

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND DEVELOPMENT SERVICES COMMITTEE

1 SEPTEMBER 2005

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 7.30 pm on the above date.

PRESENT:

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

IN ATTENDANCE:

Committee Clerk, Director of Environmental Services, Mr Adrian Brown and Mr James Duffy, Planning Service.

APOLOGIES:

None

MINUTES:

The minutes of meeting dated 4 August 2005 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Cubitt.

MATTERS ARISING:

Draft NAP Refusals: Mr Brown explained that Planning Service did not have the resources to hold office meetings for the 160 applications refused due to undermining of the Draft NAP. He advised members to contact 40 of the applicants who had been refused solely for *NAP reasons only* and said the applicants could submit compelling information on either personal circumstances, farming needs or replacement buildings which may get the application approved. He warned that if these applications were brought back to the next meeting and no compelling evidence given, they would be refused and would not come back to Council again.

It was agreed on the proposal of Councillor Cubitt, seconded by Councillor Brolly that the Acting Town Clerk & Chief Executive would write to the Mrs Mary McIntyre, Divisional Planning Manager, requesting that the applications be deferred until the November 2005 Planning & Development meeting.

Road Service – Footpath at Aghanloo and Parking at Faughanvale Bar: Members noted that Council was waiting a response from Road Service regarding the unfinished footpath at Aghanloo and dangerous parking beside Faughanvale Bar.

Limavady Wastewater Treatment Works: The Director of Environmental Services tabled letter dated 25 August 2005 from Water Service regarding upgrading of Limavady Wastewater Treatment Works. Members noted that it was anticipated that

construction work on site would start in early 2006, with completion and commissioning of the new treatment plant in early summer of 2007.

Coalition against Water Charges: Alderman Robinson withdrew his suggestion of previous meeting to include a motion by 'Coalition against Water Charges' on the monthly agenda as a similar motion had been adopted by Council in September 2004.

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

B/2003/0277/F – change of use of land to greyhound farm exercise facilities opposite 14 Farlow Road, Farlow, Limavady (Mineola Kennels);

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/2004/0140/F - erection of 3 storey building to provide 6 two bedroom flats at 83 Catherine Street, Limavady (Mr S Mullan);

B/2004/0585/F – erection of 12 apartments in a three storey block with associated parking, 121 Irish Green Street, Limavady (Devarc Ltd) *Adrian Brown advised that appeal date for this application was 12 October 2005.*

B/2005/0023/F – erection of two storey dwelling with detached garage/store adjacent to 127 Baranailt Road, Drumraighland, Limavady (Mr P McArthur) ;

B/2005/0075/F – replacement of existing workshops/stores with modern workshop relocated to allow for the modernisation of yard & the formation of additional vehicle parking (Limavady Gear Company Ltd);

B/2005/0095/O – site for retirement bungalow with detached domestic garage/store adjacent to 9 Carrowclare Road, Myroe, Limavady (Mrs R Kane);

B/2005/0120/O – site for dwelling 110 metres south west of 23 Temain Road, Drumsurn, Limavady (Mr R McAteer);

B/2005/0121/O – site for dwelling 70 metres south of 23 Temain Road, Drumsurn, Limavady (Mr S McAteer);

B/2005/0122/O – site for dwelling 110 metres south of 23 Temain Road, Drumsurn, Limavady (Mr D McAteer);

B/2005/0170/O – site for dwelling opposite 11 Lislane Road, Limavady (Ms J Oliver);

B/2005/0171/O – site for dwelling to rear of 202 Drumsurn Road, Limavady (Mr S Oliver);

B/2005/0362/O – site for dwelling 400 metres southeast of 20 Dungullion Road, Dungullion, Greysteel (Mr D Lawler);

B/2005/0026/O – site for 2 dwellings and detached garages approximately 100 metres along Shore Avenue of Carrowclare Road, Limavady (Mr R Blackburn);

B/2005/0163/F – single storey and two storey front extensions to dwelling at 12 Danny Boy Place, Limavady (Mr N Bond);

B/2005/0165/O – site for dwelling 220 metres south east of 128 Terrydoo Road, Limavady (Mrs V McGregor);

B/2005/0207/O – site for traditional rural dwelling with detached domestic garage/store (Mr M Gibson);

