

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND DEVELOPMENT SERVICES COMMITTEE

1 APRIL 2004

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 2 pm on the above date.

PRESENT:

Aldermen M Carten, J Dolan and G Robinson. Councillors A Brolly, B Douglas, L Cubitt, M Coyle (in the chair), B Douglas, G Mullan, M McGuigan, J Rankin and E Stevenson.

IN ATTENDANCE:

Committee Clerk, Mr A Brown and Mr J Duffy, Planning Service and the Town Clerk

APOLOGIES:

Councillors F Brolly, B Brown and D Lowry.

MINUTES:

Minutes of meeting dated 4 March 2004 were approved and signed on the proposal of Councillor Cubitt, seconded by Alderman Carten.

WESTERN HEALTH & SOCIAL SERVICES BOARD - NEW CHAIRWOMAN

The Chairman welcomed Mr Steven Lindsay, Chief Executive and Ms Karen Meehan, Chairwoman Western Health & Social Services Board.

Ms Meehan thanked members for providing her with an opportunity to meet and introduce herself to Council and indicated her intention of maintaining the tradition of having regular meetings.

Ms Meehan informed members that she was a midwife, had worked throughout Britain and Sudan and upon returning to Ireland had worked at the Well Woman Centre in Derry. She added that this background had provided her with an emphasis to concentrate on service users and members of the public, in particular those whose voices were not always heard during the decision making process.

Ms Meehan said the role of the Western Health & Social Board was to act as a bridge between local needs and departmental priorities. She added that on occasions departmental policies were not seen as being in line with local views and priorities but in such circumstances it was important to engage with local people and

demonstrate that new policies really do effectively meet the needs of everyone living in the Western Board area.

Ms Meehan indicated that as chairwoman, she would work to foster partnerships working with Councils, Trusts and the public through networks. She concluded that it was an honour to lead the Western Board and to repay the trust placed on her by ensuring everyone was included in the decision making process.

Alderman Carten sought clarification on patients on waiting lists and the length of time from referral to seeing a consultant. Mr Lindsay explained that the Board was sending patients for cardiology and neurology surgery to private clinics abroad. He added that there would always be people waiting for clinics but there was a need for an ultimate time for waiting rather than lists either growing or shortening. He added further that waiting lists within the Western Board were below the Northern Ireland average.

Councillor Cubitt commented that disabled drivers had problems obtaining a parking space at Altnagelvin and suggested that those abusing disabled car parking should be clamped. Mr Lindsay confirmed that a new car park would be provided in the immediate future and there was the possibility that patients would have to pay for parking. He added that in the past bus commuters to Belfast had used the car park but this had since been resolved.

Councillor Coyle expressed his disappointment at the low number of homegrown doctors in Northern Ireland and that those who trained here often found work outside the province. Mr Lindsay explained that the Board was looking to increase the number of places for training and it was hoped that in the future the University of Ulster might provide a medical school in the North West. He added that there was a current demand for Speech and Language and other therapists.

Alderman Carten referred to the hours student doctors had to work and at the abuse medical staff encountered in the Accident & Emergency departments. Mr Lindsay explained that student doctors work 48 hours per week and there was a view that if this were reduced they would be expected to study for an additional year, as they would lose out on training. He added that doctors, nurses and medical staff were often abused both verbally and physically by patients under the influence of alcohol in the Accident & Emergency Department. He added further that although there was no specific security in place, hospital porters were trained as guards in the event of an emergency and that Council could highlight this 'societal problem' by public condemnation of such abuse

Mr Lindsay confirmed there was an additional pressure put on Limavady Ambulance service that currently covered excess calls from outside the Borough, especially at weekends. He added that the Western Board was looking at areas for investing in a new station at either Omagh or Londonderry and that this would alleviate the problem.

Mr Lindsay informed members that the Board experienced problems obtaining staff to provide aftercare for patients leaving hospitals. He added that while the Domiciliary Care Department, Trustcare and the Causeway Trust Board provided carers, there was a need to have local people trained and that additional investment would be targeted in this area.

Councillor A Brolly asked about the complaint procedure for when a nurse verbally abused a patient. Ms Meehan stated that if the complaint was informal the staff should explain circumstances but if it was formal, the complaint should be put in writing and that it would be internally investigated. She added if the complainant did not agree with this explanation, there was an external panel who would look at the issue.

