

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 13, held in the Council Chamber, Riada House, Ballymoney on Monday 21st May 2007 at 7.30 pm.

IN THE CHAIR Alderman H Connolly

PRESENT**Aldermen**

C Cousley
J Simpson

Councillors

A Cavlan	J Finlay
P McGuigan	D McKay, MLA
T McKeown	A Patterson
E Robinson	I Stevenson

APOLOGIES**Alderman**

F Campbell

Councillors

B Kennedy
M McCamphill
M Storey, MLA
R Wilson

IN ATTENDANCE

Chief Executive
Committee Clerk

DoE Planning Department (Items 1-2)

Mr G McClelland
Mr J McCavern

Press**13.1 MINUTES – MEETING CC.12 – 16TH APRIL 2007**

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

that the minutes of the committee's meeting No 12 on 16th April 2007, as circulated, be confirmed as a correct record

13.2 PLANNING APPLICATIONS

Planning Application No's 1-53 and 1-3 (deferred) were considered and the opinion of the Planning Service accepted, except where stated otherwise.

ITEM NO	1				
APPLIC NO	D/2006/0284/RM	Reserved	Date Valid	31/05/2006	
APPLICANT	Mr M Wilson				
APPLIC ADDRESS	1 Whitehill Cottages, Culcrum Road, Cloughmills				
LOCATION	Adj. to No. 1 Whitehill Cottages, Culcrum Road, Cloughmills				
PROPOSAL	Erection of new dwelling				
REPRESENTATION	0	Objections 0	Support	0	Petition of Objection 0
OPINION	APPROVAL				

Objection Related to: **Impact of septic tank – applicant has now applied for connection to main sewer.**

ITEM NO	4				
APPLIC NO	D/2006/0440/F	Full	Date Valid	18/09/2006	
APPLICANT	Ballymoney Borough Council				
APPLIC ADDRESS	Riada House, 14 Charles Street, Ballymoney, BT53 6DZ				
LOCATION	29m in front of 6 Churchill Crescent				
PROPOSAL	Proposed erection of new bus shelter				
REPRESENTATION	2	Objections 0	Support	1	Petition of Objection 1
OPINION	REFUSAL				

1

Objections related to: **Antisocial behaviour, impact on community, traffic impact and loss of parking.**

It was proposed by Councillor Finlay, seconded by Councillor Patterson

that Council accept the decision of Planning Service to refuse this application for the reasons indicated.

* Councillor McKay arrived at 7.35 pm.

Following discussion, Councillor McGuigan reiterated his view that all applicants should be entitled to office meetings to discuss their applications and requested Councillor Finlay to withdraw his proposal to enable an office meeting to be requested. Councillor McKay concurred with Councillor McGuigan, drawing members attention to a recent petition of 40 names in favour of the application. Alderman Simpson requested the matter be deferred for further discussion by the Leisure & Amenities Committee.

The Chair put the motion to the vote with 6 members voting in favour of accepting the decision of Planning Service to refuse the application and 3 members voting against.

The Chair declared the motion carried.

ITEM NO 5

APPLIC NO	D/2006/0443/F	Full	Date Valid	19/09/2006
APPLICANT	Ballymoney Borough Council			
APPLIC ADDRESS	Riada House, 14 Charles Street, Ballymoney, BT53 6DZ			
LOCATION	31m South East of carpark entrance at Townhead Street			
PROPOSAL	Proposed erection of new bus shelter			
REPRESENTATION	0	Objections 0	Support 0	Petition of Objection 0
OPINION	REFUSAL			

1

2

3

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

that an office meeting be held.

ITEM NO 6

APPLIC NO	D/2006/0450/F	Full	Date Valid	21/09/2006
APPLICANT	Christie Homes Ltd			
APPLIC ADDRESS	23 Boyland Road, Ballymoney			

JD/JMc

LOCATION Rear of 128 Vow Road, Ballymoney
 PROPOSAL Erection of dwelling and detached garage
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

1
2
3
4
5

Objection related to: Traffic impact, safety, design and impact on residential amenity.

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

that an office meeting be held.

