

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND SERVICES COMMITTEE

1 JUNE 2006

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

PRESENT:

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

IN ATTENDANCE:

Committee Clerk, Director of Environmental Services, Mr Adrian Brown and Mrs Stephanie Knox, Planning Service.

APOLOGIES - none

PRESENTATIONS:

Ms Mary MacIntyre, Planning Service Divisional Planning Manager

The chair welcomed Ms MacIntyre to the meeting.

Ms MacIntyre thanked members for inviting her to present to Council and for agreeing the previous month to changing the structure of the Planning & Services Committee meetings. She referred to members concerns regarding access and slow response by Planning Officers to planning queries and said this was due to a back log in applications. She explained that whilst the situation was less than ideal, a Planning Officer was on duty at the public counter and if anyone wanted to speak to a case officer a message would be taken for them to ring back the next day.

Ms MacIntyre pointed out that there had been a slight decrease in planning applications since December 2005 and with new staff in place work pressures would lessen. She said it was hoped that a new system would be in place by the summer of 2006 for accessibility but in the meantime there would be a level of differentiation between queries by the general public, applicants, agents and that elected members would be given greater priority for access to Planning Officers.

In relation to Planning Policies, Ms MacIntyre clarified that issues relating to the draft Northern Area Plan or Joint Ministerial Statement would remain unchanged until the plan had been formally adopted and that the impact of PPS14 would become clear on the schedule of recommendations to be issued over the next few months.

In response to members queries, Ms MacIntyre said she took a dim view of staff who did not return calls and would investigate an incident where Planning Service had been called 51 times before responding. She also clarified that a target had been set

to issue 75% of approvals within 2 weeks and 95% within 4 weeks of coming before Council and that by October 2006 an online system for contacting Planning Service and for downloading information on the progress of applications would be available.

In relation to enforcement, Ms MacIntyre said Planning Service applied PPS9 consistently and that most people complied with requests to take down illegal hoardings but those who refused would be taken to court.

In conclusion Ms MacIntyre agreed to bring a recommendation to Council on how to improve contact between elected members and Planning Service. The chair thanked Ms MacIntyre for attending the meeting.

Rivers Agency – River Roe Floodbanks

The chair welcomed Pat Aldridge, Project Sponsor, Stephen Lindsay, Project Co-ordinator, Rivers Agency and John Black, Jacobs Babbie Consulting Engineers to the meeting.

Mr Aldridge explained that the existing River Roe floodbanks were over 40 years old, in poor condition and had been breached in 1987 and in 1999. He said a number of options had been investigated and that special consideration had been taken on potential effects of climate change and compartmentalisation had been chosen as the preferred option.

Mr Aldridge outlined that the compartmentalisation option had the highest cost benefit ratio, the highest net present value, would make use of existing fill, would be built to 1 in 100 year's standard of protection and to 2054 levels now, raised to 2104 levels later.

Mr Aldridge indicated that the programme was currently being economically appraised and the site was under investigation, along with an environmental assessment and a public consultation to the programme.

In response to members' queries, Mr Aldridge said the banks would be designed to modern engineering standards, would be 2 feet lower and the £5.3 million scheme would be of benefit to properties in areas behind the flood defences. In conclusion he said that River Agency employed consultants to advise and liaise with local fishermen and clubs regarding any environmental impact on the river and that the proposals would provide an opportunity for Council to develop the River Roe walkways.

The chair thanks representatives from Rivers Agency and Jacobs Babbie for attending the meeting.

MINUTES:

The minutes of meeting dated 5 May 2006 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Butcher.

MATTERS ARISING:

The Director of Environmental Services provided update on issues raised at previous meetings as follows:

Tircreven Road – Roads Service examining options to alleviate the problem of flooding at Tircreven Road and would be discussing road width with local residents.

Ballyquin Road – Roads Service outlined that although no significant work was taking place between 30 March and 2 April 2006, it would not have been prudent to reopen the road and therefore the closure remained in place.

Edenmore Road – Roads Service advised that the grass verge at Edenmore Road had now been cleaned.

QPANI – Gregory Campbell MP would write on behalf of the MLA's to request a meeting between the Minister and QPANI.

Wastewater Treatment Plant, Point Road – Planning Service invited members and officers of Council to visit a similar treatment works at Rathfriland, Co. Down.

Members requested that the Director of Environmental Services write to Water Service to request that they revisit the previously identified alternative sites and to explain what effect the Wastewater Treatment Plant would have on 'Farm Quality Assured' status if the plant was built on the current proposed site. The invitation to visit Rathfriland treatment works was declined.