Mr Lindsay and Ms Meehan both endorsed the recent legislation introduced in the Irish Republic regarding smoking in pubs and restaurants.

MATTERS ARISING:

The Town Clerk tabled a letter dated 30 March 2004 from the Divisional Roads Manager regarding the following points raised at the Planning and Development meeting of 4 March 2004:-

Broad Road: The Town Clerk explained that Roads Service had conducted a delay survey at the junction of Broad Road and had stated that queues at this junction were typical of many main road junctions across the network. He added that Roads Service had no proposals to carry out any alterations at this junction.

Bus Station Loop off Main Street: The Town Clerk informed members that Mr John Young, Senior Traffic Engineer would attend the Planning and Development Committee Meeting on Thursday 6 May 2004 to discuss Council's views on the traffic management at the bus station loop road off Main Street.

Winter Maintenance of Car Park and Footpaths in Dungiven: The Town Clerk tabled a letter dated 11 March 2004 from the Divisional Roads Manager regarding maintenance of the car park and footpaths in Dungiven. He explained that Roads Service would now include the car park in the salting schedule but the Roads Manager had pointed out that during periods of snow the service was fully stretched. He added that Roads Service had suggested there was an agreement to utilise Council resources to spread salt on footpaths, especially when outdoor services were curtailed. The Town Clerk explained that the Chief Technical Services Officer, Roads Service and NILGA were in negotiation regarding this suggestion. He added that Council did not have the resources and could not take employees off their normal jobs as was suggested.

Lighting/Footpath: The Town Clerk tabled a letter dated 8 March 2004 in which Roads Service explained that financial, environmental and engineering objectives helped shape the final layout of the bypass and that the continued settlement would result in resurfacing being carried out earlier than would normally be required. He added that Roads Service believed it prudent not to install kerbing when the bypass was constructed.

Parking on Bypass - Limavady Cricket Club: The Town Clerk explained that Roads Service had no plans to introduce restrictions on parking along the bypass, although the situation would be monitored. He added that Roads Service had indicated that the Police Service of Northern Ireland would enforce action on anyone causing an obstruction or danger to other users of the bypass.

Rallying on the Bypass: The Town Clerk tabled a letter dated 11 March 2004 from the Police Service of Northern Ireland in which they assured Council that they would give the matter of rallying on the bypass urgent attention.

Mr Duffy reported that the following applications were still under consideration by the Planning Service:

B/2001/0401/O – proposed site for 4 dwellings adjacent to 5 Priory Lane, Dungiven (Mr M Coyle);

B/2003/0217/F – erection of 2 No. semi detached dwellings beside 20A Pollysbrae Road, Largy, Limavady (R Wilson);

B/2002/0230/F – Domestic store for tractor/trailor mover, quads, garden equipment etc, 40 Laurel Road, Glack, Limavady (Mr S Canning);

B/2002/0542/F – proposed roads and site layout for industrial/commercial development, Dowland Road, Limavady (Moylehill Properties Ltd);

B/2003/0406/O – site for dwelling adjacent to 23 School Road, Greysteel (Mr M Lynch);

B/2003/0526/O – site for traditional rural dwelling with detached garage/store, Belraugh Road, Moneyguiggy, Drumsurn, Limavady (Mrs Dudgeon);

B/2003/0466/F – erection of housing development of 12 townhouses and 2 apartment blocks, 94/96 Irish Green Street, Limavady (Mr S Mullan);

B/2003/0076/F – erection of shooting range consisting of 9 lane 125 m indoor pistol range, 8 lane 25 m outdoor pistol range, 15 lane 200 m outdoor range and clay pigeon trap with associated landscaping and carparking, lands to rear of 17 Corrick Road, Dungiven (Northern Ireland Target Sports Association);

B/2003/0544/O - site for dwelling, north of playing field in Killane road, Limavady (Mrs L Bradley);

B/2003/0738/0 - site for dwelling 30 m to north east of 918 Glenshane Road, Carn, Dungiven (Mr S O'Kane);

B/2003/0754/F - Erection of one and a half storey dwelling with detached double domestic garage (Mr & Mrs R Millar);

B/2003/0698/F - site for replacement traditional one and half storey dwelling with detached garage/store at 77 Bolea Road, Mullane, Limavady (Mr J Caskie);

B/2003/0739/0 - site for dwelling adjacent to 26 Teeavan Road, Crabarkey, Dungiven (Mr F McCloskey);

B/2003/0774/0 - extension to existing terrace of dwellings to form new dwelling adjoining 7 Crawford Square, Limavady (Mrs S Armstrong);

B/2004/0026/0 - site for dwelling opposite 99 Curragh Road, Brishey, Dungiven (Mr S McCloskey).