B/2005/0250/O – site for traditional dwelling approximately 200 metres northwest of 27 Mullaghmeash Road, Feeny (Mr & Mrs Canning);

B/2005/0305/O – site for dwelling, Gortnarney Road (65 metres north of the junction of Cloghane Road and Gortnarney Road), Drumsurn (Mr P McGurk);

B/2005/0323/F – erection of retirement dwelling with domestic garage 280 metres south of 32 Rallagh Road, Dungiven (Mr J Canning);

B/2005/0340/O – site for traditional rural style dwelling with detached domestic garage approximately 60 metres northwest of 220 Drum Road, Dungiven (Mr A McLaughlin);

B/2005/0352/O – site for replacement dwelling 235 Ballyquin Road, Limavady (Mr C Millar);

B/2005/0397/O – site for dwelling adjacent to 63 Derryork Road, Derryork, Dungiven (Mrs J Robinson);

B/2005/0398/O – site for farm dwelling 260 metres south west of Killunaght Road from junction with Foreglen Road, Oville, Dungiven (Mr D O’Kane);

B/2005/0404/F – site for 4 semi detached dwelling adjacent to 22 Lackagh Park, Dungiven (Mr & Mrs N Mullan);

B/2005/0446/O – infill site for dwelling and domestic garage adjacent to 159 Drumsurn Road, Limavady (Mr K Martin);

B/2005/0452/F – erection of replacement dwelling 232 Clooney Road, Greysteel (Mr D Moore);

B/2005/0453/O – site for two storey dwelling and domestic garage 320 metres south east of 29 Drumbane Road, Dungiven (Mr M Robinson);

B/2005/0454/O – site for two storey dwelling and domestic garage 260 metres south east of 29 Drumbane Road, Dungiven (Mr M Robinson);

B/2005/455/O – site for two storey dwelling and domestic garage 280 metres south of south east of 29 Drumbane Road, Dungiven (Mr M Robinson);

B/2005/0472/O – site for traditional cottage style bungalow with detached domestic garage/store 400 metres north east of 75 Ballydarrog Road, Ballydarrog, Limavady (Mrs J McCrory);

B/2005/0508/F – retention of existing advertisement hoarding secured to the rear of existing ‘sight screen’ 300 metres west of clubhouse, 13 Demesne Place, Limavady (Limavady Cricket & Rugby Football Club).

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

B/2004/0431/O – site for retirement farm dwelling Lagavallon Road (90 metres south west of 130 Curragh Road, Dungiven (Mr P Murphy) Mr Brown agreed to defer this application for 1 month before issuing a refusal decision.

B/2005/0138/O – site for replacement dwelling 70 metres south west of 261 Ballyquin Road, Limavady (Mrs I Smyth) Mr Brown agreed to defer the application for 10 days for additional information before issuing a refusal decision.

B/2005/0281/O – site for retirement bungalow 205 Legavallon Road, Dungiven (Mr & Mrs Farrell) Mr Brown agreed to hold the application for 1 month before issuing a refusal decision.

B/2005/0339/O – site for traditional rural dwelling with detached domestic garage approximately 180 metres east of 1 Gortnagross Road (Off Legavallon Road) Dungiven (Mr S Hasson) Mr Brown agreed to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2005/0343/O – site for dwelling adjacent to 108 Dunlade Road, Killywool, Greysteel (Mr E Armstrong) Mr Brown agreed to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2005/0416/O – site for dwelling adjacent to 232 Baranait Road, Limavady (Ms L Glass) Mr Brown agreed to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2005/0417/O – site for dwelling adjacent to 230 Baranait Road, Limavady (Ms K Gamble) Mr Brown agreed to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2005/0437/O – site for rural dwelling with detached domestic garage/store adjacent to 21 Mulkeeragh Road, Drumaduff, Limavady (Mr J Dale) Mr Brown agreed to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

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

B/2005/0027/O – site for dwelling with detached garage to rear of 58 and 60 Bovevagh Road, Dungiven (Messrs Whiteside & Wilson) *Members noted that the site needed to be inspected before final approval.*

B/2005/0262/F – erection of dwelling with detached domestic garage between 1 & 3 Tirmacoy Road and 46 Carnamuff Road, Ballykelly, Limavady (Mr & Mrs Shields);

B/2005/0313/F – erection of dwelling and detached domestic garage 100 metres west of 95 Carlaragh Road, Limavady (Mr & Mrs H Stewart);

B/2005/0413/F – erection of 2 dwellings adjacent to 41 Pollysbreá Road, Limavady (Mr A Miller);

B/2005/0481/O – site for dwelling and domestic garage 50 metres north west of 79 Killunaught Road, Feeny, Limavady (Mr S McLaughlin).

