

**LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH**

PLANNING AND SERVICES COMMITTEE

1 FEBRUARY 2007

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 7.00 pm on the above date.

PRESENT:

Aldermen G Mullan, J Rankin and G Robinson. Councillors A Brolly, P Butcher (chair), M Carten, B Chivers, M Coyle, L Cubitt, M Donaghy, J F McElhinney, C Ó hOisín, A Robinson and E Stevenson.

IN ATTENDANCE:

Committee Clerk, Chief Executive, Ms Katrina Hope and Mr James Duffy, Planning Service.

APOLOGIES:

Councillor Douglas.

MINUTES:

The minutes of meeting dated 4 January 2007 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Chivers.

MATTERS ARISING:

Page 4 – Vacant Houses at Sperrin Road: Members noted that John Donnell, District Manager, Housing Executive had confirmed that the Executive owned five of the vacant dwellings in Sperrin Road and that they were holding these properties for decanting in anticipation of a multi-element improvement scheme due to start in 2008.

Page 5 – Closure of Rural Post Office – The Chief Executive outlined that a consultation document on proposals by the Post Office Network to introduce new access criteria for the national Post Office network (including rural areas) would be discussed at the February 2007 Monthly Council meeting.

SCHEDULE OF PLANNING APPLICATIONS: (deferred applications – see appendix)

D1/Refusal: B/2006/0140/O – site for retirement farm dwelling off Moneyrannel Road, Limavady (95 metres southwest of 37 Moneyrannel Road) (Mr B McNicholl) Noted.

D2/ Refusal: B/2006/0201/F – erection of two storey dwelling with detached garage 158 Carrowclare Road, Ballymacran, Limavady (Mr J O'Neill) Noted.

D3/Approval: B/2006/0205/F – erection of two storey (traditional) replacement dwelling with detached garage ‘Eden Villa’ 60 Ballyavelin Road, Ballymully, Limavady (Mr L Deans) Welcomed.

SCHEDULE OF PLANNING APPLICATIONS: (New applications – see appendix)

Planning Officers answered questions on the applications listed on the schedule and the recommendations were accepted, subject to the following:

B/2006/0495/F – erection of chalet type dwelling and garage with storage above on site south of 16 Gortgarn Road, Gortgarn, Limavady (Mr & Mrs J Howe)
Council objected to this application and others which were refused due to PPS14, Sustainable Development in the Countryside. Planning Officers agreed to hold the application for one month.

Site/Office Meetings: Site/office meetings were arranged for the following applications which would be held in March 2007, following the Northern Ireland assembly election.

B/2006/0042/F – erection of 8 holiday chalets behind Ballymaclary House, 573 Seacoast Road, Ballymaclary (Mr G Boyd);

B/2006/0335/F – two storey side extension to dwelling to provide ‘granny’ annex, single storey extension to provide sunroom on north eastern gable, refurbishment of existing outhouses and erection of detached double garage (Mr C Gardner);

B/2006/0483/F – erection of single storey dwelling & domestic garage on site to rear of 110 Aghanloo Road, Shanvey, Limavady (Mr D Anderson);

B/2006/0506/F – modifications and two storey extension to existing dwelling including provision of grandparent plat at 231 Ballyquin Road, Limavady (Mr R McFarland);

B/2006/0554/F – two storey rear extension, rear sun room, front porch and front bay window to dwelling (Mr M Smith).

Planning Appeals: Details of Planning Appeals as listed on the Schedule were noted.

TERMS OF REFERENCE OF MONTHLY PLANNING SURGERY:

The Chairman clarified terms of reference as agreed by Ms Mary McIntyre, Divisional Planning Manager regarding monthly planning surgery as follows:

1. the clinic would take place directly after the office meeting
2. only elected members to attend – no agents or clients
3. open agenda but 5 days notice needed for specific cases
4. any advice would be without prejudice
5. Planning Officer at liberty not to discuss certain items.

It was noted that attendance at the surgery would not be an approved duty.

