate into this area of the countryside.

**The objection related to lack of integration. Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.**

**ITEM NO 33**

APPLIC NO D/2007/0552/F Full Date Valid 22/10/2007  
 APPLICANT Mr K Rogan  
 APPLIC ADDRESS 228 Finvoy Road, Ballymoney, BT53 7JT  
 LOCATION Lands opposite 10 Main Street Rasharkin  
 PROPOSAL 9 duplex apartments consisting of a 2 storey block of 7 units and 2 storey block  
 with 2 units and associated parking and landscaping.  
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 "Housing in Existing Urban Areas" in that the development as proposed fails to provide a quality residential environment.

It was **AGREED:** **that an Office Meeting be held under Criterion No 5**

**(Councillor Wilson)**

**ITEM NO**           **35**  
**APPLIC NO**           D/2007/0558/O     Outline                           Date Valid    24/10/2007  
**APPLICANT**           Mr S Henry  
**APPLIC ADDRESS**    C/o 47 Ballymaconnely Road, Ballymoney  
**LOCATION**             90m East of 47 Ballymaconnely Road Ballymoney  
**PROPOSAL**            Erection of single storey dwelling & detached garage  
**REPRESENTATION** 0     Objections 0     Support    0   Petition of Objection    0   Support Petitions  
**OPINION**             REFUSAL

- 1    The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2    The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed dwelling is a prominent feature in the landscape and therefore would not integrate into this area of the countryside.

**Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor Wilson recorded his request that the applicant be granted an office meeting.**

**ITEM NO**           **41**  
**APPLIC NO**           D/2007/0571/F     Full                           Date Valid    30/10/2007  
**APPLICANT**           Mr F Mc Kenna  
**APPLIC ADDRESS**    95 Knock Road, Ballymoney, BT53 6NQ  
**LOCATION**             75m east of 91 Knock Road, Ballymoney  
**PROPOSAL**            Change of use of existing agricultural buildings to industrial training facility for adults with learning disabilities  
**REPRESENTATION** 0     Objections 2     Support    0   Petition of Objection    0   Support Petitions  
**OPINION**             APPROVAL

**The Planning Officer advised that there had been two letters of support in relation to this application. Alderman Campbell and Councillor Stevenson thanked the Planning Service**

**for their decision in approving this application.**

<b>ITEM NO</b>	<b>42</b>
APPLIC NO	D/2007/0573/F Full Date Valid 31/10/2007
APPLICANT	Mr M Mc Intyre
APPLIC ADDRESS	81 Bann Road, Rasharkin, BT44 8SZ
LOCATION	81 Bann Road Rasharkin
PROPOSAL	Side extension to dwelling incorporating new bedroom, WC and store
REPRESENTATION	0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION	APPROVAL

**Councillor Wilson thanked the Planning Service for their decision in approving this application.**

<b>ITEM NO</b>	<b>44</b>
APPLIC NO	D/2007/0576/O Outline Date Valid 05/11/2007
APPLICANT	Mr I Mc Ilhatton
APPLIC ADDRESS	91 Gracehill Road, Stranocum, Ballymoney, BT53 8JD
LOCATION	100m SW of 88A Gracehill Road Stranocum Ballymoney
PROPOSAL	Dwelling house & garage
REPRESENTATION	0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION	REFUSAL

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 3 The proposal is contrary to Policy CTY11 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the dwelling would, if permitted result in a build-up of development when viewed with existing and approved buildings.

**Planning Service will write to the applicant advising of the options available relating to**

**refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.**

**ITEM NO 48**  
 APPLIC NO D/2007/0591/O Outline Date Valid 09/11/2007  
 APPLICANT Mrs A Gamble  
 APPLIC ADDRESS 12 Queens Park, Burnquarter Road, Ballymoney, BT53 7DP  
 LOCATION 20m South of 49 Burnquarter Road Ballymoney  
 PROPOSAL Demolish existing outbuildings and former dwelling. Construct new replacement dwelling and detached garage.  
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policies CTY1 and CTY5 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case in that it has not been demonstrated that the property is, or was last lawfully used as a dwelling house.

**Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Councillor Finlay recorded his request that the applicant be granted an office meeting.**

**ITEM NO 55**  
 APPLIC NO D/2007/0616/F Full Date Valid 20/11/2007  
 APPLICANT M G Developments Ltd  
 APPLIC ADDRESS C/o MI Architects, Rathgael Chambers, 10 The Diamond, Coleraine, BT52 1DE  
 LOCATION Lands at 3 Heagles Road Ballybogey  
 PROPOSAL 4 detached dwellings and 3 semi-detached dwellings.  
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 "Housing in Existing Urban Areas" in that the development as proposed fails to provide a quality residential environment.
2. Unsatisfactory parking arrangements.

