

BALLYMONEY BOROUGH COUNCIL

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 29, held in the Council Chamber, Riada House, Ballymoney on Monday 18th August at 2.00 pm.

IN THE CHAIR

Councillor

J Finlay, Mayor - Item 1
R Wilson – Items 2 -9

PRESENT

Aldermen

F Campbell
H Connolly, Deputy Mayor
C Cousley
J Simpson

Councillors

B Kennedy
M McCamphill
A Patterson
E Robinson
I Stevenson

APOLOGIES

Councillors

A Cavlan

IN ATTENDANCE

Chief Executive
Committee Clerk

DoE Planning Service (Item 5)

Mr G Walker - Planning Officer
Ms A Donaghy - Higher Professional & Technical Officer

Press

29.1 ELECTION OF CHAIR

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

that the Mayor be nominated to conduct the election of Chair.

The Mayor invited nominations for the position of Chair of the Committee.

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

that Councillor Wilson be re-elected as Chair of the Consultation Committee for the ensuing year.

Councillor Wilson took the Chair and thanked members.

The Mayor and the Chief Executive congratulated Councillor Wilson on his re-election.

29.2 ELECTION OF VICE CHAIR

Councillor Wilson invited proposals for the position of Vice Chair of the Committee.

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

that Councillor Kennedy be elected as Vice Chair of the Consultation Committee for the ensuing year.

The Chair declared Councillor Kennedy elected as Vice Chair of the Committee for the ensuing year.

* **Alderman Simpson, Councillor Robinson and members of the press joined the meeting at 7.05 pm.**

29.3 MINUTES OF MEETING NO 28 – 16TH JUNE 2008

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

that the minutes of Meeting No 28 – 16th June 2008, as circulated, be confirmed as a correct record.

29.4 JULY SCHEDULE OF PLANNING APPLICATIONS - NON-CONTENTIOUS LISTS

It was reported that there were no requests from members for deferral of any items in the schedule issued for July.

*** Planning Officers joined the meeting at this stage, 7.07 p.m.**

29.5 SCHEME OF EMERGENCY FINANCIAL ASSISTANCE TO DISTRICT COUNCILS – FLOODING - AUGUST 2008

A copy of correspondence from DoE relating to the provision of emergency financial assistance to District Councils resulting from recent flooding was circulated to members. Details can be found on Council's website www.ballymoney.gov.uk.

The Mayor referred to the recent adverse weather conditions across Northern Ireland, indicating that many residents in the borough had been severely affected. The Planning Officer responded to questions from members relating to:

- problems arising from building on flood plains
- concerns that residents experienced difficulties in getting through to the emergency helpline contact numbers
- the need for work to be carried out on gulleys and culverts.
- survey results
- responsibility of members in bringing potential problem areas to the attention of planning service
- availability of maps by Rivers Agency

29.6 PLANNING APPLICATIONS

Planning Applications 1-50 and 1-7 (deferred) 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.

ITEM NO 1

APPLIC NO	D/2006/0408/F	Full	Date Valid	30/08/2006
APPLICANT	Mr A Shields			
APPLIC ADDRESS	C/o Market Studio, 14 Market Road, Ballymena, BT43 6EL			
LOCATION	Former doctors surgery, 2 Main Street, Cloughmills			
PROPOSAL	Demolition of existing building and replacement with new building comprising 1 no. retail unit, 8 no. apartments and parking/bins area.			
REPRESENTATION	1	Objections 0	Support 0	Petition of Objection 0
OPINION	APPROVAL			

Objection related to: Overlooking and noise nuisance

Councillor Finlay welcomed the decision of Planning Service to approve this application.

ITEM NO 2

APPLIC NO	D/2007/0044/F	Full	Date Valid	25/01/2007
APPLICANT	Murton Developments Ltd			
APPLIC ADDRESS	C/O Market Studio, 14 Market Road, Ballymena, BT43 6EL			
LOCATION	1-1a Charles Street, Ballymoney.			
PROPOSAL	Apartment development comprising 10 No units and associated ground floor parking.			
REPRESENTATION	0	Objections 0	Support 0	Petition of Objection 0
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 The proposal is contrary to Policies SP18/DES2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the character of the surrounding area by reason of its scale, design and relationship to adjoining buildings which are out of character of the area.