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

Members welcomed the change of opinion to a recommended approval in respect of the following application:

B/2003/0132/LB – proposed new sun lounge, Ballymaclary House, 573 Seacoast Road, Magilligan (Mr Boyd);

Members noted the recommended refusal of the following applications:

B/2001/0580/F – retention of change of use from rear garden to fuel oil distributor unit, 166a Clooney Road, Greysteel, Limavady (Vale Fuels);

B/2003/0551/F - erection of temporary portacabin for beauty therapy use, 31 Mitchell Park, Dungiven (Mr F McTaggart);

B/2003/0786/0 - erection of replacement dwelling north east of 83 Ballyquin Road, Limavady (Messrs D & R Forgie & Hylands);

B/2004/0012/0 - site for dwelling to rear of 22 and 22a Polly's Brae Road, Limavady (Mr G Wilson).

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

Mr Brown answered various questions on the applications listed on the schedule and the recommendations were accepted, subject to the following:

B/2003/0682/F - erection of replacement dwelling at 65 Drumsurn Road, Limavady (Mr J McLaughlin). Mr Brown reported the recommended refusal of this application as it was contrary to Policy HOU13 of PSRNI (replacement dwelling policy - use abandoned, visual impart) and that the replacement dwelling would fail to integrate.

B/2004/0040/0 - site for dwelling and domestic garage rear garden of 22 Rathmore Road, Limavady (Mr & Mrs A McDonald). Councillor Coyle informed members that in his absence, Councillor Lowry had requested an office meeting. Mr Duffy explained that this application had been resubmitted having previously been refused and even though the application had been revised he would be reluctant to hold an office meeting. Mr Duffy explained to Councillor Cubitt that if appealed and allowed by the Planning Appeal Committee, the result would affect future applications of this type. It was proposed by Councillor Rankin, seconded by Councillor Stevenson to accept the decision of refusal of this application.

Site/Office Meetings: Site/office meetings were arranged for Tuesday 20 April commencing at 9.30 am for the following applications:

B/2003/0756/0 - site for housing development Dernaflaw Cottage, Dernaflaw Road, Dungiven (J P M Contracts);

B/2003/0762/0 - site for dwelling approximately 100 metres south west of 65 Drumaduff Road, Maine South, Drumsurn (Mr D Wilson);

B/2004/0035/F - erection of replacement timber structure temporary store at 65 Meadowvale Park, Limavady (Mr & Mrs Smyth);

B/2004/0047/0 - site for dwelling adjacent to 157 Seacoast Road, Crindle, Limavady (Mr S Gilfillan);

B/2004/0056/0 - site for dwelling and detached garage opposite 45 Tully Road, Ballykelly, Limavady (Mr & Mrs A Sherrard);

B/2004/0064/0 - site for dwelling to wear of 91 Bolea Road, Bolea, Limavady (Dr A Jeffrey);

B/2004/0067 - site for traditional cottage style bungalow 75 metres west of 110 Broad Road, Ballyrisk Beg, Limavady (Mr & Mrs J Devine);

B/2004/0074/0 - site for traditional cottage style bungalow with detached garage/store 60 metres east of 103 Baranailt Road, Dromore, Limavady (Mr G Alcorn);

B/2004/0079/0 - site for traditional two storey rural dwelling with detached garage/store adjacent to 77 Baranailt Road, Drumacarney, Ballykelly (Mr J Sherrard);

B/2004/0084/0 - site for dwelling adjacent to 7 Kilhoyle Road, Drumsurn, Limavady (Dungiven Parochial Lands);

B/2004/0087/0 - site for dwelling and detached garage adjacent to 89 Gortnaghey Road, Gortnaghey, Dungiven (Mr C Brolly);

B/2004/0094/0 - site for dwelling Dungullion Road, 530 metres north of junction of Dungullion Road and Upperlane Road, Killylane, Eglinton (Mr F Kelly);

B/2004/0096/0 - site for dwelling Dungullion Road, 530 metres north of junction of Dungullion Road and Upperlane Road, Killylane, Eglinton (Mr F Kelly);

B/2004/0107/0 - site for single storey dwelling 100 metres west of 89 Gortnaghey Road, Gortnaghey Beg, Dungiven (Ms L Colgan).