The recommended refusal of the following applications was noted:

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

B/2005/0125/O – site for dwelling adjacent to 75 Windyhill Road, Limavady (Mr B Kelly);

B/2005/0321/O – site for housing development adjacent to 144 Seacoast Road, Limavady (Mr G Neilly);

B/2005/0418/F – erection of 2 semi-detached dwellings adjacent to 76 Meadowvale Park, Limavady (Mr M McVeigh);

B/2005/0479/O – site for dwelling and domestic garage 150 metres north west of 79 Killunaught Road, Feeny, Limavady (Miss S McLaughlin).

Members noted that the following applications had been withdrawn:

B/2005/0317/O – site for single storey dwelling and domestic garage 100 metres north east of 23 Moys Road, Limavady (Mr O Brown).

The following applications on the June & August 2005 schedules affected by the Draft Area Plan 2016 were put on hold at the request of Council until the October 2005 Planning & Development Committee Meeting:

B/2003/0405/O – site for farm house 200 metres east of 51 Largy Road, Limavady (Mr & Mrs D Gillespie);

B/2004/0193/O – site for replacement dwelling at Feeny Road, Feeny (Mrs V Bond);

B/2004/0194/O – site for dwelling east of 631 Feeny Road, Feeny (Mrs V Bond);

B/2004/0346/O – site for traditional cottage style bungalow with detached garage/store 300 metres north of 96 Bolea Road, Killbready, Limavady (Mr R Catterson);

B/2004/0527/O – site for traditional rural dwelling with detached garage/store 315 metres west of 67 Baranailt Road, Drumacarneý, Limavady (Mr G Alcorn);

B/2004/0528/O – site for traditional rural dwelling with detached garage/store 240 metres west of 67 Baranailt Road, Drumacarney, Limavady (Mr G Alcorn);

B/2004/0547/O – site for dwelling and garage 50 metres south east of 22 Rallagh Road, Dungiven (Mr E McCloskey);

B/2004/0564/O – site for dwelling adjacent to 39 Birren Road, Tamniarin, Dungiven (Mr J McCloskey);

B/2004/0643/F – erection of dwelling and garage Bolea Road, Limavady (Fruithill Estates);

B/2004/0646/O – site for rural dwelling with detached garage/store 100 metres west of 75 Baranailt Road (Drumacarney Lane), Ballykelly (Mr J Sherrard);

B/2004/0687/F – erection of petrol/service station with shop unit at Broad Road, Fruithill, Limavady (Linley Properties Ltd);

B/2004/0732/F – erection of dwelling, garage and installation of septic tank at lands at Bishop’s Road, Limavady (Mr P Brown) *Mr Brown agreed to schedule a further office meeting regarding this application.*

B/2004/0736/O – site for dwelling 30 metres north of 10 Tartnakilly Road, Ballykelly (Mr D J Forbes Snr);

B/2004/737/O – site for dwelling 30 metres north of 10 Tartnekilly Road, Ballykelly (Mr J Forbes);

B/2004/0773/O – site for traditional rural dwelling with detached garage/store, Carlaragh Road, Moys, Limvady (200 metres northwest of 178 Glenhead Road) (Mr B Millar);

B/2004/0798/O – site for dwelling with detached garage/store, 80 metres east of 67 Baranailt Road, Drumacarney, Limavady (Mr & Mrs Heatherington);

B/2004/0855/O – site for dwelling adjacent to 305 Clooney Road, Carrickhugh, Ballykelly (Baronhill Construction Ltd);

B/2004/0867/F – erection of 4 commercial units (using existing approved entrance) Broad Road, beside Rathbuan development Fruithill, Limavady (Linley Properties Ltd);