ITEM NO 7
 APPLIC NO D/2006/0484/F Full Date Valid 11/10/2006
 APPLICANT Brookview Developments Ltd.
 APPLIC ADDRESS Suite 6, Victoria House, 1-7 Hall Street, Maghera, BT46 5AF
 LOCATION 9 Victoria Street, Ballymoney
 PROPOSAL 3 storey apartment block (2no. 1 bedroom apartments & 13no. 2 bedroom apartments) with 1no. ground floor retail unit to Victoria Street, all with courtyard car parking
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

1

2

Objection related to: Demolition and impact on character and potential traffic problems.

It was proposed by Alderman Connolly (on behalf of Councillor McCamphill), seconded by Councillor Finlay and **AGREED:**

that an office meeting be held.

ITEM NO 8
APPLIC NO D/2006/0505/DCA Demolition Date Valid 23/10/2006
APPLICANT Brookview Developments Ltd.
APPLIC ADDRESS Suite 6 Victoria House, 1-7 Hall Street, Maghera, BT46 5AF
LOCATION 9 Victoria Street, Ballymoney
PROPOSAL Retail ground floor unit, 1st and 2nd floor flats and 2 derelict outbuildings to the rear (total demolition)
REPRESENTATION 2 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION **REFUSAL**

1

2

Objection related to: Demolition, impact on character and potential traffic problems.

It was proposed by Alderman Connolly (on behalf of Councillor McCamphill), seconded by Councillor Finlay and **AGREED:**

that an office meeting be held.

ITEM NO 16
APPLIC NO D/2006/0570/O Outline Date Valid 21/11/2006
APPLICANT Mr H Woodrow
APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
LOCATION To rear of 4-16 Meetinghouse Street, Ballymoney
PROPOSAL Site for 11no. apartments
REPRESENTATION 5 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION **REFUSAL**

1

2

3

Objections related to: Potential traffic issues

It was proposed by Councillor Finlay (on behalf of Councillor Storey), seconded by Alderman Cousley and **AGREED:**

that an office meeting be held.

* **Councillor McKeown arrived at 7.50 pm.**

ITEM NO 23
 APPLIC NO D/2007/0013/RM Reserved Date Valid 08/01/2007
 APPLICANT Topaz Developments
 APPLIC ADDRESS C/O Bell Architects, 76 Main Street, Ballymoney, BT53 6AL
 LOCATION 250 m north East of No. 15 Navery Road, Ballymoney.
 PROPOSAL 2 Storey dwelling and detached double garage.
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

Objection related to: Insufficient need and impact on wildlife habitat. Environment Heritage Service were consulted and Planning Service is recommending approval of the application.

ITEM NO 25
 APPLIC NO D/2007/0020/F Full Date Valid 12/01/2007
 APPLICANT Mr N Kirkpatrick
 APPLIC ADDRESS 73 Bann Road, Ballymoney
 LOCATION 73 Bann Road, Bendooragh, Ballymoney.
 PROPOSAL Demolition of existing house and replacement with new house.
 REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **REFUSAL**

- 1 Contrary to CTY1 of PPS14
- 2 Contrary to CTY5 of PPS14
- 3 Unacceptable scale, massing, design and finishes

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

that an office meeting be held.

ITEM NO **29**
APPLIC NO D/2007/0051/LB Listed Building Date Valid 02/02/2007
APPLICANT Mr M Holley
APPLIC ADDRESS C/o W.J Watters, 39 Glenstall Road, Ballymoney
LOCATION Ballynacree House Gate Lodge, 27 Glenstall Road, Ballymoney
PROPOSAL Restoration of and extension to existing gate lodge
REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION **REFUSAL**

1

Objection related to: **Ulster Architectural Heritage Society's concerns relating to the historic fabric of the building.**

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

that an office meeting be held.

ITEM NO **30**
APPLIC NO D/2007/0052/F Full Date Valid 02/02/2007
APPLICANT Mr M Holley
APPLIC ADDRESS C/o W.J Watters, 39 Glenstall Road, Ballymoney, BT53 7QN
LOCATION Ballynacree Gate Lodge, 27 Glenstall Road, Ballymoney
PROPOSAL Extension to existing gate lodge
REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION **REFUSAL**

1

Objection related to: **Ulster Architectural Heritage Society's concerns relating to the historic fabric of the building.**

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

that an office meeting be held.