**Planning Service advised that a third reason was over-development.**

It was **AGREED:**                    **that an Office Meeting be held under Criterion No 5**  
**(Councillor Finlay)**

<b>ITEM NO</b>	<b>56</b>				
APPLIC NO	D/2007/0617/F	Full	Date Valid	20/11/2007	
APPLICANT	Mr L Reid				
APPLIC ADDRESS	C/o GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB				
LOCATION	Rear of 71 Culcrum Road Cloughmills				
PROPOSAL	Conversion and renovation of outbuildings to dwelling.				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0
OPINION	REFUSAL				

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy BH15 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building to be converted to residential use is not an important element in the landscape and of local architectural or historic interest.
- 3 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 Culcrum Road.
- 4 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.

**Planning Service will write to the applicant advising of the options available relating to refusals under PPS14. Alderman Connolly recorded his request that the applicant be granted an office meeting.**



## APPLICATIONS DEFERRED FROM PREVIOUS MEETING

### ITEM NO D 1

APPLIC NO	D/2005/0845/F	Full	Date Valid	13/10/2005
APPLICANT	Aisling Homes			
APPLIC ADDRESS	c/o Moore Design, 63 New Row, Coleraine			
LOCATION	North of 35 Church Road, Rasharkin			
PROPOSAL	Redevelopment of site to 4 no. dwellings and access to Church Road			
REPRESENTATIONS	2	Objections 0	Support 0	Petition of Objection 0
OPINION	APPROVAL			

**Approvals from Roads Service re visibility splays and Water Service regarding options to resolve sewage issues have been put forward which enable the Planning Service to approve this application.**

**Councillor Wilson asked that the approval be held until the sewage issues in Rasharkin were addressed and resolved. The Planning Officer advised that the sewerage issues were covered by separate legislation and would be conditioned in Planning Service approval and addressed by the builder and Water Service. Councillor Finlay, Councillor Stevenson and Councillor Robinson all expressed their concerns regarding the existing problems with sewerage in Rasharkin and ongoing development.**

**After discussion members AGREED:**

***that Council note its disappointment and anxiety at this application receiving approval.***

### ITEM NO D 2

APPLIC NO	D/2005/0954/F	Full	Date Valid	07/02/2006
APPLICANT	Mr Moore			
APPLIC ADDRESS	C/O Agent, GM Design, 22 Lodge Road, Coleraine			
LOCATION	36 Kirk Road, Ballymoney			
PROPOSAL	Change of use of commercial premises to car sales			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL			

- 1 Inappropriate use in Green Belt
  - 2 The proposed development would, if permitted, prejudice the safety and
- JPD/PML/SI

convenience of road users since it would not be possible within the application site to provide adequate sight lines where the proposed access joins Kirk Road

- 3 The proposed development would, if permitted, prejudice the safety and convenience of road users since provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.

**The Planning Officer advised that an office meeting had been held in June 2006. Further information was submitted to Planning Service regarding Roads Service requirements re access. However the reasons for refusal still stand.**

**Responding to a request from Councillor Finlay the Planning Officer advised that the applicant was not immune from enforcement, as he had been running the business from the premises for less than ten years.**

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

***that the Council support the application if it goes to appeal.***

#### **TEM NO D 3**

APPLIC NO	D/2006/0088/O	Outline	Date Valid	21/03/2006
APPLICANT	Mr W O' Kane			
APPLIC ADDRESS	C/O. John O'Kane, 84 Loopland Drive, Belfast, BT6 9DX			
LOCATION	44 Church Road, Church Tamlaght, Rasharkin			
PROPOSAL	Erection of two number two storey semi-detached dwellings (amended plans received)			
REPRESENTATIONS	16	Objections 0	Support	1 Petition of Objection
OPINION	REFUSAL			
				0 Support Petitions

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.
- 2 The proposal is contrary to Policy DES 2 of the Department's Planning Strategy for Rural Northern Ireland in that this tandem development would, if permitted, harm the living conditions and residential amenity of the surroundings residential properties.
- 3 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 Church Road