B/2005/0010/O – site for housing development adjacent to 297 Foreglen Road, Foreglen Village (Fernwave Ltd);

B/2005/0017/O – site for traditional rural dwelling with detached garage/store, Glenhead Road (160 metres north west of Baranailt/Glenhead Crossroads) Limavady (Mr & Mrs Hamilton);

B/2005/0019/O – site for traditional ‘cottage’ style bungalow with detached garage/store behind 87/89 Baranailt Road, Dromore, Limavady (Mr Alcorn);

B/2005/0040/O – site for traditional ‘cottage’ style rural dwelling with detached garage/store 175 metres west of the Dungullion/School Road junction, Dungullion, Greysteel, Limavady (Mr P Bryson);

B/2005/0062/O – site for dwelling 80 metres south east of 35 Glenedra Road, Coolnamonon, Feeny (Mr & Mrs E McDermott);

B/2005/0094/O – site for dwelling adjacent to 19 Dungullion Road, Greysteel (Mr J O’Kane);

B/2005/0098/F – site for traditional chalet style dwelling with detached domestic garage/store between 668/670 Seacoast Road, Benone, Limavady (Mr R Gaile);

B/2005/0103/O – site for traditional rural dwelling with detached garage/store behind 82 Carlaragh Road, Ballymore, Limavady (Mr R Hylands);

B/2005/0124/O – site for dwelling 70 metres south east of 8 Coolagh Road, Coolagh, Greysteel (Mr R Harper);

B/2005/0139/O – site for dwelling 50 metres east of 69 Brisland Road, Greysteel (Mr P Bardley);

B/2005/0141/O – site for dwelling and garage adjacent to 72 Corrick Road, Dungiven (Mr H O’Kane);

B/2005/0153/O – site for dwelling 40 metres south west of 106 Drumrane Road, Limavady (Mr G Gillespie);

B/2005/0157/O – site for dwelling 80 metres north of 738 Feeny Road, Knockan, Feeny (Mr A McMurray);

B/2005/0158/O – site for farm dwelling 1900 metres north east of junction between Broad Road and Drumalief Road, Limavady (Mr R Carmichael);

B/2005/0164/O – site for dwelling adjacent to 160 Baranailt Road, Limavady (Mr & Mrs W Deehan);

B/2005/0168/O – site for dwelling and detached domestic garage adjacent to 59 Barnailt Road, Drumacarney, Limavady (Mrs T McConway);

B/2005/0169/O – site for traditional “cottage” style bungalow with detached domestic garage/store behind 80 Ringsend Road, Keady, Limavady (Mr F Donaldson);

B/2005/0173/O – site for dwelling 270 metres southwest of 20 Gortgarn Road, Limavady (Mr B McDevitt);

B/2005/0174/O – site for dwelling 100 metres east of 78 Ringsend Road, Limavady (Mr B McDevitt);

B/2005/0175/O – site for dwelling, site 2 – 200 metres southwest of 20 Gortgarn Road, Limavady (Mr B McDevitt);

B/2005/0179/O – site for traditional dwelling and garage/store opposite 191 Baranait Road, Drumraighland, Limavady (Mr T Hamilton);

B/2005/0180/O – site for traditional rural dwelling with detached domestic garage/store adjacent to 27 Ballydarrog Road, Limavady (Mr T Hamilton);

B/2005/0181/O – site for traditional rural dwelling with detached domestic garage/store located at former school, Ballydarrog Road (north of 33 Ballydarrog Road), Ballydarrog, Limavady (Mr T Hamilton);

B/2005/0182/O – site for traditional rural style dwelling and garage/store opposite 19 and 20 Dromore Cottages, Dromore, Limavady (Mr T Hamilton);

B/2005/0187/O – site for dwelling on land northwest of 450 Seacoast Road, Limavady (Mr L McCloskey);

B/2005/0189/O – site for 10 dwellings (extension to existing approved housing development) Ashford Park, Mullaghmesh Road, Feeny (Mr P McCullagh);

B/2005/0192/O – site for traditional cottage style rural dwelling with detached domestic garage/store 220 metres southeast of Tullanlee/Killylane Cross Road, Tullanlee Road, Eglinton (Mr P Bryson);

