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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 28, held in the Council Chamber, Riada House, Ballymoney on Monday 16th June at 2.00 pm.

IN THE CHAIR

Councillor

R Wilson

PRESENT

Aldermen

F Campbell
H Connolly, Deputy Mayor
C Cousley
J Simpson

Councillors

A Cavlan

B Kennedy
M McCamphill
T McKeown
A Patterson
E Robinson
I Stevenson
M Storey, MLA

APOLOGIES

Councillors

J Finlay, Mayor
P McGuigan
D McKay, MLA

IN ATTENDANCE

Chief Executive
Committee Clerk

Northern Ireland Housing Executive (Item 1)

Dr J McPeake – Director of Design & Property Services
Mr F O'Connor – Area Manager
Ms M Myles Davey – District Manager
Ms M Conway - Area Planner
Ms Y Montgomery – Information Officer

DoE (Item 6)

Mr G Walker - Planning Officer

Press

28.1 NORTHERN IRELAND HOUSING EXECUTIVE – PRESENTATION OF DISTRICT HOUSING PLAN

The Chairman welcomed representatives from the Northern Ireland Housing Executive to present their District Housing Plan to Council. Dr McPeake, the Housing Executive's Director of Design and Property Services highlighted the challenges to be met during the year ahead. While expressing satisfaction at progress on the provision of new social housing, growing waiting lists fuelled by affordability issues were a primary concern.

Dr McPeake said, "Waiting list trends for social housing show an increasing number of applicants registered on the waiting list over the past five years and a decreasing number of allocations of social housing. At the end of 2007, the number of applicants on the Northern Ireland waiting list was 38,346, an increase of over 4,000 (11.6%) on the previous year. The number in housing stress also increased from 18,701 to 20,695. One area of particular concern is that the number of elderly people as a proportion of the population is increasing and this is reflected in our waiting list. Allocation of existing stock has been the means by which the majority of housing need has been met in the past, but now there is a growing dependency on the delivery of new stock.

In our first year of managing the Social Housing Development Programme we have succeeded, in partnership with the Housing Association movement, in delivering a total of 1,595 house starts against a target of 1,500. However this must be set against a need for 2,500 new social dwellings each year in Northern Ireland. This shortfall, combined with continuing difficulties for first time buyers getting on the first rung of the home ownership ladder has added to the pressures on the waiting list for homes in the social rented sector.

As ever, things do not stand still and we face some considerable challenges if we are to meet our objectives in the coming years. Good strategic planning is at the core of the delivery of a quality housing service that must continue to develop. The assurances by the Minister for Social Development, Margaret Ritchie MLA, that housing would remain her priority and that the Housing Executive would continue to be Northern Ireland's strategic housing authority will be central to success."

The Director of Design and Property Services continued:

"There is good news. Considerable progress has been made in improving the condition of Housing Executive stock, with 75% meeting the Decent Homes Standard. Nevertheless, we want to continue this progress and a significant amount of improvement and replacement work remains to be carried out. We will continue with a programme of activity to realise capital from surplus assets, but with a turbulent housing and land market this may not be easy. It will therefore be essential to continue to put the case for additional funding to deliver all of our programmes and hopefully 'in-year bids' will be successful."

"Progress continues on our programmes to deliver shared future housing schemes in those areas where an interest has been identified. The Programme for Government

refers to other areas of relevance to our work, including; urban and rural regeneration; independent living for vulnerable people; good relations; renewable energy; sustainable development and reducing the carbon footprint.”

“Under the Review of Public Administration there is to be a reduction from 26 District Councils to 11 larger council areas, with some housing related functions to be transferred from the Housing Executive to the new Councils. These are fewer than initially proposed.

- Inspection and regulation of Houses in Multiple Occupation
- Unfitness inspections
- Travellers transit sites
- The Housing Executive will remain the Home Energy Conservation Authority for Northern Ireland. Councils will have the lead role in local initiatives.”

Finally, under the priority entitled ‘Delivering Modern High Quality and Efficient Public Services’, we are required to produce 5% savings on administration costs each year for the next three years and obtain an overall 3% efficiency saving per year. We are endeavouring to meet these targets through an extensive programme of modernisation which will bring efficiencies while not affecting the quality of service.”