**This application has been withdrawn.**

**ITEM NO D 4**

APPLIC NO	D/2006/0102/O	Outline	Date Valid	13/02/2006
APPLICANT	Mr M Connolly			
APPLIC ADDRESS	C/O Hunter Associates, 8 Charlotte Street, Ballymoney			
LOCATION	373m East of 40 Coolkeeran Road, Armoy			
PROPOSAL	Site for dwelling and domestic garage.			
REPRESENTATIONS	0	Objections 0	Support 0	Petition of Objection 0
OPINION	APPROVAL			

**A report from the Roads Service and conditions set following an Archaeological Survey by the Environment & Heritage Service have enabled the Planning Service to approve this application.**

**Alderman Connolly thanked the Planning Service for their decision in approving this application.**

**ITEM NO D 5**

APPLIC NO	D/2006/0236/F	Full	Date Valid	06/07/2006
APPLICANT	Mr M Patrick			
APPLIC ADDRESS	35 Portrush Road, Ballymoney			
LOCATION	9 Queen Street, Ballymoney			
PROPOSAL	Change of use from garage & store to 2 no. apartments.			
REPRESENTATIONS	1	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL			

- 1 Insufficient information submitted to enable Department to determine application.

**An Office Meeting was called in July 2007, which the applicant failed to attend. Planning Service has since written to the applicant on three occasions and received no response.**

**Councillor Stevenson thanked the Planning Service for their decision in refusing this application**

**ITEM NO D 6**

APPLIC NO D/2006/0499/O Outline Date Valid 20/10/2006  
 APPLICANT Messrs Harkness, O'Kane & Barkley  
 APPLIC ADDRESS C/o MKA Planning, 15 Harper's Quay, Spencer Road, Derry, BT47 6AE  
 LOCATION Lands at Nos. 25-35 Ballymena Road, Ballymoney  
 PROPOSAL Site for housing development (to replace existing industrial units & associated outbuildings)  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development and Policy IBD 3 of Draft Planning Policy Statement 4, Industry, Business and Distribution in that the existing industrial land and buildings are a valuable resource with the potential to accommodate employment opportunities and should therefore be retained in their present use.

**Councillor Stevenson thanked the Planning Service for their decision in refusing this application.**

**Councillor Finlay voiced his concerns regarding the build up of derelict buildings in the area.**

It was proposed by Councillor Finlay, seconded by Councillor Robinson that:

***the application be referred to the Planning Management Board***

The Chair put the motion to a vote with four members voting in favour and two members voting against.

**The Chair declared the motion carried.**

**ITEM NO D7**

APPLIC NO D/20070195/F Full Date Valid 20/04/2007  
 APPLICANT Mr. & Mrs. Stirling  
 APPLIC ADDRESS C/o Bell Architects, LTD. 65-67 Main Street, Ballymoney, BT53 6AN  
 LOCATION Site located 220m south of no 11 Mullan Road, Ballymoney  
 PROPOSAL Domestic store for storage of cars.  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO D 8**

APPLIC NO D/2007/0285/F Full Date Valid 07/06/2007  
 JPD/PML/SI 20

APPLICANT Mr & Mrs O' Mullan  
 APPLIC ADDRESS 41a Killagan Road, Glarryford  
 LOCATION 41a Killagan Road, Glarryford  
 PROPOSAL Construction of a new access to existing dwelling.  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Due to the access point being amended on this application resulting in less removal of vegetation and minimal impact on visual amenity the Planning Service were now in a position to approve this application.**

**Councillor McCamphill thanked the Planning Service for their decision in approving this application.**

#### **ITEM NO D 9**

APPLIC NO D/2007/0371/F Full Date Valid 30/07/2007  
 APPLICANT R & T Porter  
 APPLIC ADDRESS 19A Crawfordstown Road, Portglenone, BT44 8EN  
 LOCATION Lands 360m S.W. of 5 Slievenaghy Road Ballymoney  
 PROPOSAL Variation of condition 03 of current outline planning permission to increase ridge height from 7 metres to 7.9 metres above finished floor level.  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Planning Service has considered the site and feel that the back drop of mature trees is sufficient for the increase in ridge height to be approved.**

**Councillor McCamphill thanked the Planning Service for their decision in approving this application and stated that the office meeting on this application was therefore no longer required.**

#### **ITEM NO D 10**

APPLIC NO D/2007/0400/O Outline Date Valid 10/08/2007  
 APPLICANT Mr T Hill  
 APPLIC ADDRESS C/o Bell Architects Ltd, 65-67 Main Street, Ballymoney, BT53 6AN  
 LOCATION 140 Knock Road, Dervock