B/2005/0196/O – site for single storey dwelling 50 metres northwest of 326 Seacoast Road, Limavady (Mr S Payne);

B/2005/0201/O – site for traditional rural dwelling with detached domestic garage/store 100 metres southwest of 103 Baranait Road, Dromore, Limavady (Mr J Alcorn);

B/2005/0202/O – site for traditional rural dwelling with detached domestic garage/store 350 metres west of 67 Baranait Road, Drumacarney, Limavady (Mr J Alcorn);

B/2005/0203/O – site for traditional rural dwelling with a detached domestic garage/store opposite 18 Rallagh Road, Rallagh, Dungiven (Mr M Gibson);

B/2005/0204/O – site for traditional rural dwelling with detached domestic garage/store 400 metres west of 67 Baranait Road, Drumacarney, Limavady (Mr J Alcorn);

B/2005/0205/O – site for traditional rural dwelling with detached domestic garage/store 80 metres east of 83 Highlands Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0206/O – site for traditional rural dwelling with detached domestic garage/store 80 metres east of 109 Highlands Road, Clagan, Limavady (Mr G Alcorn);

B/2005/0208/O – site for traditional cottage style bungalow with detached domestic garage/store 320 metres W.N.W. of 109 Highlands Road, Clagan, Limavady (Mr G Alcorn);

B/2005/0214/O – site for traditional cottage style bungalow with detached domestic garage opposite 25 Rallagh Road, Dungiven (Mr C Gibson);

B/2005/0215/O – site for traditional rural dwelling with detached domestic garage/store adjacent to 32 Rallagh Road, Dungiven (Mr C Gibson);

B/2005/0216/O – site for replacement of existing agricultural barns/outbuildings with two detached rural dwellings with domestic garages/stores between 90 and 94 Highlands Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0218/O – site for traditional rural dwelling with detached domestic garage/store immediately behind 83 Highlands Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0219/O – site for traditional rural dwelling with detached domestic garage/store 50 metres behind 83 Highlands Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0221/O – site for traditional rural dwelling with detached domestic garage/store 90 metres west of 103 Baranailt Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0222/O – site for traditional rural dwelling with detached domestic garage/store 350 metres southwest of 67 Baranailt Road Drumacarney, Limavady (Mr G Alcorn);

B/2005/0223/O – site for traditional ‘cottage’ style dwelling with detached domestic garage/store 70 metres east of 78 and 80 Highlands Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0225/O – site for traditional ‘cottage’ style dwelling with detached domestic garage/store 70 metres west of 78 and 80 Highlands Road, Limavady (Mr G Alcorn);

B/2005/0226/O – site for traditional ‘cottage’ style dwelling with detached domestic garage/store 60 metres west of 98 Highlands Road, Limavady (Mr G Alcorn);

B/2005/0232/O – site for dwelling with detached domestic garage opposite 10 Scotchtown Road, Bellarena, Limavady (Mr H Allison);

B/2005/0235/O – site for dwelling 100 metres east of 12 Coolagh Road, Greysteel (Ms S O’Neill);

B/2005/0236/O – site for dwelling 200 metres southeast of 12 Coolagh Road, Greysteel (Miss S O’Neill);

B/2005/0237/O – site for dwelling 150 metres southeast of 12 Coolagh Road, Coolagh, Greysteel (Ms A O’Neill);

B/2005/0239/O – site for dwelling 40 metres northwest of 20 Vale Road, Greysteel (Mrs M Barr);

B/2005/0245/O – site for rural style dwelling and detached domestic garage adjacent to 35 Corick Road, Carrownaganagh, Dungiven (Mr N McGilligan);

B/2005/0246/F – erection of industrial shed for the storage of roadwork machinery with attached office block immediately to the West of 497 Foreglen Road, Dungiven (KPL Contracts);

B/2005/0247/O – site for traditional rural style dwelling and detached domestic garage approximately 280 metres southeast of 62A Glenedra Road, Fincairn, Feeny (Mr P McCullagh);

B/2005/0261/O – site for traditional rural dwelling with detached domestic garage/store 75 metres west of 178 Glenhead Road, Moys, Limavady (Mr B Miller);

B/2005/0265/O – site for traditional rural dwelling with detached domestic garage/store 170 metres north of 31 Sheskin Road, Greysteel Beg, Greysteel, Limavady (Mr J Murray);