Councillor Finlay requested an Office Meeting. Councillor McCamphill concurred. Alderman Simpson expressed the view that the decision of Planning Services should be accepted and that applicants had opportunities to state their views without the need for an Office Meeting.

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

that an Office Meeting be held.

ITEM NO	3
APPLIC NO	D/2007/0235/O Outline Date Valid 10/05/2007
APPLICANT	Messrs Harkness, O'Kane & Barkley
APPLIC ADDRESS	C/o MKA Planning, 15 Harper's Quay, Spencer Road, Londonderry, BT47 6AE
LOCATION	Parts of lands at no. 25 Ballymena Road, Ballymoney
PROPOSAL	Site for 6 no. B1 Business Units (1,000 sq. metres in total) and associated parking.
REPRESENTATION	0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION	REFUSAL

- 1 The proposed development is unacceptable in that insufficient information has been submitted to enable the Department to make an informed decision on the proposal.

It was proposed by Councillor Finlay, seconded by Councillor Kennedy:

that an Office Meeting be held.

The Planning Officer agreed to hold this application for one month to enable the applicant to provide information previously requested for Roads Service. At the request of Councillor Kennedy the

Planning Officer agreed to ascertain the information required by Roads Service. Alderman Simpson expressed the view that if the applicant does not provide the information requested, Council should agree to accept the decision of the Department to refuse the application.

A vote was taken with 9 members voting in favour of the application being held for one month. The application will be brought back to Council following this period.

ITEM NO	4				
APPLIC NO	D/2007/0392/F	Full	Date Valid	07/08/2007	
APPLICANT	Cloughmills Community Playgroup				
APPLIC ADDRESS	149a Cullrum Road, Cloughmills				
LOCATION	At junction of Main Street and Rosdermot Road adjacent to no. 48 Main Street, Cloughmills				
PROPOSAL	Provision of a new community playgroup facility for use as a pre-school service. (180m2 single storey timber framed modular building with pitched roof).				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0
OPINION	REFUSAL				

- 1 The proposed development is unacceptable in that insufficient information has been submitted to enable the Department to make an informed decision on the proposal.

It was proposed by Councillor Finlay, seconded by Councillor Kennedy:

that an Office Meeting be held.

The Planning Officer agreed to hold this application for one month to enable the applicant to provide information previously requested for Roads Service. At the request of Councillor Kennedy the Planning Officer agreed to ascertain the information required by Roads Service. Alderman Simpson expressed the view that if the applicant does not provide the information requested, Council should agree to accept the decision of the Department to refuse the application.

A vote was taken with 9 members voting in favour of the application being held for one month. The application will be brought back to Council following this period.

ITEM NO	5			
APPLIC NO	D/2007/0410/F	Full	Date Valid	14/08/2007
APPLICANT				
APPLIC ADDRESS	C/o Brendan Mc Mullan, 3 Cloneer Manor, Maghera, BT46 5FQ			

LOCATION Lands surrounding 101 & 103 Fivey Road, Bushvale, Ballymoney
 PROPOSAL Proposed 11 no. dwellings including 3 detached and 8 semi-detached.
 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 Waste water treatment and / or sewerage system capacity is not available for the proposed development and a scheme does not exist within the current Capital Works Programme.

At the request of Councillor Kennedy, the Planning Officer agreed to provide clarification on the previous upgrade of the mains sewerage system in Bushvale and advised on the role of Water Management Services in the placement of temporary sewerage facilities pending completion of upgrades.

It was **AGREED:** **that an Office Meeting be held (Councillor Finlay).**

ITEM NO 6
APPLIC NO D/2007/0441/F Full Date Valid 30/08/2007
APPLICANT Bmc Construction
APPLIC ADDRESS 96 Drumagarner Road, Kilrea
LOCATION 13 Finvoy Road Ballymoney
PROPOSAL Proposed demolition of existing dwelling & sheds to provide 2 no semi detached townhouses.
REPRESENTATION 10 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.

Objections related to: **Impact on character, privacy and property valuations, lighting of adjoining properties, over development, vegetation**

and Roads Service issues.

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

to accept the decision of the Department to refuse the application.