“This is a challenging period but the Housing Executive remains committed to improving housing for everyone. We will continue to work with the Minister, the Northern Ireland Assembly and local Councillors to ensure that housing remains a priority.”

Referring to this year’s District Housing Plan for Ballymoney, Area Manager Frank O’Connor explained that the Plan contained wide ranging information relating to the District, including a detailed Analysis of the Housing Market and the Local Housing Strategy.

Mr O’Connor said, “The District Housing Plan details the range of strategic factors, issues and initiatives which impact on Ballymoney’s housing environment. I want to outline some of the key achievements in the District and also the challenges we face in the coming year, including growing social housing need and affordability issues.

Achievements

Improving housing conditions

The Housing Executive is working to improve housing conditions in the social and private housing sectors in Ballymoney. The House Condition Survey 2006 showed that the level of Unfitness, at 5.5%, has continued to decrease in the Borough.

One of our key objectives is to deliver the Decent Homes Standard in relation to fitness, structure, energy efficiency and facilities. The number of homes in Ballymoney Borough which do not meet the Standard has also reduced significantly from 32.5% in 2001 to 20.2% in 2006. We are continuing to deliver the Decent Homes Standard by:

Improving and maintaining social housing

Last year we invested over £1.6 million on improvements and planned maintenance in Ballymoney, with similar investment projected for this year. Work of this nature commenced at 518 tenants' homes.

Reducing Unfitness in the private sector through grant aid

During the past year grant aid to the value of £521,000 was paid out in Ballymoney Borough and work completed at 49 private properties. The budget for this year is £470,000.

Promoting Independent Living

There are a number of ways the Housing Executive can improve the quality of housing to help people live independently, by developing services and housing solutions tailored to each person's circumstances.

1. **Supporting People** – In Ballymoney there are 13 supported housing accommodation based schemes in operation providing a service to 120 individuals. There are also 6 floating support providers in the Borough with 74 people benefiting from these services.
2. **Adaptations** – Last year 131 adaptations started for tenants or members of their households with disabilities, with work ranging from an extension to changes of heating, installing showers and other minor adaptations. During the year we invested £162,000 in adaptations in Ballymoney. In addition, £203,000 was paid out in Disabled Facilities Grants, to help people living in the private sector to remain independently in their homes.

Urban and Rural Regeneration

In Ballymoney Borough our aim is to ensure that housing helps create local sustainable communities through a range of initiatives and that it complements wider Neighbourhood Renewal plans.

At Carnany, Glebeside and Castle Street, the Department for Social Development's Small Pockets of Deprivation Programme is the nucleus for community regeneration in these areas, being taken forward by Supporting Communities Northern Ireland, working in partnership with local people, the Housing Executive and other agencies.

Ballymoney has been awarded Town Centre Living Initiative status, a key element of which is to encourage, through grant aid, the regeneration of vacant and underused buildings in the town centre, to provide living accommodation above retail or office premises. Four applications have been received to date and two Minor Works grants completed.

In the rural areas, the Housing Executive's Neighbourhood Warden continues to provide an important link for elderly and vulnerable residents and also works closely with community groups on issues that impact on the daily lives of local people.

Challenges

Referring to the challenges facing the Housing Executive in Ballymoney, the Area Manager highlighted the increasing Waiting List as a priority for the District.

Growing Waiting List

The demand for social housing in Ballymoney Borough has been steadily increasing over the last five years. The number of applicants on the waiting list increased from 283 in 2003 to 519 in 2007. The number of applicants in Housing Stress has also increased from 88 to 209 over the same period.

The increase in Housing Stress has been the result of a combination of factors, such as:

1. The impact of affordable housing pressures resulting in low income households, in particular first time buyers unable to access the private market, applying for social housing;
2. Some difficulty in acquiring suitable sites for development because of high land costs and competition from private developers.

Over the past 3 years there has been a 42% decrease in the total number of allocations within Ballymoney.

Housing need and Social Housing Development Programme

This year the newbuild starts targets have been drawn from the New Housing Agenda for Northern Ireland and in keeping with the increased targets we have increased the gross number of units in the five year Programme. The annual Housing Need Assessment has calculated that 124 new homes are required for Ballymoney District over the five year period from 2007- 2012.