Replacement of Lines at Vale Road – Roads Service clarified that replacement of road markings outside the school on Vale Road would be included in the road marking programme for 2006/07.

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

D1/Approval: B/2003/0327/O – site for traditional rural dwelling with detached garage/store, off Bolea Road, Gortcrobies, Limavady (Mr D Gilfillen) Welcomed.

D2/Refusal: B/2005/0552/F – change of use from agricultural field to storage area for metal and timber components (used to erect agricultural shed/barns) opposite 24 Magheramore Road, Dungiven (Mr J Canning) It was agreed on the proposal of Councillor Douglas, seconded by Councillor Cubitt not to accept the refusal decision.

D3/Approval: B/2005/0775/F – erection of one and a half storey dwelling and garage at 80 Point Road, Limavady (Mr & Mrs C McCracken) Welcomed.

D4/Refusal: B/2005/0808/O – site for two storey dwelling and garage 180 metres south west of 9 Killunaght Road, Feeny (Mr K Hazlett) Mr Brown agreed to hold the application for 10 days before issuing a refusal decision.

D5/Refusal: B2005/0845/F – erection of replacement dwelling and domestic garage 40 metres south west of 34 Nedd Road, Ballykelly, Limavady (Mr & Mrs McSparran) Noted.

D6/Approval: B2005/0855/F – erection of replacement dwelling at 123 Ballyquin Road, Limavady (Mr D Cooper) Welcomed

D7/Refusal: B2005/0860/O – site for single storey dwelling with detached domestic garage/store 150 metres north east of 21 Beech Road, Gortnaghey, Dungiven (Mr R McCloskey) Noted.

D8/Refusal: B2005/0861/O – site for bungalow and detached garage/store 30 metres east of 166 Muldonagh Road, Muldonagh (Mrs K Duffy) Noted.

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/2004/0480/F – Alterations and change of use from former flax mill/agricultural store to 12 self-catering holiday units with road improvements, including parking facilities and 3 passing bays ‘The Carrick Mills’, Ballyquin Road, Terrydremond, Limavady (Mr W Purcell) Mr Brown agreed to hold this application until issues relating to the protected route had been clarified.

B/2005/0888/O – site for detached and semi detached dwellings (existing dwelling to be demolished) at 59a Ballyquin Road, Limavady (Mr M O’Kane) It was agreed on the proposal of Councillor Cubitt, seconded by Councillor Coyle not to accept the refusal decision.

B/2006/0023/F – erection of two storey dwelling and garage 240 metres north of 31 Sheskiin Road, Greysteel (Mr & Mrs A Connell) It was agreed on the proposal of Councillor Douglas, seconded by Councillor Cubitt that if amended plans were submitted Planning Service would issue an approval decision.

B/2006/0050/O – site for dwelling (renewal of outline planning permission) approximately 60 metres southwest of 25 Killen Road, Cluntygeeragh, Dungiven (Mr B McGilligan) Members welcomed that Planning Service had changed opinion to a recommended approval for this application.

B/2006/0064/F – erection of dwelling (new house type on existing approved site) 300 metres south of 31 Drumhappy Road, Ballyness, Dungiven (Mr C Carmichael) Mr Brown agreed to hold this application for 10 days before issuing a refusal decision.

B/2006/0118/O – renewal of outline permission for site for farm dwelling 150 metres south east of 28 Tully Road, Limavady (Mr V Conn) Members welcomed that Planning Service had changed opinion to a recommended approval for this application.

B/2006/0127/F – erection of single storey dwelling on site adjacent to 91 Polly’s Brae Road, Limavady (Mr & Mrs I McAlleese) Mr Brown agreed to hold this application for 10 days before issuing a refusal decision.

Site/Office Meetings: Site/office meetings were arranged for Friday 16 June 2006 commencing at 9.30 am for the following applications:

B/2005/0907/O – site for traditional rural dwelling with detached garage/store at Loughermore Road, 650 metres south of the Loughermore/Carnamuff crossroads, Limavady (Mr D Shields);

B/2005/0911/O – site for traditional rural dwelling with detached domestic garage at Loughermore Road, 190 metres South South West of the Loughermore/Carnamuff crossroads (Mr D Shields);

B/2005/0918/F – erection of dwelling to rear of 278 Baranailt Road, Limavady (Mr A Riley);

B/2005/0920/F – erection of 12 apartments at 61 and 63 Main Street, Dungiven (Gloch Developments);

B/2006/0017/F – erection of a rural style one and a half storey dwelling approximately 80 metres south west of 44 Farkland Road, Muldonagh, Claudy (Mr & Mrs P McFeely);

