

BALLYMONEY BOROUGH COUNCIL**Table of Contents**

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BALLYMONEY BOROUGH COUNCIL

Minutes of Consultation Committee Meeting No 44, held in the Council Chamber, Riada House, Ballymoney on Monday 16th November 2009 at 2.00 pm.

IN THE CHAIR Alderman H Connolly

PRESENT

Aldermen
F Campbell, Mayor
C Cousley, MBE, Deputy Mayor

Councillors
R Halliday
M McCamphill
T McKeown
A Patterson
E Robinson
I Stevenson

APOLOGIES:

Councillors
A Cavlan
J Finlay

IN ATTENDANCE

Chief Executive
Committee Clerk

Electoral Office (Item1)
R Kirk
A McConkey

DoE Planning Service (Item 4)
M McCrystal

Press

44.1 PRESENTATION – THE BENEFITS OF ELECTORAL REGISTRATION AND THE IDENTITY CARD

The Chairman welcomed representatives from the Electoral Office to give a presentation to members on the benefits of electoral registration and the identify card (presentation attached as Appendix 1) and responded to members' questions relating to:

- Temporary postal voting arrangements for those working or travelling outside the area.
- Need to re-register following change of address (vote relates to address only and not individuals).
- Access to register - available from 1st December 2009.
- Cut-off date for registration - six days prior to election.
- Staffing issues in the event of more than one election and extension to voting opening hours.

Councillor Stevenson requested advice on the impact of the relocation of the Office to Ballymena stating his disappointment at the relocation in terms of job losses in the Borough. Ms Kirk advised that despite having relocated, the Electoral office is able to provide outreach clinics to audiences of 25 or more people across North Antrim if requested.

The Chairman thanked the representatives for their presentation, which concluded at 2.22 pm. The representatives left the meeting at this time.

44.2 MINUTES – MEETING NO 43 – 19TH OCTOBER 2009

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

that the minutes of Meeting No 43 – 19th October 2009 be confirmed as a correct record.

* **Councillor McKeown left the meeting at 2.30 pm.**

44.3 PLANNING APPLICATIONS

Planning Applications 1-22 were considered and the opinion of the Planning Service accepted except where stated otherwise.

The Chairman and members recorded their best wishes to Gary McClelland, Planning Officer in his new role and thanked him for his service to Council at previous meetings.

ITEM NO 1

APPLIC NO D/2006/0053/O Outline Date Valid 06/11/2007

APPLICANT Glovers Site Investigations

APPLIC ADDRESS C/o Studio Rogers, The Egg Store, 1 Mountsandel Road, Coleraine, Co Londonderry, BT52 1JB

LOCATION Balnamore Mill, 8 Drumahiskey Road, Balnamore, Ballymoney.

PROPOSAL Mixed use regeneration of Balnamore Mill complex comprising of residential, business, light industrial and community facilities and associated development works.

REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 0 Support Petitions

OPINION APPROVAL

Councillor Stevenson welcomed the decision of the Department to approve this application stating that this will be beneficial to the character of the mill and the local area.

ITEM NO 2

APPLIC NO D/2007/0635/F Full Date Valid 28/11/2007

APPLICANT St Colmans Parish Church

APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY

LOCATION Allen & Adair Hall Dervock

PROPOSAL Proposed construction of accessible ramp to front and side entrance of hall and internal modifications to provide accessible bathroom facilities

REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 0 Support Petitions

OPINION **REFUSAL**

1 The proposal is contrary to Policy BH8 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building is listed under Article 42 of the Planning (NI) Order 1991 and the external alterations would, if permitted, detract from its appearance and result in a loss of its architectural integrity by reason of the use of unsympathetic building material and techniques which are out of keeping with those found on the building.

The Planning Officer advised that Historic Places and Building Control need to resolve access issues before approval can be issued.