ITEM NO 7
APPLIC NO D/2007/0581/F Full Date Valid 05/11/2007
APPLICANT Mr B Barkley
APPLIC ADDRESS C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ
LOCATION 113 Kilraughts Road Dunaghy Ballymoney
PROPOSAL Proposed housing development (20 terraced dwellings and 1 detached dwelling) and roadway for private streets determination.
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 The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.

It was **AGREED:** **that an Office Meeting be held (Councillor Finlay).**

ITEM NO 12
APPLIC NO D/2008/0018/F Full Date Valid 09/01/2008
APPLICANT Southern Cross Healthcare Group Plc
APPLIC ADDRESS Southgate House, Archer Street, Darlington, DL3 6AH
LOCATION Model Care Home, 1 Portrush Road, Ballymoney
PROPOSAL Proposed new 2 storey 26 bedroom extension with internal alterations and amended parking
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION APPROVAL

Councillor Stevenson welcomed the decision of Planning Service to approve this application.

ITEM NO 13

APPLIC NO D/2008/0055/RM Reserved Date Valid 31/01/2008
 APPLICANT Bloomfield Property Dev Ltd
 APPLIC ADDRESS C/o James Hughes Architecture, 10b Fallylea Road, Maghera, BT46 5JT
 LOCATION 280m South West of 112 Tullaghans Road, Dunloy
 PROPOSAL Proposed dwelling
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

1 Unsatisfactory access arrangements.

At the request of Councillor McCamphill, the Planning Officer agreed to hold the application for one month to enable the applicant to submit requested, additional information.

ITEM NO 14

APPLIC NO D/2008/0068/RM Reserved Date Valid 05/02/2008
 APPLICANT Mr J Sayers
 APPLIC ADDRESS 218 Frocess Road, Cloughmills
 LOCATION 200m North East of No. 10 Mounthamilton Road, Cloughmills
 PROPOSAL New dwelling and garage
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Councillor Finlay welcomed the decision of Planning Service to approve this application.

ITEM NO 16

APPLIC NO D/2008/0129/F Full Date Valid 07/03/2008
 APPLICANT Mr J Mc Kinley
 APPLIC ADDRESS C/o Samuel Wilson Design Associates, 33B Albert Road, Carrickfergus, BT38 8AD
 LOCATION 8 Altnahinch Road, Armoy, Ballymoney.
 PROPOSAL Two storey extension to accomodate a granny flat.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policy EXT1 of the addendum to Planning Policy Statement 7, Quality Residential Environments, as the scale, massing and design of the proposed extension are not sympathetic or subordinate with the built form of the existing property and would detract from the appearance and character of the surrounding area.
- 2 The proposal is contrary to Policy EXT1 of the addendum to Planning Policy Statement 7, Quality Residential Environments in that the extension would if permitted, constitute a self-contained unit of accommodation in addition to the existing dwelling.

It was **AGREED:** ***that an Office Meeting be held (Alderman Connolly)***

ITEM NO	18				
APPLIC NO	D/2008/0153/O	Outline	Date Valid	26/03/2008	
APPLICANT	Mrs E Gamble				
APPLIC ADDRESS	C/o Fleming McKernan Associates, 1 Upper Abbey Street, Coleraine, BT52 1BF				
LOCATION	400m South East of 87 Ballybogey Road Ballymoney				
PROPOSAL	Proposed farm dwelling				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0 Support Petitions
OPINION	REFUSAL				

- 1 The proposal is contrary to Policies CTY1 and CTY2 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 proposed dwelling is essential to meet the needs of the farm.
- 2 The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the creation of a new vehicular access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

Councillor Finlay recorded his request for an Office Meeting. The Planning Officer will write to the applicant explaining the options relating to PPS14.

ITEM NO	19			
APPLIC NO	D/2008/0155/F	Full	Date Valid	27/03/2008
APPLICANT	Dervock Reformed Pres Church			

APPLIC ADDRESS C/o 20/20 Chartered Architects Ltd, 9A Linenhall Street, Ballymoney, BT53 6DP

LOCATION Dervock Reformed Presbyterian Church, 210 Castlecatt Road, Ballymoney

PROPOSAL Proposed new church hall

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION APPROVAL

Councillor Stevenson thanked the decision of Planning Service in approving this application.