B/2006/0031/O – site for two storey dwelling and garage 160 metres north east of 45 Dernaflaw Road, Dungiven (Mr K Hazlett);

B/2006/0033/O – site for rural style dwelling adjacent to 156 Muldonagh Road, Muldonagh, Claudy (Mr D O’Neill);

B/2006/0058/O – site for traditional rural dwelling with detached garage/store 210 metres SSE of 47 Newline Road, Limavady (Mr & Mrs W J McDaid);

B/2006/0060/O – site for replacement dwelling at 32 Coolnasallagh Road, Dungiven (Mr J Hasson);

B/2006/0084/O – site for traditional rural retirement dwelling with detached garage/store for farmer, Drumalief Road, Killybready, Limavady (immediately behind 88 Bolea Road, Limavady) (Mr & Mrs K Johnston);

B/2006/0159/F – erection of detached domestic garage at 51 Main Street, Feeny (Mr & Mrs Richie).

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

ROADS:

Options for Main Street/Ballyclose Street Loop Road: The Director of Environmental Services informed members that the Town Centre Manager had discussed the 4 options proposed by Roads Service to improve traffic flow on the Main Street/Ballyclose Street Loop Road with local traders and most were in favour of option 4, with the exception of Henry Craig (SPAR) who pointed out that customers would not travel around the one way system to access his shop. Alderman Robinson suggested that Roads Service meet on site to explore the various options with all the major stakeholders. Agreed.

WATER & SEWERAGE: - none

HOUSING:

Pest Control Services: Alderman Robinson asked if Council provided a pest control service. The Director of Environmental Services explained that Council ceased providing this service about 10 years ago as there were sufficient service providers in the private sectors. He also explained that Council currently did not have staff suitably trained or qualified to provide such a service.

APPLICATION FOR PLANNING APPROVAL – DUNGIVEN CIVIC AMENITY SITE:

IN COMMITTEE: The Director of Environmental Services informed members that at the end of 2005 Council had submitted outline plans for the proposed Civic Amenity Site in Dungiven at Legavallon and Feeny Road. He said Planning Service had difficulty with both sites due to integration and other problems and it was unlikely either site would be approved.

It was agreed on the proposal of Councillor Cubitt, seconded by Councillor Ó hOisín that both applications would be withdrawn and that Council officers be approved to investigate alternative site at Hass Road, and if the land owner was interested, initiate valuation of the land. **OUT OF COMMITTEE.**

DOE – CREATION OF SINGLE WASTE DISPOSAL AUTHORITY FOR NORTHERN IRELAND:

The Director of Environmental Services referred to Council participation in consultation event held in Cookstown regarding proposals developed by the Waste Infrastructure Task Force to facilitate the delivery of waste infrastructure necessary to enable Northern Ireland to meet national and European waste management targets up to the year 2020 and to seek Councils' view on these proposals.

It was agreed on the proposal of Alderman Rankin, seconded by Councillor Cubitt that Council agree to the recommendations of:

1. the creation of a Single Waste Disposal Authority for Northern Ireland (SWDA), which must be Council owned and driven and to;
2. the creation of a Programme Delivery Support Unit (PDSU) to assist the Councils and the Waste Management Groups with the procurement function.

DOCUMENTS TABLED FOR INFORMATION:

- a. Roads Service – streets with special engineering difficulty
- b. Planning Service – refusal reasons for development of lands off Roeville Terrace/new by-pass link road (Mr & Mrs B Mullan)
- c. Planning Service – refusal reasons for erection of dwelling and detached domestic garage, 190 metres north east of 34 Bovevagh Road, Dungiven (Mr D Wilson)
- d. Planning Service – response to Council's letter of support for development of lands to front of 6 – 13 Anderson Avenue, Limavady.

ANY OTHER BUSINESS:

Waste Management Seminar: It was agreed that attendance at the waste Management Seminar in Gorteen House Hotel on Friday 9 June 2006 would be an approved duty.

Curragh Road – Re-Tender for Fencing/Footpath: It was agreed on the proposal of Councillor Cubitt, seconded by Councillor Ó hOisín to accept the quotation from Northstone for provision of fencing and footpath at Curragh Road, Dungiven. It was noted that this would leave the project £4,000 over budget but that there was a contingency sum within the contract for the play area that might offset this amount.

Elevate – Objection to Draft PPS14 – Sustainable Development in the Countryside: A letter from ‘Elevate’ which asked Council to contribute to the ‘fighting fund’ to enable a Judicial Review of PPS 14 to proceed was tabled and noted.

NEXT MEETING - Thursday 3 August 2006

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 9.30 pm)**

Signed: _____
Chair of Meeting