From April 2008 to March 2013 a total of 103 units, including 7 supported housing units, are planned for the District, in Ballymoney town and in the Borough's villages and smaller settlements, where need has been identified. Additional 'marker' schemes placed outside the 5 year programme may be brought forward should sites and finance become available.

We will continue to work with Housing Associations and others to deliver the social housing programme in this Borough.

Homelessness

Tackling Homelessness continues to be a priority for the Housing Executive, although in Ballymoney over the past 2 years there has been a decrease in the number of households presenting as homeless, from 271 to 236.

There has also been a slight decrease in the number of presenters accepted as homeless during the same period, from 122 to 114.

The District Office is working in conjunction with others to provide support to help reduce recurring homelessness.

The Carnany Homotel project operated by Triangle Housing Association continues to provide both temporary accommodation and floating support services to residents while the Association's Key Project, based in Ballymena, makes an important contribution to helping vulnerable young people integrate into the community.

Affordability

House Prices

As elsewhere, the rapid increase in house prices has created an acute affordability problem in Ballymoney Borough. First time buyers are finding it difficult to access the owner-occupied market and mortgages are harder to obtain.

But affordability is more than just house prices. The relationship between prices and local income is also a key factor. In Ballymoney the average affordable house price increased by £130,500 (264%) between 2001 and 2007, while median income increased by only £1,943 (16%). Between 2001 and 2007 the proportion of affordable properties dropped from 41% to 0%.

Private Rented Sector

The Housing Executive can promote the private rented sector as a viable and affordable housing option by working to improve management standards and the condition of individual properties. The House Condition Survey 2006 indicated that in Ballymoney the private rented sector had increased considerably from 500 properties in 2001 to 1,170 in 2006. During the past year the number of private households receiving Housing Benefit was 784."

Delivering Better Public Services

In conclusion Frank O'Connor spoke about Modernising Services and explained that a Customer Services Unit had been set up in the Area Office in Ballymena, where staff are dealing with repair calls for the 9 North East Districts. Plans are being developed to deliver Housing Benefit and rent accounting services for some North East Districts from the Area later this year. Local offices will continue to deliver Housing, Homelessness, Estate Management and Response Maintenance services from existing locations. We are committed to ensuring that our comprehensive housing service is maintained locally and that we continue to deliver an efficient, modern service to the entire community.

The Housing Executive annually publishes District Housing Plans for each of the 26 District Councils in Northern Ireland. The Plans detail the range of strategic factors, issues and initiatives which will impact on the local housing environment over the next year. They also provide an opportunity to report on performance for the previous year, 2007/08, and consult with local representatives on proposed housing programmes and investment for 2008/09.

The Ballymoney District Housing Plan 2008/09 is available on the Housing Executive's website www.nihe.gov.uk.

For further information please contact Yvonne Montgomery, Information Officer North East Area Tel 028 2566 7844.

Representatives from the Executive responded to a number of questions from members, including:

- Improvements and timescales at Scally Park and Corkey in increasing bungalows from one bed to three bedded apartments, due for completion in 2010
- Anticipated waiting times for those on waiting list.
- Future funding plans and priorities to meet statutory and contractual obligations.
- Cost analysis of 'off the shelf purchases'.
- Identification and potential use of land at Loughgiel, Dunaghy and Killyrammer.
- Special needs housing.
- Use of existing, Executive owned land for new builds.
- Needs testing in Stranocum
- Speculative builds.
- Single tenancy.
- Criteria applicable for tenancy.
- Planning issues and collaboration with other agencies.

Dr McPeake advised members that a major review is currently being undertaken by the Housing Executive to determine the definition of housing needs. Further information will be made available following the review.

The presentation ended at 3.10 pm and the representatives left the meeting.

- * **Councillor Patterson, Councillor Stevenson, Councillor Kennedy and Alderman Simpson joined the meeting during the discussion at 2.05 pm, 2.10 pm and 2.15 pm respectively. Councillor Storey and Councillor Stevenson left the meeting at 2.45 pm and returned at 2.57 pm and 3.00 pm respectively. Councillor Kennedy left the meeting at 2.57 pm and re-joined the meeting at 3.05 pm. Councillor Patterson left the meeting at 3.00 pm and re-joined the meeting at 3.10 pm.**

28.2 MINUTES OF MEETING NO 27 – 23RD MAY 2008

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

that the minutes of Meeting No 27 – 23rd May 2008, as circulated, be confirmed as a correct record.