ITEM NO 21

APPLIC NO D/2008/0183/F Full Date Valid 10/04/2008

APPLICANT Mr M Adams

APPLIC ADDRESS C/o R Robinson & Sons, Albany Villas, 59 High Street, Ballymoney, BT53 6BG

LOCATION 204m north east of 72 Loughill Road, Cloughmills.

PROPOSAL Proposed new chicken house for 37,000 broilers.

REPRESENTATION 2 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION REFUSAL

- 1 The proposal is contrary to Policies CTY1 and CTY8 of Draft PPS 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement as the proposal does not visually integrate into the local landscape and it has not been demonstrated that the building is essential for the efficient functioning of the farm holding.
- 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.

Objections related to: Potential odours in view of close proximity to neighbouring dwellings and Roads Service issues.

At the request of Alderman Connolly and Alderman Simpson, the Planning Officer advised that chicken house applications are increasing and clarified the role of Environmental Health and Planning Service in determining potential issues.

Councillor Wilson advised that DARD funding for slurry stores is set to run out on 31st December 2008 and requested that Environmental Health do their utmost in clearing the current backlog prior to this deadline.

ITEM NO 25

APPLIC NO D/2008/0209/O Outline Date Valid 25/04/2008
 APPLICANT Mr & Mrs R.W. Calvin
 APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
 LOCATION Approximately 20m south east of 65 Benvardin Road, Ballymoney.
 PROPOSAL Proposed retirement dwelling and garage.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 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 is prominent, lacks long established natural boundaries, and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 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 and would therefore result in a detrimental change to the rural character of the countryside.

Councillor Finlay recorded his request for an Office Meeting. The Planning Officer will write to the applicant explaining the options relating to PPS14.

DECLARATION OF INTEREST

- * **The Committee Clerk declared an interest in Item 27 as an objector and left the meeting during consideration of this application.**

ITEM NO 27

APPLIC NO D/2008/0217/O Outline Date Valid 07/05/2008
 APPLICANT Mr I Wallace
 APPLIC ADDRESS 14 Wallace Crescent, Bushvale, Stranocum
 LOCATION 14 Wallace Crescent, Bushvale, Stranocum.
 PROPOSAL Site of housing redevelopment to provide 6 No. dwellings.(2No.dwellings semi-detached & 4 apartments) with parking and landscaping.
 REPRESENTATION 3 Objections 0 Support 1 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 The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.
- 3 Waste water treatment and / or sewerage system capacity is not available for the proposed development and a scheme does not exist within the current Capital Works Programme.

The Planning Officer advised that a petition of objection and 3 letters of objection had been lodged. These related to overlooking, overshadowing, out of character with existing development in the area, effect on light, sewage capacity, traffic.

It was proposed by Councillor Robinson, seconded by Councillor Stevenson

that Council accept the decision of Planning Service to refuse the application.

On being put to the meeting, 5 members voted for and 4 members voted against. The Chair declared the motion carried.

* **The Committee Clerk returned to the meeting.**

ITEM NO	29				
APPLIC NO	D/2008/0227/F	Full		Date Valid	06/05/2008
APPLICANT	Aisling Homes				
APPLIC ADDRESS	C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ				
LOCATION	9A Church Road, Rasharkin.				
PROPOSAL	Proposed housing development- 3no.2½ storey apartments:2no. two storey semi-detached dwellings, 3no. 2½ storey dwellings and parking courtyard.				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0
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 Advice Note 8 "Housing in Existing Urban Areas" in that the development as proposed fails to provide a quality residential environment.

- 2 The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.
- 3 Waste Water treatment and / or sewerage system capacity is not available for the proposed development and a scheme does not exist within the current Capital Works Programme.

At the request of Councillor Finlay, the Planning Officer agreed to hold this application pending advice from Water Management Service on the current situation.

ITEM NO	34				
APPLIC NO	D/2008/0268/F	Full	Date Valid	02/06/2008	
APPLICANT	Mr R Laverty				
APPLIC ADDRESS	C/o CB Building Design, 20 Grovefield Street, Belfast, BT6 8BA				
LOCATION	Approximately 175m west of 79a Coolkeeran Road, Ballymoney.				
PROPOSAL	Proposed new dwelling and garage.				
REPRESENTATION	0	Objections	0	Support	0
OPINION	REFUSAL				
		0	Petition of Objection	0	Support Petitions

- 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 Unsatisfactory access arrangements.