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

ITEM NO 4

APPLIC NO D/2009/0179/F Full Date Valid 08/06/2009

APPLICANT Mr A Laverty

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

LOCATION Lands 300m north of Portrush Road Roundabout, Ballymoney
 PROPOSAL Proposed 2 no. agricultural barns for agricultural storage purposes
 REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policy CTY12 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that it is not necessary for the efficient use of the agricultural holding or forestry enterprise and it does not visually integrate into the local landscape.
- 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 and intensification of use of an existing access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.
- 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 Ballybogy Road.
- 4 The proposed development would, if permitted, prejudice the safety and convenience of road users since visibility from the proposed access cannot be provided to an adequate standard.
- 5 Inadequate junction spacing with Frosses Road/Newbidge Road.
- 6 Proposed means of access is outside the red line.

Alderman Campbell advised that the Architect has written indicating that further information can now be provided.

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

ITEM NO 5
 APPLIC NO D/2009/0188/F Full Date Valid 11/06/2009
 APPLICANT Mr P O Boyle
 APPLIC ADDRESS 10 Reservoir Road, Corkey, Ballymoney
 LOCATION 10 Reservoir Road, Corkey, Ballymoney
 PROPOSAL Erection of double domestic garage - amendments to that approved under D/2007/0272/F
 REPRESENTATIO 1 **Objection** 0 Suppor 0 Petition of 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policy EXT 1 of the Department's addendum to Planning Policy Statement 7: Residential Extensions and Alterations in that the extension would, if permitted, adversely affect the amenities of the area and neighbours by reason of its unsympathetic scale and form, its impact on the character and appearance of the surrounding area.

Objection related to Increase fire risk due to use of gas cylinders and environmental issues.

It was **AGREED:** That an office meeting be held (Alderman Connolly)

ITEM NO 7
APPLIC NO D/2009/0208/F Full Date Valid 25/06/2009
APPLICANT Mr & Mrs D Hickinson
APPLIC ADDRESS 13 Millview Park, Ballybogey
LOCATION 13 Millview Park, Ballybogey
PROPOSAL Proposed rear extension to dwelling
REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
OPINION **REFUSAL**

- 1 The proposal is contrary to Policy EXT 1 of the Department's addendum to Planning Policy Statement 7: Residential Extensions and Alterations in that the extension would, if permitted, adversely affect the amenities of the area and neighbours by reason of its unsympathetic scale and form, its impact on the character and appearance of the surrounding area and loss of residential amenity.

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

ITEM NO 12
APPLIC NO D/2009/0274/O Outline Date Valid 13/08/2009
APPLICANT Mr W Moore
APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
LOCATION 108m west of 9 Urbal Road, Ballymoney
PROPOSAL Proposed new dwelling and detached garage
REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
OPINION **REFUSAL**

- 1 The proposal is contrary to Policies CTY1 and CTY10 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being an exceptional case in that it has not been demonstrated that the proposed new building is visually linked (or sited to cluster) with an established group of buildings on
- 2 The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not integrate into this area of the countryside.

At the request of Councillor Robinson, the Planning Officer clarified the farming activity currently being undertaken.

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

ITEM NO 15
APPLIC NO D/2009/0280/O Outline Date Valid 21/08/2009
APPLICANT Mr W Auld
APPLIC ADDRESS C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY
LOCATION 190m South West of 125 Fivey Road, Ballymoney

PROPOSAL Proposed replacement dwelling & domestic garage
 REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 OPINION **REFUSAL**

- 1 The proposal is contrary to Policies CTY1 and CTY3 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, as all external structural walls are not substantially intact.
- 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 Fivey Road.