JPD/PML/SI

PROPOSAL Residential development  
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Following an office meeting in January 2008 it was agreed that this application was inside the development of Dervock and was no longer contrary to PPS7.**

**ITEM NO D 11**

APPLIC NO D/2007/0434/F Full Date Valid 24/08/2007  
 APPLICANT Amg Property Developers Ltd  
 APPLIC ADDRESS C/o Brendan Mc Mullan, 3 Cloneen Manor, Maghera, BT46 5FQ  
 LOCATION Rear of 253 Castlecat Road, Dervock.  
 PROPOSAL Proposed 2 storey detached dwelling. (Reduced scheme).  
 REPRESENTATIONS 0 Objections 0 Support 2 Petition of Objection 0 Support Petitions  
 OPINION APPROVAL

**Due to this application being amended to include one dwelling instead of two and a change of access to the site, the issues of overdevelopment of site and visual impact have been overcome.**

**APPEAL DATES NOTIFIED****COUNCIL Ballymoney****ITEM NO 1**

APPLIC NO **D/2005/0790/O** PAC NO **2006/A1965**  
 DATE OF HEARING LOCATION  
 DATE OF SITE VISIT  
 APPLICANT Mr McKeever  
 LOCATION 100m West of 9 Pharis Road, Ballymoney  
 PROPOSAL Site for dwelling and detached garage

**Written Representations****ITEM NO 2**

JPD/PML/SI

APPLIC NO	<b>D/2005/0914/O</b>	PAC NO	<b>2006/A2018</b>
DATE OF HEARING		LOCATION	
DATE OF SITE VISIT			
APPLICANT	Mr M Mcalonan		
LOCATION	175m North West of 113 Bridge Road, Dunloy		
PROPOSAL	Site for dwelling and garage		

### **Written Representations**

## **APPEAL DECISIONS NOTIFIED**

### **COUNCIL Ballymoney**

#### **ITEM NO 1**

APPLIC NO	<b>D/2004/0631/O</b>	PAC NO	<b>2006/A1205</b>
RESULT OF APPEAL	<b>Upheld</b>		

APPLICANT	Mr M Mc Donnell
LOCATION	600m North East of Ballyveely Road, Cloughmills
PROPOSAL	Site of dwelling

#### **ITEM NO 2**

APPLIC NO	<b>D/2005/0045/O</b>	PAC NO	<b>2006/A1222</b>
RESULT OF APPEAL	<b>Upheld</b>		

APPLICANT	Mr M Mc Donnell
LOCATION	540m N.E. of 180 Ballyveely Road, Cloughmills
PROPOSAL	Site For Dwelling

#### **ITEM NO 3**

APPLIC NO	<b>D/2005/0875/O</b>	PAC NO	<b>2006/A1037</b>
RESULT OF APPEAL	<b>Upheld</b>		

APPLICANT	Mrs Boreland
LOCATION	Adjacent to No. 68 Kirk Road, Ballymoney
PROPOSAL	Site for Country Cottage (Renewal of Outline Planning Permission D/2000/0470)

#### **ITEM NO 4**

APPLIC NO	<b>D/2005/0881/O</b>	PAC NO	<b>2006/A1120</b>
RESULT OF APPEAL	<b>Dismissed</b>		

APPLICANT Mr T Taylor  
LOCATION App 120m N East of 117 Finvoy Road, Ballymoney  
PROPOSAL Proposed site for Dwelling

**At the request of Councillor Stevenson, the Planning Officer clarified the situation regarding two applications from previous meetings.**

- **Councillor Stevenson queried the demolition of a Hall at corner of Union/Queen Street, Ballymoney, and was advised of the current position.**
- **Councillor Stevenson also queried the position of D/2007/0519/F and was advised that an office meeting would be scheduled in March.**

**Date and time of Office Meetings: Friday, 7<sup>th</sup> March from 10:00am  
(Venue to be confirmed)**

- **The Planning Officer left the meeting at 3.00pm.**
- **Councillor McKeown and Councillor Finlay left the meeting at 3:00pm**

#### **24.4. CONSULTATION ON DISTRICT HOUSING PLAN**

The Chief Executive informed the committee that the Housing Executive had indicated it wishes to consult on its housing plan for Ballymoney in June. The plan provides an overall review of housing trends, conditions and needs in the Ballymoney Council area and sets out the Executives Expenditure plans. Arrangements have been made for the Executive officials to attend the consultation committee on 16<sup>th</sup> June.

**This being all the business, the meeting closed at 3.05 pm.**