

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

PLANNING & SERVICES COMMITTEE

1 MAY 2008

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

PRESENT:

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

IN ATTENDANCE:

Committee Clerk, Chief Executive and Mrs Andree McNee, Planning Service.

PRESENTATION BY PLANNING SERVICE – STREAMLINING CONSULTATIONS:

The Chair welcomed Mary McIntyre, Divisional Planning Manager to the meeting.

Mrs McIntyre referred to Minister Arlene Foster statement in 2007 regarding reform of the planning system, which was in direct response to challenges facing Planning Service:

Mrs McIntyre provided an overview of the reform agenda, which included a wide range of package proposals for modernisation of the planning system; processing planning applications; preparation of planning policy; finance & setting planning fees and review of how Planning Service carried out its consultation with Council and other key stakeholders. She said if Council was agreeable, Planning Service intended to introduce a scheme already piloted by Derry City Council, whereby a list of straightforward non contentious applications would be presented to Council on receipt of application rather than when opinion was formed and that approval decision would be issued unless council specifically requested a formal consultation on any of the applications on the list. This would reduce time taken to process straightforward applications, gave better customer service, improved flexibility, allow case officers to focus on more complex proposals and make better use of Council time at planning meetings to discuss key applications.

Members noted the list of applications to be included in the scheme for streamlined the consultation process and benefits experienced by Derry City Council in the pilot scheme. Mrs McIntyre answered a number of queries in relation to planning fees, PPS14, role of agents and consultation with the statutory bodies.

It was agreed on the proposal of Councillor Cubitt, seconded by Councillor Coyle that the scheme would be trialled in Council for a 6 month period. It was also agreed that a weekly consultation list of all validated applications would be

distributed and that members would have 21 days to request any application for inclusion on the monthly schedule.

Additional Queries outside the Presentation:

The Chair Councillor Ó hOisín welcomed members of the public who were seated in the viewing gallery. He reminded members that although a Civic Amenity site had been approved at Bleech Green Lane, during the Environmental Services meeting in April 2008 the issue of alternative access had been raised and it had been agreed that a paper would be brought to Council to explore the options.

Mrs McIntyre indicated that she would be reluctant to answer queries in relation to the application without having the paperwork at hand but confirmed that if the application were to be amended, consultation would take place and the residents would get an opportunity to have their views heard.

The Chair thanked Mrs McIntyre for attending the meeting.

MINUTES:

The minutes of meeting dated 3 April 2008 were approved and signed on the proposal of Councillor Coyle, seconded by Alderman Robinson.

MATTERS ARISING: - None.

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

Mrs McNee answered queries on applications listed on the deferred schedule and the recommendations were accepted subject to the following:

B/2007/0253/RM – erection of two storey dwelling with associated garage/store 130 metres north of 116 Highlands Road, Limavady (Mr & Mrs J Alcorn): Members welcomed change of opinion to recommended approval.

B/2007/0396/F – erection of semi detached two storey dwelling adjacent to 54 Lilac Avenue, Aghanloo, Limavady (Mr D McClelland) It was agreed on the proposal of Councillor Cubitt, seconded by Councillor Douglas not to accept the recommended refusal of this application.

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

Mrs McNee answered queries on applications listed on the schedule and the recommendations were accepted subject to the following:

B/2007/0474/F – provision of paired access to create separate access to existing workshop & alter existing access to bungalow at 36 Dunlade Road, Greysteel, Limavady (Messrs L, M & G McGuinness & McIlmoyle) Mrs McNee advised that this application would be withdrawn.

B/2007/0521/RM – erection of single storey dwelling with detached garage/store 120 m north west of 15 Dungullion Road, Dungullion, Greysteel (J McKie) Mrs McNee agreed to defer issuing of refusal decision in respect of this application for 1 month.

B/2007/0566/O – erection of traditional retirement farm dwelling, with detached double garage/store 170 metres north of 18 Gelvin Road, Drumneechy, Dungiven (Mr & Mrs S Pollock) This application was deferred until after review of PPS14.

B/2007/0577/F – erection of retirement chalet bungalow & detached domestic garage on site adjacent to 16 Carlaragh Road, Limavady (R Gilfillan) This application was deferred until after review of PPS14.

B/2008/0070/F – redesign from previous approval (B/2006/0396/F) for change of use and extensions to redevelop old school house to provide new dwelling and detached garage (A. A Miller) Mrs McNee agreed to defer issuing of refusal decision in respect of this application for 1 month.

B/2008/0075/O – erection of replacement dwelling and detached garage 50 metres west of 80 Bolea Road, Limavady (Mr B Johnston) This application was deferred until after review of PPS14.

B/2008/0081/F – redevelopment of garden to provide 2no. two storey end of terrace (Mr S Mullan) Mrs McNee agreed to defer issuing of refusal decision in respect of this application for 1 month.

B/2008/0100/F – alterations & extensions to existing vernacular building (agricultural barn) & conversion to two storey dwelling with detached double garage (Mr W J Dickson) Mrs McNee agreed to defer issuing of refusal decision in respect of this application for 1 month.

B/2008/0116/O – site for two-storey detached dwelling located at side garden of 88 Benbradagh Avenue, Dungiven (Mr M McGuigan) Mrs McNee agreed to defer issuing of refusal decision in respect of this application for 1 month.