Alderman Connolly recorded his request for an Office Meeting. The Planning Officer will write to the applicant explaining the options relating to PPS14.

* **Alderman Campbell left the meeting at 2.53 pm.**

At the request of Alderman Simpson, the Planning Officer clarified the definition of 'ribbon development'.

ITEM NO **44**

APPLIC NO D/2008/0294/O Outline Date Valid 18/06/2008

APPLICANT Mr P Johnson

APPLIC ADDRESS 10 Hillside Drive, Dunloy

LOCATION Behind No 140 Vow Road, Ballymoney

PROPOSAL Proposed site for 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

Councillor Finlay recorded his request for an Office Meeting. The Planning Officer will write to the applicant explaining the options relating to PPS14.

ITEM NO **48**

APPLIC NO D/2008/0307/O Outline Date Valid 26/06/2008

APPLICANT Mr T Mc Keown

APPLIC ADDRESS 162 Coolkeeran Road, Loughguile

LOCATION 162 Coolkeeran Road, Loughguile.

PROPOSAL Demolish existing dwelling and site for 10No. semi detached propoerties.

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 The proposal is contrary to Policy QD1 of PPS 7: Quality Residential Developments in that the applicant has failed to carry out a full contextual analysis of the site to inform the development proposal.
- 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 Coolkeeran 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.

It was **AGREED:** **that an Office Meeting be held (Alderman Connolly)**

ITEM NO 50
 APPLIC NO D/2008/0321/F Full Date Valid 02/07/2008
 APPLICANT Mr J Blair
 APPLIC ADDRESS C/o Dennis Tosh, 40 Nursery Avenue, Coleraine, BT52 1LP
 LOCATION 12 Robinson Avenue, Ballymoney
 PROPOSAL New rear ground floor extension forming kitchen lobby and disabled toilet to comply DHSS ambulant size. First floor disabled showering facilities
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Councillor Stevenson thanked the Department for their decision in approving this application.

APPLICATIONS DEFERRED FROM PREVIOUS MEETING

ITEM NO D 1

APPLIC NO D/2006/0176/O Outline Date Valid 11/04/2006
 APPLICANT Mr Rainey
 APPLIC ADDRESS C/o Bell Architects Ltd, 76 Main street, Ballymoney, BT53 6AL
 LOCATION 320m West of 10 Slievenaghy Road, Finvoy, Ballymoney
 PROPOSAL Site for dwelling (re-advertisement - amended proposal).
 REPRESENTATIONS 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

The application has been referred to Planning Appeals Commission.

APPLIC ADDRESS C/o 47 Ballymaconnelly Road, Ballymoney
 LOCATION 90m East of 47 Ballymaconnelly Road Ballymoney
 PROPOSAL Temporary siting of mobile home and sectional storage shed with hardcore area on site for purpose of dwelling.
 REPRESENTATIONS 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 CTY7 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 as the provision of temporary residential accommodation is not pending the development of a new permanent dwelling.
- 3 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.

Mobile home removed – no proposal to consider.

ITEM NO D 5

APPLIC NO D/2007/0676/O Outline Date Valid 20/12/2007
 APPLICANT Dr. E Henderson
 APPLIC ADDRESS C/o MI Architects, 7 - 9 Stone Row, Coleraine, BT52 1DE
 LOCATION 2 Tullaghans Road Finvoy
 PROPOSAL Two dwellings within curtilage of existing dwelling.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Proposal now reduced from 8 units to retention of existing dwelling and 2 houses.

ITEM NO D 6

APPLIC NO D/2008/0066/O Outline Date Valid 05/02/2008

APPLICANT Mr S Graham
 APPLIC ADDRESS C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ
 LOCATION Lands 10m West of Nos 1, 3 and 5 Henry Street, Ballymoney
 PROPOSAL Proposed site for 6 No. apartments and parking area.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION APPROVAL

Previous scheme for 6 apartments was agreed. Issues with Roads Service were addressed at second phase. The second phase of the proposal can now be approved.

Councillor Stevenson expressed concern about the change of character, access to parking areas and cramming. Alderman Simpson concurred with Councillor Stevenson's comments.