BUILDING REGULATIONS APPLICATIONS (schedule enclosed):

The District Chief Building Control Officer's report detailing applications approved, acknowledged and issued between 1st March and 26 March 2004 was tabled and noted.

ROADS:

Grass Verge at Seacoast Roundabout: Councillor Rankin expressed his concern at the condition of the left-hand side of the road at Seacoast Roundabout. He explained that lorries and cars had severely damaged the grass verge at the side of the road. Councillor Rankin requested that the Town Clerk write to Roads Service requesting the grass verge be replaced with stones.

Dowland Road Roundabout: Councillor Mullan explained to members that 3 houses adjacent to the roundabout had concerns regarding the following issues:

- a. the roundabout differed to that as planned and agreed with Roads Service,
- b. service vehicles had difficulty in accessing these properties because of Road levels,
- c. work on this section of the bypass was still ongoing months after the main contract was completed,
- d. there was a large earth mound in front of their homes which was unnecessary and dirty and that,
- e. Roads Service officials were slow to respond to their representations.

Councillor Mullan explained that each resident was to have individual access to the new road but now the 3 houses had shared access. He proposed that the Town Clerk write to Roads Service requesting the above issues be resolved.

Speed Limit - Drumsurn: Councillor Donaghy raised concerns on the number of cars speeding into Drumsurn Village and suggested that the Town Clerk write to Roads Service requesting a 40mph speed limit from the gaelic pitch to the current 30pmh sign.

Speed limit - Greystone Road: Councillor Cubitt requested that the Town Clerk write to Roads Service requesting that the speed limit be reduced from 40 mph to 30 mph along the Greystone Road.

WATER AND SEWERAGE:

Brisbane Road: Alderman Carten requested that due to the number of recent houses and future developments along Brisbane Road, that the Town Clerk write to the Water Service requesting details of any plans for a sewer provision.

Benone/Magilligan - New Sewerage System: Councillor Mullan suggested that the Town Clerk write to the Water Service requesting an update on any plans they might have for a new sewerage in this area.

PUBLIC CONSULTATION DRAFT - PLANNING POLICY STATEMENT 17 CONTROL OF OUTDOOR ADVERTISEMENTS:

Members welcomed the contents of the Public Consultation Draft - Policy Statement 17 Control of Outdoor Advertisements and noted that the closing date for comments was 18 June 2004. It was agreed to include the draft document on a future agenda for comment.

DECLARATIONS BY ENVIRONMENT AND HERITAGE SERVICE:

Bovevagh Area of Special Scientific Interest (ASSI): The Town Clerk tabled a letter from the Environment and Heritage Service, which highlighted the importance of Bovevagh site for nature conservation and that Council's views and comments were sought regarding the management of this land within this ASSI. The Town Clerk explained that having consulted with the Countryside Access Officer, there was no need for any comment from Council and that the correspondence was particularly relevant to other owners or occupiers of the land.

Councillor Douglas highlighted that Bovevagh Church and graveyard attracted visitors and suggested a provision for car parking spaces be included at this ASSI site. The Town Clerk agreed to write to the Environment and Heritage Service regarding this provision or to endorse the work by a local community group, which had made such proposals.

Aghanloo Wood Area of Special Scientific Interest Notification under Article 28 of the Environment (Northern Ireland) 2002: The Town Clerk tabled a letter dated 19 March 2004 from the Environment and Heritage Service, which made a declaration that 'Aghanloo Wood an Area of Special Scientific Interest'. The Town Clerk highlighted that the Countryside Access Officer had indicated his concern at the impact of this designation would have on countryside recreation as the site linked Ballycarton Wood and Binevenagh Forest and that a balance was required to safeguard the natural features, but allow for appropriate access to the public. It was proposed by Councillor Cubitt, seconded by Alderman Robinson that the Town Clerk write to the Environment and Heritage Service setting out the points raised by the Countryside Access Officer.

HOUSING:

Housing Executive - Latent Demand Testing: Members welcomed the 'latent demand test' carried out by the Housing Executive and noted that the test confirmed a need for housing in Feeny and Magilligan and that the Housing Executive would be working with the housing associations to provide new homes in these areas.

NEXT MEETING:

6 May 2004

THIS CONCLUDED THE BUSINESS

(The meeting ended at 4.30 pm)