B/2005/0266/O – site for traditional rural dwelling with detached domestic garage/store between 33 and 33a Sheskin Road, Greysteel Beg, Greysteel, Limavady (Mr J Murray);

B/2005/0267/O – site for traditional rural dwelling with detached domestic garage/store immediately northwest of Dungullion/School Road junction, Greysteel (Mr J Murray);

B/2005/0269/O – site for 15 dwellings (mixed house types) south and west of 27 Ballydarrog Road, Ballydarrog, Limavady (Mr T Hamilton);

B/2005/0271/O – site for dwelling adjacent to 100 Windyhill Road, Limavady (M A M Developments);

B/2005/0282/O – site for dwelling 30 metres southeast of 12 Coolagh Road, Coolagh, Greysteel (Ms R O'Neill);

B/2005/0297/O – site for dwelling adjacent to 319 Seacoast Road, Limavady (Mr C McCracken);

B/2005/0298/O – site for dwelling 160 metres east of 438 Seacoast Road, Limavady (Mr W Cooke);

B/2005/0299/O – site for single storey dwelling 320 metres north west of 448 Seacoast Road, Limavady (Mr D Payne);

B/2005/0300/O – site for traditional rural dwelling with detached domestic garage/store opposite 15 Dungullion Road, Eglinton (Mrs J Ross);

B/2005/0303/O – site for traditional style dwelling and detached garage adjacent to 14 Carnanbane Road, Carnanbane, Dungiven (Mr G Stephenson);

B/2005/0304/O – site for dwelling 750 metres north west of 26 Point Road, Magilligan, Limavady (Mr H Sherrard);

B/2005/0307/O – site for single storey dwelling with domestic garage 60 metres north west of 12 Coolagh Road, Coolagh, Greysteel (Ms S McGill);

B/2005/0310/O – site for traditional rural style dwelling and detached domestic garage approximately 180 metres south east of 143 Gelvin road, Dungiven (Mr R Boyle);

B/2005/0311/O – site for single storey dwelling with detached domestic garage on lands adjacent to 6 Lime Road, Greysteel, Limavady (Mr E McHugh);

B/2005/0319/O – site for traditional rural dwelling with detached domestic garage/store immediately north of 34a Dunlade Road, Limavady (Mr G O’Kane);

B/2005/0320/O – site for traditional rural dwelling with detached domestic garage/store immediately South of 34 Dunlade Road, Limavady (Mr G O’Kane);

B/2005/0324/O – site for dwelling adjacent to 171 Baranailt Road, Limavady (Mr J H McArthur);

B/2005/0326/O – site for traditional rural dwelling with detached domestic garage/store behind 88 Highlands Road, Upper Culmore, Limavady (Mrs J McClarey);

B/2005/0331/F – modification of condition 1 part 1 of planning permission referenced B/2000/0345/0 requesting extension of the time limit for submission of reserved matters under Article 28 (1) of the Planning (Northern Ireland) Order 1991, Broad Road, Fruithill, Limavady (Mr C Mullan);

B/2005/0336/O – site for dwelling 60 metres east of 33 Coolagh Road, Greysteel (Mr D O’Neill);

B/2005/0341/O – site for traditional rural style dwelling approximately 100 metres northwest of 29 Sistrakeel Road, Glack, Limavady (Mr C McGonigle);

B/2005/0342/O – site for single storey dwelling and domestic garage north of Burnfoot Bridge, Drumrane Road, Dungiven (Mr I Wilson);

B/2005/0346/O – site for dwelling 50 metres north of 11 Boviell Road, Boviell, Dungiven (Ms C O’Kane);

B/2005/0347/O - site for dwelling 130 metres northwest of 30 Coolagh Road, Coolagh, Greysteel (Mr C O’Neill);

B/2005/0348/O – site for dwelling 100 metres northwest of 30 Collagh Road, Coolagh, Greysteel (Mr C O’Neill);

B/2005/0349/O – site for dwelling adjacent to 59 Magheramore Road, Magheramore, Dungiven (Mrs B Buchanan);

B/2005/0350/O – site for dwelling 360 metres north of 57 Magheramore Road, Magheramore, Dungiven (Mr C Buchanan);