28.3 THE STRATEGIC REVIEW OF PARADING

The Interim Consultative Report has been published on the Strategic Review's website at www.srpb.org.uk where there is provision for anyone to submit their views on the proposals. The closing date for final consultations is 8th August 2008.

28.4 POST OFFICE – AREA PLAN DECISION BOOKLET FOR NORTHERN IRELAND

The formal period of local public consultation on the Area Plan proposal ended on 12th May 2008. A booklet containing information regarding the Area Plan and the final decisions made by Post Office Ltd in respect of proposed branch closures is available from the Office of the Chief Executive.

28.5 VODAFONE ROLL OUT OF NEW BASE STATIONS ACROSS BALLYMONEY BOROUGH COUNCIL AREA

Vodafone is in the process of progressing suitable sites in the Ballymoney BC area for radio base stations to provide better mobile telephone and mobile broadband coverage. They have extended an invitation to meet with Council to discuss the proposals in the area.

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

to extend an invitation to Vodafone to meet with Members and Officers to discuss the proposed roll out of new base stations across Ballymoney Borough Council Area and the associated costs.

26.6 APPLICATIONS FOR PLANNING PERMISSION

Planning Applications 1-54 and 1-4 (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/2006/0104/F	Full	Date Valid	08/03/2006	
APPLICANT	Messrs O'Mullan, O'Hara & McFerran				
APPLIC ADDRESS	C/o Agent				
LOCATION	Long Mountain, in the townland of Granagh in Rasharkin and Glenbuck in Dunloy, Co Antrim				
PROPOSAL	Amendment to original proposal to include amended layout for the erection of 12 wind turbines (2.3MW) (previously 16 turbines) with a maximum overall height 100.5m, (previously 120.5m) associated transformers, substation, upgrade existing tracks, create new tracks (888m), gates, cabling, crane hard standing and all associated ancillary				
REPRESENTATION OPINION	2 Objection	98 Suppor	0	Petition of	0 Support Petitions
	APPROVAL				

The Planning Officer advised that a typographical error had been made and that no objections had been received. 98 letters of support had been received.

ITEM NO	2			
APPLIC NO	D/2006/0452/F	Full	Date Valid	22/09/2006
APPLICANT	Slemish Enterprises Ltd			
APPLIC ADDRESS	C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52			
LOCATION	21 Bridge Road, Dunloy			
PROPOSAL	Demolition of existing dwelling and garage and erection of 11 No. terraced townhouses and 6 No. apartments with associated car parking			

and landscaping.
 REPRESENTATION **3 Objection** 0 Suppor 0 Petition of 0 Support Petitions
 OPINION APPROVAL

Objections related to: **Potential impact on existing industrial use, incompatibility with residential use and potential for objection from other residents.**

Consultation has taken place with Environmental Health Department relating to noise and nuisance. Acoustics to deal with this issue have been installed and there is no conflict between land uses.

ITEM NO 5
 APPLIC NO D/2007/0242/F Full Date Valid 11/05/2007
 APPLICANT Mr Lowry
 APPLIC ADDRESS 96 Ballyveely Road, Loughguile
 LOCATION 38 Knockahollet Road, Dunloy
 PROPOSAL Retention of dwelling with renovations, extensions, alterations and
 REPRESENTATION **1 Objection** 0 Suppor 0 Petition of 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policy BH 15 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the scheme of conversion does not safeguard the form, character, architectural features, design and setting of the building to be converted.
- 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 as the existing structure has not been appropriately incorporated into the new

Objection related to: **Residential use has been abandoned.**

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

ITEM NO 6
 APPLIC NO D/2007/0341/F Full Date Valid 09/07/2007
 APPLICANT Mr C Henderson

APPLIC ADDRESS C/o MI Architects, Rathgael Chambers, 10 The Diamond, Coleraine, BT52 1DE
LOCATION Spar Shop, 4 Milltown Road, Ballymoney
PROPOSAL Retention of hard standing for car wash and associated store
REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
OPINION **REFUSAL**

1 The proposal is contrary to Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk and Policy PSU 10 of the Planning Strategy for Rural Northern Ireland, in that the proposal is located within the floodplain of Ballymoney River and the development would, if permitted, be likely to increase the risk of flooding.