ITEM NO 37

APPLIC NO D/2007/0112/F Full Date Valid 07/03/2007
 APPLICANT Mr S Brown
 APPLIC ADDRESS 6 Kilmandil Road, Dunloy, BT44 9BH
 LOCATION 6 Kilmandel Road, Dunloy.
 PROPOSAL Side extension to existing dwelling to provide new garage.
 REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

Objection related to: Right of way – this concern was found not to be applicable and the Planning Service is able to approve the application.

APPLICATIONS DEFERRED FROM PREVIOUS MEETING**ITEM NO D 1**

APPLIC NO D/2006/0105/F Full Date Valid 21/02/2006
 APPLICANT Mr Mc Auley
 APPLIC ADDRESS C/O Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL
 LOCATION 35a Vow Road, Ballymoney
 PROPOSAL Erection of new detached garage block
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

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

ITEM NO D 2

APPLIC NO D/2006/0126/F Full Date Valid 28/03/2006
 APPLICANT Mr Mc Auley
 APPLIC ADDRESS C/O Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL
 LOCATION 35a Vow Road, Ballymoney.
 PROPOSAL Alterations to existing domestic garage to provide extended childminding facilities.
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

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

ITEM NO D 3

APPLIC NO D/2006/0253/F Full Date Valid 11/05/2006
 APPLICANT Mr S Mc Killop
 APPLIC ADDRESS GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB
 LOCATION Land adjacent to Mc Cann's Bar, 250 - 252 Castlecatt Road, Toberdoney Road, Dervock
 PROPOSAL Erection of three townhouses and two apartments
 REPRESENTATIONS 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
 OPINION **APPROVAL**

APPEAL DECISIONS NOTIFIED**ITEM NO 1**

APPLIC NO D/2005/0354/O PAC NO 2006/A0091
 RESULT OF APPEAL Upheld
 APPLICANT Mr C Elliott
 LOCATION Approx. 140m east of level crossing, Station Road, Dunloy
 PROPOSAL Site for dwelling

APPEAL DATES NOTIFIED**ITEM NO 1**

APPLIC NO D/2006/0185 PAC NO 2006/A1191
 DATE OF HEARING LOCATION
 DATE OF SITE VISIT
 APPLICANT Mr R Bingham
 LOCATION Site approx 300m West of No. 5 Slievenaghy Road, Ballymoney
 PROPOSAL Dwelling and garage
 Written Representations

Date of Office Meetings: Friday, 1st June 2007

* **Councillor McGuigan left the meeting at 7.55 pm**

At the request of Councillor Finlay, the Planning Officer brought members up to date on the progress of Linenhall Street development, advising that Planning Service had carried out a consultation relating to listed buildings and had also requested a traffic assessment which has been received recently and will be submitted to Roads Service for their consideration.

* **Planning Officers left the meeting at 7.59 pm**

13.3 APPLICATION NO D/2007/0280/O

The Chief Executive advised members, for their information, that this application has been approved.

13.4 APPLICATION NO D2001/0152/F

Information relating to this application for replacement of outhouses for three holiday cottages was circulated to members for their consultation.

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

that Council support the application for the replacement of outhouses for 3 holiday cottages.

13.5 APPLICATION NO E/2001/0388/F

The Chief Executive advised members that this application has been withdrawn.

13.6 NIPSA – LITTLE FRIENDS DAY NURSERY, BALLYMONEY – THREAT OF CLOSURE

Information relating to the Little Friends Childcare Centre was circulated together with details of funding provided by LSP. Concerns have been raised concerning the future of the project and NIPSA have requested an opportunity to give a presentation to Council to enlist their support in ensuring its continuation.

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

that a representative from NIPSA be invited to give a presentation to Council at its meeting on 4th June 2007 and that the meeting commence at 7.00 pm to facilitate this.

This being all the business, the meeting closed at 8.00 pm.