It was **AGREED:** That an office meeting be held (Alderman Campbell on behalf of Councillor Finlay)

ITEM NO 22

APPLIC NO D/2009/0307/F Full Date Valid 16/09/2009

APPLICANT Loughgiel Community Association

APPLIC ADDRESS C/o Fleming McKernan Associates, 1 Upper Abbey Street, Coleraine, BT52 1BF

LOCATION 50m North of Loughgiel Community Centre

PROPOSAL Replace existing 25m 50kW turbine for private use with 80kW wind turbine on 30m monopole tower to offset community centre electricity

REPRESENTATIO 0 Objection 0 Suppor 0 Petition of 0 Support Petitions
 OPINION **APPROVAL**

The Planning Officer advised that a response has been received from Environmental Health stating that they have no objections to the application, which the Department is now able to approve.

APPEAL DECISIONS NOTIFIED

ITEM NO 1

APPLIC NO **D/2006/0247/O** PAC NO **2007/A0432**

RESULT OF APPEAL **Dismissed**

APPLICANT Mr A Mc Keown

LOCATION Site to the rear of Princess Gardens, Cloughmills.

PROPOSAL Proposed residential development.

**Date of office meetings: 14th December 2009 at 2.00 pm,
 Lanyon Room, Riada House**

* **The Planning Officer left the meeting at 2.40 pm.**

44.4 ROSE ENERGY – BIO MASS POWER PLANT IN GLENAVY, ANTRIM

Ballymena Borough Council has written regarding the above Rose Energy project. A planning application has been lodged for the project and concern has been expressed that any decision, less than full planning permission, would have serious negative economic consequences, including loss of jobs in the poultry sector. Ballymena BC draws Council's attention to the threat to rural jobs and investment if this project does not receive full planning permission in the near future. Papers setting out the nature of the project and the intended economic outputs of the Poultry Industry and indications of the possible negative consequences if planning permission is not achieved have been provided and are available from the Office of the Chief Executive. Those who have lent their support to the project include political representatives from TUV, UUP, DUP; the UFU, NI Grain Trade Association; NI Food & Drink Association; Livestock & Meat Commission and NI Manufacturing.

Ballymena BC is seeking an urgent meeting with the Minister and will lead a delegation to lobby in favour of the project on economic grounds and invites Council to nominate members to join the delegation.

Our Council received a presentation on the project from Rose Energy on 15th September 2009 and on 6th October agreed to support their application to install the Biomass Power Plant in Glenavy.

The key benefits of the project are stated to be:

- The plant will use proven technology and local green fuel sources.
- The Rose Energy plant will deliver up to one third of Northern Ireland's renewable energy obligation by providing enough electricity to power 25,000 homes.
- The Rose Energy plant has the capacity to use all of Northern Ireland's poultry bedding, thus providing a solution to a major challenge facing our farming industry and helping to preserve our water quality.
- The plant will create at least 30 new jobs and will also help to safeguard thousands of existing jobs in our local agri-food industry.
- The power supply will be continuous, unlike wind or solar power which is dependent on weather conditions.

IT IS RECOMMENDED that Council consider the request from Ballymena Borough Council to join the delegation and, if agreed, to appoint a small delegation to join with Ballymena's delegation to the Minister.

It was proposed by councillor Stevenson, seconded by Councillor Halliday and
AGREED:

that Alderman Campbell, Councillor Robinson and Councillor Finlay represent Council in Ballymena's delegation to the Minister.

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

that Councillor Halliday be nominated as substitute for any nominated member unable to attend.

44.5 RATES DEFERMENT SCHEME FOR OWNER OCUPIERS – UPDATE (for information)

Council responded to the consultation exercise on this matter last year. During the period since the detail of the scheme was further refined, in order to prepare the necessary primary and secondary (subordinate legislation). Details of refinements were circulated.

The minor revisions set out do not materially change the underpinning scope of the scheme or the position set out in the consultation report. Rather the changes are intended to improve the scheme for both participants and the Department in terms of its robustness and security of the deferred debt.

Primary legislation has now been taken forward to allow the rates deferment scheme to be introduced, through substituting and slightly extending current legislation. The detail of the deferment provisions can be found at Clause five of the Rates (Amendment) Bill 2009, which recently completed its final stage through the Assembly and is expected to receive Royal Assent shortly. The Bill and Associated Explanatory and Financial Memorandum can be found at:

http://www.niassembly.gov.uk/legislation/primary/2009/nia2_09.htm.