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

ITEM NO 8
APPLIC NO D/2007/0409/F Full Date Valid 13/08/2007
APPLICANT Max Snax Ltd
APPLIC ADDRESS C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ
LOCATION 39 Castle Street, Ballymoney
PROPOSAL Proposed re-development of site to fast food takeaway with 6no. 2 bedroom apartments and 3no. 1 bedroom apartments
REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
OPINION **REFUSAL**

1 The proposed development is contrary to Policy AMP 7 of Planning Policy Statement 3: Access, Movement & Parking, in that the proposal does not provide adequate provision for car parking.

The Planning Officer advised that the application is on hold pending Roads Service and Environmental Health issues.

ITEM NO 9
APPLIC NO D/2007/0425/F Full Date Valid 21/08/2007
APPLICANT Leck Scaffolding Ltd
APPLIC ADDRESS C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ
LOCATION 63a Garryduff Road, Ballymoney.
PROPOSAL Proposed office/store/workshop building.
REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
OPINION **REFUSAL**

1 The proposal is contrary to Paragraph 48 of the Department's Planning Policy Statement 4, Industrial Development and Policy IBD10 of the Department's Draft

Planning Policy Statement 4 in that the development would, if permitted, have an adverse impact on the environment by virtue of the significant additional building works and in that the site lies outside the developments of any town or settlement and no exceptional circumstances have been demonstrated to justify relaxation of the planning controls exercised in this countryside location.

2 Insufficient parking and access arrangements.

It was **AGREED:** ***that an office meeting be held (Councillor Kennedy)***

ITEM NO 10
 APPLIC NO D/2007/0533/RM Reserved Date Valid 12/10/2007
 APPLICANT Mr A Klimek
 APPLIC ADDRESS 27A Rosnashane Road, Rasharkin, BT53 7LA
 LOCATION Adjacent to 27A Rosnashane Road Rasharkin
 PROPOSAL Proposed 2 storey dwelling & garage
 REPRESENTATION **4 Objection** 0 Suppor 0 Petition of 0 Support Petitions
 OPINION APPROVAL

Objections related to: **Right of way, impingement of right of way, increased traffic on laneway and need to widen laneway.**

The Planning Officer advised that rights of way issues are a civil matter between the parties involved. Legal notice will be added to the approval. Roads Service has approved access arrangements.

ITEM NO 14
 APPLIC NO D/2007/0604/RM Reserved Date Valid 15/11/2007
 APPLICANT Mr & Mrs U Mcdowell
 APPLIC ADDRESS 2 Wyncairn Parade, Larne, BT40 2DP
 LOCATION 130m SE of No.22 Mullan Road, Ballymoney
 PROPOSAL Bungalow with attic rooms, detached double garage and drive to co. road with suitable hard and soft landscaping
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 OPINION APPROVAL

Councillor Patterson thanked the Department for their decision to approve.

ITEM NO 15

APPLIC NO D/2007/0658/F Full Date Valid 11/12/2007
 APPLICANT Mr R Pollock
 APPLIC ADDRESS C/o 2020 Chartered Architects, 9a Linenhall Street, Ballymoney, BT53
 LOCATION 136m SE of 14 Bendooragh Road Ballymoney
 PROPOSAL Proposed wind turbine (Total height 82 metres)
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policy PSU12 of the Department's Planning Strategy for Rural Northern Ireland and Draft PPS18 Renewable Energy in that the development is not of an appropriate domestic scale and is out of keeping with the character of the
- 2 The proposal is contrary to Policy PSU12 of the Department's Planning Strategy for Rural Northern Ireland and Draft PPS18, Renewable Energy in that the development would, if permitted, be visually intrusive within the landscape and character of the area by reason of its inappropriate scale.

It was **AGREED:** *that an office meeting be held (Alderman Campbell)*

* **Alderman Cousley left the meeting at 3.30 pm**

ITEM NO 21
 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,
 PROPOSAL Extension to dwelling (currently under construction) to provide sun lounge, site area increased to facilitate
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 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 accomodate the extension in physiscal
- 2 The proposal prevents compliance with landscaping condition No 04 of previous approval D/2006/0293/F.
- 3 Not in the spirit and intent of previous approval D/2006/0293/F.