ROADS:

Traffic Management: It was agreed that the Chief Executive would write to Roads Service requesting that a sign be erected at Broad Road, warning traffic to slow down. A discussion also took place regarding traffic build-up at Greystone Road.

WATER & SEWERAGE:

Limavady Waste Water Treatment Works: The Chief Executive agreed to contact Water Service regarding update on the above scheme.

HOUSING:

Modernising Services Programme: The Chief Executive informed members that the board of the Housing Executive had confirmed the way forward for delivery of local services and that this involved the establishment of six service centres across the province to deal with back office processes associated with housing benefit and rent accounting.

Members noted that offices in the west would be located in Richmond Chambers, Londonderry & MacAllister House, Omagh and in terms of Limavady, it would mean a merged management unit with Magherafelt.

PROPOSED WIND FARM DEVELOPMENT – ALTAHULLION PHASE 3:

Members noted that Wind Farm Developments Ltd had indicated to the Department under Regulation 7(1) of The Planning (Environment Impact Assessment) Regulation (NI) of their intent to submit an Environment Statement in support of planning application for proposed wind farm development - phase 3, Althullion.

CONSTRUCTION AND OPERATION OF WINDFARM – GLENCONWAY HILL:

Members noted that Airtricity Developments Ltd had submitted Environment Statement to the Department in relation to construction and operation of a wind farm on lands at Glenconway Hill. Concern was raised about the increase in wind farm developments in the North West and it was suggested that alternative forms of renewable energy be investigated.

NOTICE OF APPLICATION FOR PLANNING PERMISSION/LISTED BUILDING CONSENT:

The notice of application for planning permission/listed building consent in relation to proposed development by Tesco Stores Ltd for reconfiguration of existing access and internal road layout/car parking approved under B/2004/0660/F, including dedicated right hand turning lane onto Main Street and associated works was tabled and noted.

REQUEST BY ANTRIM BOROUGH COUNCIL FOR COUNCIL SUPPORT COUNCIL CONSULTATION PROCESS/REFINEMENTS TO GUIDANCE PROCEDURES:

The letter from Antrim Borough Council requesting that Council's provide support by forwarding a letter to the Minister rejecting the implementation and enforcement of the 'Refinements to the Planning Procedures' prior to proper and full consultation with all Councils in advance of the judicial review of PPS14 was tabled and noted.

CONSULTATION – DRAFT ADDENDUM TO PPS 7 – RESIDENTIAL EXTENSIONS AND ALTERATIONS:

The Chief Executive gave a brief summary of the draft addendum to PPS 7, which related to extensions and/or alternations to dwelling houses, including domestic garage or outbuildings. He advised that Council might wish to consider whether the proposed criterion for planning permission was too stringent or not stringent enough.

Following discussion, it was agreed that the Corporate Policy Officer would draft a response to the consultation, which would include members concerns regarding the premature adoption by Planning Service of the addendum before the consultation process had been completed.

ANY OTHER BUSINESS:

Smoking (NI) Order 2006: It was agreed that Helen Dowds, Smoke Free Environment Officer would present to Council regarding compliance with Smoking (NI) Order 2006.

Use of Scroggy Road Pitch: The Chief Executive agreed to pass on concerns regarding the weekend use of Scroggy Road football pitch by Newton Youths to the Director of Development.

EQIA – Neutrality of Council Buildings: The Chief Executive outlined that the EQIA Steering Group and the Corporate Policy Officer had discussed the above EQIA on Neutrality of Council Buildings and holding public meetings had not been included in the range of options, however it had been agreed that if requested, such meetings would be arranged.

Councillor Cubitt stated that he intended to submit a written request for Council to hold public meeting on the EQIA.

Confederation of European Councillors Conference: It was agreed that Councillor Coyle would attend the Confederation of European Councillors Conference to be held 23 February 2007 in Park Inn Hotel, Dundalk at a cost of €80.00.

NEXT MEETING - Thursday 1 March 2007.

THIS CONCLUDED THE BUSINESS
(The meeting ended at 7.45 pm)

Signed: _____
Chair of Meeting