Office Meetings: Office meetings were arranged for Friday 16 May 2008 for the following applications:

B/2007/0157/F – retention of change of use of existing residential rear garden to commercial use; to include conversion of existing outbuilding for office use and retention of erection of security fence at 46 Ballykelly Road, Limavady (McMullan);

B/2007/0387/O – site for dwelling 290 metres west of 47 Ballygudden Road, Derryland TD (Mr W Kealey);

B/2007/0576/F – bird watching observatory & education centre incorporating exhibition area, conference room, viewing areas & kitchenette; with septic tank and reed bed system on site directly SE of and adjacent to Roe Estuary Nature Reserve Car Park, Carrowclare Road, Myrone, Limavady (Mr McNicholl);

B/2008/0059/F – erection of one and a half storey farm workers dwelling 160 metres east of 149 Duncrun Road, Magilligan (Mr C J Kelly);

B/2008/0117/F – variation of planning conditions 4 & 5 of outline approval B/2005/0562/O to allow for two-storey dwelling with 8 m ridge height 50 metres north of 26 Gortnagross Road, Dungiven (Mr McCloskey);

B/2008/0119/F – erection of agricultural barn immediately west of 1 Highlands Road, Ballymore, Limavady (Mr D McClelland).

Issues outside the Schedule:

- Concern was raised at the archeologically dig currently being conducted at Barley Hill and it was suggested that this was a forerunner for the site being developed. Mrs McNee confirmed that an application for development of the site was being processed. It was pointed out that local residents were objecting to the site being developed due to its close proximity of the cemetery and to the potential build up of traffic on Scroggy Road.

PRESENTATION BY ROADS SERVICE:

The Chair welcomed Mr Uel Wilson, Strategic Road Improvement Manager, Roads Service to the meeting.

Mr Wilson outlined that he was responsible for guiding the Derry to Dungiven Dualling Scheme through the planning and construction process. He gave an overview of scheme history from development of the route strategy in 2005; announcement by Peter Hain that Derry to Dungiven dual scheme was in the preparation pool; completion of examination of route between Castledawson and Derry in 2007; examination of preferred route in July 2007 and display of preferred corridor in September 2007.

He explained that the proposed scheme included a 30 kilometre long dual carriageway from Caw Roundabout to Dungiven and a dual carriageway by-pass at Dungiven, which was expected to cost in the region of £320 million. He said the high standard dual carriageway would follow the existing topography as much as possible, there would be a continuous barrier in the central reservation with no gaps allowed, minor roads would be stopped up or provided with left in/left out junctions and there would be no private access or field access from the new road.

Members noted the constraints faced by Roads Service in finding the best route, including ASSI, SAC, AONB designations, Pellipar Demense, Dungiven Priory, Owenbeg GAA pitches and the hamlets of Foreglen & Dernaflaw.

Mr Wilson stated that the preferred route would be announced in the Spring of 2009 and in the Autumn of 2010 draft Statutory Orders & Environmental Statements would be published to invite the public to comment or object to the scheme. He said this would undoubtedly result in a Public Inquiry which was expected to be held during 2011 and that work was expected to commence by 2013/2015.

Concerns were raised at the overall costs, turning points on the road, the by-pass and dualling being combined and it was strongly suggested that the by-pass be prioritized due to poor air quality in Dungiven. The Chair thanked Mr Wilson for his informative presentation.

ANY OTHER BUSINESS:

- Concern was voiced that a confidential document discussed IN COMMITTEE being leaked by a member to the press. It was stressed that sensitive issues should be kept confidential and members should honour the agreement when items were discussed in committee.

The Chief Executive answered queries in relation to all 15 members sitting on the 5 standing committees and to amending standing orders. He reminded members that Councils' solicitor had advised that legal opinion should be kept in confidence but said he would be happy for party leaders to come together through his office to resolve issues around confidentiality.

- It was agreed that a civic reception would be held for Woman's Section of the British Legion.
- The Chief Executive advised that he would be responding to the letter tabled from Mr Liam McGill regarding the proposed landfill site by B Mullan & Sons.
- The decision by the Western Health & Social Care Trust to cease the continuing care service in the Roe Unit of the North West Independent Hospital was highlighted by members. The Chief Executive advised that he would be meeting with the Western Board later in the month and would keep Council fully informed when details were confirmed. In the meantime it was agreed that a letter would be sent to the North West Independent Hospital stating that members were unanimously opposed to the Roe Unit closing for continuing care patients.
- The latest job announcement for the North West region was welcomed and members were informed that 2 firms were considering re-locating to Limavady but there were logistical problems in terms of suitable premises and floor space available
- It was agreed that the Chief Executive and Director of Support Services would attend the PSNI Emergency Planning Workshop on 19 – 21 May 2008 in Lusty Beg Island Hotel at a cost £84 per person.
- Councillor Ó hOisín outgoing Chair of the Planning & Services Committee, thanked members for their support throughout the course of the year.

NEXT MEETING: - 5 June 2008.

THIS CONCLUDED THE BUSINESS
(The meeting ended at 9.15 pm)

Chair: _____