Alderman Campbell requested that an Office Meeting be held. The Planning Officer advised that it was not the intention of the Planning Department to facilitate an office meeting as the dwelling,

initially approved in 1998, included a sunroom extending beyond the curtilage of the proposal. Following the intervention of the Planning Service Enforcement Section, the sunroom was demolished. This new application seeks to re-build the sunroom in its original position. At the request of Councillor Storey, the Planning Officer advised that item (3) of the reasons for refusal is not a planning policy but the application would only be considered if the applicant could meet the criteria. Councillor McCamphill, Councillor Stevenson and Councillor Patterson expressed the view that an office meeting should be granted to afford the applicant an opportunity to discuss the re-siting/re-sizing of the sunroom.

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

* **Councillor Storey and Alderman Simpson left the meeting at 3.35 pm**

ITEM NO	22				
APPLIC NO	D/2008/0105/F	Full	Date Valid	25/02/2008	
APPLICANT	J Doherty				
APPLIC ADDRESS	207 Kilraughts Road, Ballymoney, BT53 8NW				
LOCATION	207 Kilraughts Road, Ballymoney				
PROPOSAL	Replacement two storey dwelling and garage.				
REPRESENTATION	1 Objection	0 Suppor	0	Petition of	0 Support Petitions
OPINION	APPROVAL				

Objection related to: **impact on neighbouring property in terms of overlooking , overshadowing etc.**

Application was amended to re position dwelling away from neighbour; there where no further objections.

ITEM NO	25				
APPLIC NO	D/2008/0111/F	Full	Date Valid	27/02/2008	
APPLICANT	Castlemount Properties Ltd				
APPLIC ADDRESS	C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ				
LOCATION	Nos 49 and 51 Taughey Road, Balnamore, Ballymoney				
PROPOSAL	Proposed housing development (redevelopment) 21 no. two-storey terraced dwellings: 3 no. two and half storey apartments and roadway for private streets determination.				

APPLICANT Mr S Chrisite
APPLIC ADDRESS C/O 2020 Chartered Architects Ltd, 9a Linenhall Street, Ballymoney, BT53 6DP
LOCATION Rear garden of 64 Kilraughts Road, Dunaghy, Ballymoney
PROPOSAL Proposed 1 1/2 storey retirement dwelling and integrated garage for current owner of 64 Kilraughts Rd
REPRESENTATION 0 Objection 0 Suppor 0 Petition of 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 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 the Kilraughts Road.

It was **AGREED:** *that an office meeting be held (Alderman Campbell)*

ITEM NO 37
APPLIC NO D/2008/0160/F Full Date Valid 31/03/2008
APPLICANT Genmark Developments
APPLIC ADDRESS C/o Vision Design, 5b Rainey Street, Magherafelt, BT45 5DA
LOCATION Adjacent to 24 Station Road, Dunloy.
PROPOSAL Proposed residential development of 12No. apartments in 2 No. 2½ storey blocks.
REPRESENTATION 0 Objection 0 Suppor 0 Petition of 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 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 and design which are out of keeping with the surrounding area.

It was **AGREED:** *that an office meeting be held (Alderman Campbell)*

APPLIC C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN
LOCATION Site adjacent to 3 Moorfields Ballybogey
PROPOSAL Proposed 4 apartments with associated parking facilities
REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
OPINION REFUSAL

- 1 The proposal is contrary to Policy QD 1 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 Policies SP 18 and DES 2 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.
- 3 The proposed development is contrary to Policy PCP 1 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.
- 4 The proposed development would, if permitted prejudice the safety and convenience of roads users since provision is not being made clear of the public road for parking of vehicles in compliance with the design guide, 'Creating Places'.

The application is being held pending consultation with Roads Service to consider new scheme.

ITEM NO D 4

APPLIC NO D/2007/0653/O Outline Date Valid 07/12/2007
APPLICANT Mr R Harbinson
APPLIC C/O Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
LOCATION adj to 161 Knock Road, Dervock, Ballymoney
PROPOSAL Retention of existing house and development of 1no dwelling with parking facilities and amenity space.
REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
OPINION APPROVAL

Reduced to one unit.