Hard copies can also be provided on request.

Subordinate legislation is currently being drafted, which will set out the detail of the deferment scheme and how it will operate, and is likely to be considered by the Assembly around February next year. It is then intended that the scheme will be introduced on 1 April 2010.

44.6 COUNCIL/COMMITTEE TIMETABLE 2010

A draft timetable of Council and Committee meeting for 2010 was circulated for approval. In accordance with custom and practice where meetings fall on public holidays the next available working day has been chosen. In line with the recent decision regarding committee meetings falling in the Christmas period alternative dates in the previous week have been chosen.

IT IS RECOMMENDED that the timetable of meetings of Council and Committee during 2010 be approved.

that the timetable of meetings of Council and Committee during 2010 be approved subject to confirmation of the Health & Environmental Services Committee being held at 10.00 am on 22nd on confirmation of Director availability.

44.7 PUBLIC TRANSPORT REFORM – 17.12.09

NILGA is inviting four members and two officers to this event (no cost involved).

NILGA views the recently published consultation document relating to Public Transport Reform as particularly important for councils. Especially within the context of the Review of Public Administration, these proposals will directly relate to the power of well-being and community planning.

To support councils in the development of a strategic, collective local government response to this consultation, NILGA is hosting an event on 17th December 2009 to discuss the implications of the proposals on councils and to begin to develop a consensus view on the issues identified.

This event is being organised in partnership with the Consumer Council for Northern Ireland, with full involvement from the Department of Regional Development.

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

that Councillor Robinson, Councillor McCamphill, Councillor Stevenson and Alderman Cousley be nominated to attend the Public Transport Reform Consultation Event on 17.12.09

44.8 TRACKING INEQUALITIES IN HEALTH PROJECT CONSULTATION EVENT – 14.12.09

The Public Health Agency invites participation in a workshop on the above project on 14th December at 9.30-1.00 pm (lunch provided) in Antrim Enterprise Agency.

Tackling health inequalities is a key government priority and a target has been set for reducing the gap in life expectancy between the most disadvantaged and the Northern Ireland average.

There is wide recognition of the challenge faced in achieving this target. The difficulty is demonstrated by the fact that despite improvements in overall health within Northern Ireland, the gap in life expectancy between the poorest and others remains unchanged.

Earlier this year the Northern Investing for Health Partnership (NifHP) established the "Tackling inequalities in Health project".

The "Tackling Inequalities in Health project" aims to increase local awareness and understanding of the wider health, social and economic circumstances of local communities and areas where life expectancy falls below the Northern Ireland average and to pilot with key stakeholders, an evidence-based approach to address local identified needs in these areas

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

that any member who wishes to attend the consultation event on 14.12.09 can do so.

44.9 CONSUMER FOCUS POSTS' DRAFT WORK PROGRAMME FOR 2010-11 'A FAIR DEAL FOR POSTAL CONSUMERS'

Consumer Focus Post will represent all postal consumers across Northern Ireland to ensure that they receive a fair deal. They are seeking views and opinions on the programme, including:

- Are the projects the ones that will make a real difference for postal consumers?
- Which projects should have priority and why?
- Are there any other projects, which have a higher priority and should be in our programme?
- Are you aware of any other organisations, which work on similar projects?

Views are welcomed by 16th February 2010.

Council is invited to send a representative to the launch of the public presentation of the draft programme which will be made in the Board Room, Elizabeth House, 116 Hollywood Road, Belfast on ***Thursday 3rd December 2009 from 10.00 am – 12.00 noon.***

It was **AGREED:**

that Alderman Connolly will represent Council at this event.

The meeting closed at 2.55 pm.

Appendices attached:

Appendix 1 Electoral Office Presentation

APPENDIX 1



Electoral Office
Presentation