ITEM NO D 7

APPLIC NO D/2008/0085/F Full Date Valid 14/02/2008
 APPLICANT Mr & Mrs D Mc Mullan
 APPLIC ADDRESS C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN
 LOCATION Off lane opposite junction with Lislagan Road & Garryduff Road, Ballymoney
 PROPOSAL Extension to dwelling (currently under construction) to provide sun lounge, site area increased to facilitate
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION REFUSAL

- 1 The proposal is contrary to Policy EXT1 of the addendum to Planning Policy Statement 7, Quality Residential Environments, as there is insufficient room within the original site curtilage as agreed under D/2006/0293/F to accommodate the extension in physical terms.
- 2 The proposal prevents compliance with landscaping condition No 04 of previous approval D/2006/0293/F.

This application has been withdrawn.

APPEAL DATES NOTIFIED

ITEM NO 1
 APPLIC NO D/2005/0940/O PAC NO 2007/A0208
 DATE OF HEARING LOCATION
 DATE OF SITE VISIT

APPLICANT Mr Henry
 LOCATION Adjacent to no 1 Shanaghy Road, Ballymoney
 PROPOSAL Site for one and a half Storey Dwelling
 Written Representations

ITEM NO 2
 APPLIC NO D/2005/0934/F PAC NO 2007/A0137
 DATE OF HEARING LOCATION
 DATE OF SITE VISIT
 APPLICANT Mr Jamieson
 LOCATION 180m NE of 77A Bregh Road, Armoy
 PROPOSAL Erection of dwelling and garage
 Written Representations

APPEAL DECISIONS NOTIFIED

ITEM NO 1
 APPLIC NO D/2005/0830/O PAC NO 2006/A1749
 RESULT OF APPEAL Dismissed
 APPLICANT Mr Neill
 LOCATION Rear Of 31 Clontyfinnan Road, Drumdallagh, Ballymoney
 PROPOSAL Proposed site for Dwelling & Garage

Date of Office Meetings: Monday 2nd September at 2.00 pm
 McArthur Room, Town Hall

* **The Planning Officers left the meeting at 3.10 pm**

29.7 REVIEW OF CIVIC FORUM

This item was deferred from the committee meeting on 16th June to enable further information to be provided. (min. 8.7) the minute is reproduced hereunder for members convenience and a report, setting out further information on the review is was circulated, together with copy of report and comments from NILGA.

The First Minister and Deputy First Minister have commissioned a review of the Civic Forum. The review will examine the effectiveness and appropriateness of the current structure, operation, composition and membership of the Civic Forum and will draw on experiences elsewhere in determining the most appropriate mechanism for engaging with civic society. The views of individuals or organizations with an interest in civic society's capacity to contribute to good government are sought. Contributions may be made via the website www.ofmdfmi.gov.uk/civic-forum-review. The closing date for contributions is Friday 29th August 2008.

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

that Council sees no useful purpose in this body and takes the view that adequate representation and consultation can be provided by the elected representatives in the Northern Ireland Assembly.

29.8 BELFAST METROPOLITAN AREA PLAN

Newtownabbey Borough Council has written to the Environment Minister requesting that the timetable for issue of the Planning Appeals Commission's report on the Belfast Metropolitan Area Plan (BMAP) Enquiry be reviewed in order to expedite the release of decisions on matters where there is agreement on the way forward. The Council can see no advantage in such issues being held until the release of an overall report which may not be available until 2010. All Northern Ireland Councils have been asked to support Newtownabbey Borough Council's position in this matter.

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

that Council supports Newtownabbey Borough Council in its representations to the Environment Minister.

29.9 OFFICER REPORT – DEVELOPMENT SERVICES

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

that council 'Move into Committee' to discuss Development Services issues.

* **The meeting moved into committee and the press left the meeting at 3.15 pm.**

[a] North Antrim Business Awards

Council, with Moyle District Council, last year co-sponsored these awards. A number of business sponsors also supported the awards. This year, the awards are being organised by Moyle Enterprise Company and Moyle District Council have again agreed to be a Principal Sponsor. Council is invited to participate in the 2008 awards as a principal sponsor at a cost of £4,000.

Last year's event was very successful and gained high profile publicity for the two areas and for the businesses who achieved awards. A number of Ballymoney businesses were recipients of awards. It is **RECOMMENDED** that Council contribute £2500 and provide contribution in kind through officer support for shortlisting and judging.