APPEAL DATES NOTIFIED

ITEM NO 1
APPLIC NO D/2006/0181/O **PAC NO** 2006/A2379
DATE OF LOCATION
DATE OF SITE VISIT
APPLICANT Mr R Boyland

LOCATION 68m East of 170 Feigh Road, Stranocum
 PROPOSAL Agricultural building to be demolished to provide site for 2 No. dwellings and domestic garages

Written Representations

ITEM NO 2
APPLIC NO D/2004/0276/O **PAC NO** 2006/A2321
DATE OF LOCATION
DATE OF SITE VISIT
APPLICANT Mr S Mcauley
LOCATION Adjacent to No.22 Vow Road, Ballymoney
PROPOSAL Site for dwelling and garage

Written Representations

ITEM NO 3
APPLIC NO D/2005/0850/O **PAC NO** 2006/A2332
DATE OF LOCATION
DATE OF SITE VISIT
APPLICANT Mr S Martin
LOCATION Approx 220m South West of 111 Tullaghans Road, Dunloy
PROPOSAL Site for dwelling and garage

Written Representations

APPEAL DECISIONS NOTIFIED

ITEM NO 1
APPLIC NO D/2005/0970/F **PAC NO** 2006/A1630
RESULT OF APPEAL Dismissed
APPLICANT Country Real Estate Ltd
LOCATION Site to SW of 21 Chatham Road, Armoy
PROPOSAL Erection of domestic dwelling and garage

ITEM NO 2

APPLIC NO **D/2006/0159/O** PAC NO **2006/A1739**
RESULT OF APPEAL **Dismissed**

APPLICANT Mr S Gowland & Miss J Moore
LOCATION 130 South East of junction of Station Road and Frosses Road, Dunloy
PROPOSAL Site for dwelling and garage

ITEM NO 3

APPLIC NO **D/2006/0190/O** PAC NO **2006/A1870**
RESULT OF APPEAL **Dismissed**

APPLICANT Mr W Stewart
LOCATION 170m North East of 77 Bregagh Road, Armoy
PROPOSAL Site for two storey dwelling and garage

Date of Office Meetings Tuesday, 1st July 2008, Cramsie Room, Town Hall.

The Planning Officer left the meeting at 3.40 pm.

* **Councillor Patterson left the meeting at 3.40 pm.**

8.7 REVIEW OF THE CIVIC FORUM

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.

Following discussion on the work of the forum it was **AGREED:**

that further information be obtained and that the matter be tabled for further consideration at the next meeting of Committee.

*

Alderman Cousley returned to the meeting at 3.50 pm

28.8 DARD – CONSULTATION TO REGISTER ‘ARMAGH BRAMLEY APPLE’ AS A PROTECTED GEOGRAPHICAL INDICATION

Dard's Food Policy Division is undertaking a consultation on the Fruit Industry Federation's application to register the name 'Armagh Bramley Apple' as an EU protected name. Details of the scheme can be found at www.defra.gov.uk/foodrin/foodname/pfn/index.htm. The closing date for comments is Wednesday 20th August 2008.

28.9 CHILDREN WITH LEUKAEMIA

Children brought up close to high voltage overhead power lines are twice as likely to develop leukaemia in childhood. The Children with Leukaemia charity are trying to find out why and believe the construction of new homes near high voltage power lines should stop. A report giving further information will be circulated to members.

28.10 CONSULTATION ON ELECTRICITY AND GAS RETAIL MARKET COMPETITION IN NORTHERN IRELAND

The Utility Regulator has published the Consultation on Electricity and Gas Retail Market Competition in Northern Ireland as part of its consultation process which will end on 16th July 2008. The document is available from the Office of the Chief Executive.

28.11 NORTHERN IRELAND WATER - CAPITAL WORKS PROGRAMME FEEDBACK

NIW has now completed the delivery of the Capital Works Programme to local Councils for financial year ending 31 March 2008. In order to review their CWP process NIW are seeking feedback from Council. No comments were offered.

28.12 CORPORATE PLAN

A copy of Council's Corporate Plan 2008/09, adopted by Council on 2nd June 2008, was distributed to members.

This being all the business, the meeting closed at 3.50 pm.