It was proposed by Councillor Stevenson, seconded by Alderman Cousley:

that Council contribute £2500 and provide contribution in kind through officer support for shortlisting and judging.

Alderman Simpson and Councillor Robinson requested that their opposition to the motion be noted.

The Chair put the motion to the meeting. 4 members voted for and 2 members voted against. The Chair declared the motion carried.

[b] Food Tourism Development Programme

Members may be aware of the Menu of Moyle initiative, managed by Moyle District Council, aimed at developing and promoting the use of quality local produce. The district-wide competition sees many local restaurants, Pubs & Inns and Coffee Shops & Brasseries competing to showcase their creative skills by offering imaginative, locally inspired dishes which feature at least 60% of local produce. Arising from a meeting of Officers from the North East Cluster Councils to review the proposed Food Project which had not been successful in gaining Interreg Funding it was recommended that the Menu of Moyle, with other food initiatives alongside, be rolled out across the cluster to promote the region as a good food destination, with potential to increase tourism, develop new businesses and jobs, strengthen and develop local food markets, strengthen existing businesses, develop new products. There is potential for funding from the rural development programme to deliver a range of food sector initiatives.

To enable other councils in the cluster to undertake research to identify local producers and collate and publish a local produce directory for their area, in line with that produced by Moyle District Council and to facilitate the development of a regional branded food initiative around the rationale for the Menu of Moyle initiative, some resource input will be necessary.

It is **RECOMMENDED** that the Council provide a contribution of £5,600 to fund a Development Officer for a three month period to undertake the research to identify local producers, to compile a local produce directory and to develop the funding bid to DETI and other relevant funding bodies for a regional branded food initiative on behalf of the Council's in the North East Cluster, Moyle District Council being the employer Council, providing office space and management support.

The Head of Corporate & Development Services responded to a number of questions relating to the research and development of the initiative, the value of the initial research work and the successful pilot initiative delivered by Moyle District Council.

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

that the Council provide a contribution of £5,600 to fund a Development Officer for a three month period to undertake the research to identify local producers, to compile a local produce directory and to develop the funding bid to DETI and other relevant funding bodies for a regional branded food initiative on behalf of the Council's in the North East Cluster, Moyle District Council being the employer Council, providing office space and management support.

[c] DETI Competitiveness Programme Application

The Business Plan adopted by committee 2008/09 included proposals for business mentoring and continuation of the successful tender support programme. Initial discussions have taken place with officers in north east cluster councils on collaborative working under this programme. It is **RECOMMENDED** that a stage one application be submitted to DETI for co-funding under the Competitiveness Programme Priority 2 – Sustainable Enterprise & Entrepreneurship, for a Council led Tender Support Programme, open to Councils in the Cluster area, targeting 38 businesses, at a net cost of £45,220 and Council consider opportunities to become involved in programmes let by other councils in the cluster, achieving economies of scale in the delivery of programmes.

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

that a stage one application be submitted to DETI for co-funding under the Competitiveness Programme Priority 2 – Sustainable Enterprise & Entrepreneurship, for a Council led Tender Support Programme, targeting 38 businesses in the North East Cluster at a net cost of £45,220.00.

It was reported that all Councils in the North East Cluster had signed up to participate in the programme and agreed local targets. The Head of Corporate and Development

Services clarified funding arrangements and background advising that this is a repeat of a previous, successful programme delivered by Council.

Alderman Simpson requested that detailed consideration take place regarding future programmes and raised concerns, particularly with regard to implementation of community development and social enterprise programmes previously delivered by the LSP. The Head of Corporate & Development Services welcomed members input on future programme development and advised of the consultation which had already taken place to formulate strategy and operational plans for the new Peace III, rural development and interreg programmes.

[d] Tourism Marketing

Causeway Coast and Glens Tourism Partnership is producing its 2009 A4 promotional guide which is globally distributed to target markets. Costs range from £475 (1/4 page) to £1225 (full page). In addition to the print run the guide will be available through their website. Members noted this marketing opportunity. This marketing opportunity has been supported by Councils under its tourism marketing budget. Additional marketing of the town as a tourism product had been undertaken under the three year DSD town marketing programme.

This being all the business, the meeting closed at 3.45 pm.