B/2005/0353/O – site for dwelling 180 metres south of 8 Coolagh Road, Coolagh, Greysteel (Ms S O’Neill);

B/2005/0354/O – site for dwelling 200 metres southeast of 8 Coolagh Road, Coolagh, Greysteel (Mr S O’Neill);

B/2005/0355/O – site for dwelling 320 metres west of 59 Magheramore Road, Dungiven (Mrs B Buchanan);

B/2005/0356/O – site for dwelling 130 metres south of 8 Coolagh Road, Greysteel (Ms D O’Neill);

B/2005/0358/O – site for dwelling adjacent to 40 Vale Road, Greysteel (Mr L McKeever);

B/2005/0359/O – site for dwelling 50 metres north of 8 Coolagh Road, Greysteel (Ms A McGill);

B/2005/0361/O – site for dwelling adjacent to 35 Rallagh Road, Dungiven (Mr E O’Kane);

B/2005/0363/O – site for dwelling 80 metres east of 46 Vale Road, Greysteel (Mr K McKinney);

B/2005/0375/O – site for single storey dwelling and detached domestic garage approximately 250 metres north of 12 Lime Road, Killywool, Limavady (Mr C McGuinness);

B/2005/0377/O – site for dwelling 280 metres south east of 20 Dungullion Road, Greysteel (Mr J O’Kane);

B/2005/0378/O – site for replacement dwelling with detached domestic garage/store 650 metres southwest of Ash Park, Killunaght Road, Feeny (Mr J Stevenson);

B/2005/0379/O – site for replacement dwelling with detached domestic garage/store 650 metres southwest of Ash Park, Killunaght Road, Feeny (Mr J Stevenson);

B/2005/0381/F – erection of replacement fire damaged bungalow with dwelling and detached domestic garage, Benone Avenue, Benone, Limavady (Mr T Deighan Jnr);

B/2005/0382/O – site for dwelling adjacent to 725 Feeny Road, Dungiven (Mr & Mrs S Smyth);

B/2005/0383/O – site for single storey dwelling & domestic garage adjacent to 27 Ringsend Road, Limavady (Mr L Barbour);

B/2005/0388/O – site for dwelling adjacent/southwest of 260 Seacoast Road, Bellarena, Limavady (Mr C Kelly);

B/2005/0389/O – site for dwelling 100 metres south east of 42 Carnamuff Road, Limavady (Mr I Townley);

B/2005/0390/O – site for dwelling and domestic garage 50 metres east of 42 Carnamuff Road, Limavady (Mr I Townley);

B/2005/0391/O – site for two storey farm workers dwelling north west of 112 Duncrun Road, Bellarena, Limavady (Mr C Kelly);

B/2005/0392/O - site for dwelling to rear of 260 Seacoast Road, Bellarena, Limavady (Mr C Kelly);

B/2005/0393/O - site for dwelling north west of 386 Seacoast Road, Bellarena, Limavady (Mr C Kelly);

B/2005/0401/O – site for dwelling 80 metres south of 123 Gelvin Road, Dungiven (Mr P McNicholl);

B/2005/0405/F – change of use from Greenfield site to site for sports facility including turf and all weather playing fields stand and terraces, athletics track and training area, access, parking, footpath and landscape works at land between River Roe and Limavady By-pass, 230 metres north of Roeville Terrace, Limavady (B Mullan & Sons (Developments) Ltd);

B/2005/0408/O – site for 4 detached dwellings opposite 40 Ballydarrog Road, Ballydarrog, Limavady (Mr T Cassidy);

B/2005/0412/O – site for housing development to form 12 dwellings located at 157 Glenhead Road, Limavady (Mr T Cassidy);

B/2005/0415/O – site for retirement dwelling with domestic garage 10 metres north of 11 Boviell Road, Dungiven (Ms M McNicholl);

B/2005/0419/O – site for traditional rural style dwelling and detached garage approximately 60 metres west of 32 Coolnasallagh Road, Dungiven (Mr F O’Kane);

B/2005/0420/O – site for traditional style rural dwelling and detached garage, 32 Coolnasallagh Road, Dungiven (Mr D Hasson);

B/2005/0421/O – site for dwelling adjacent to 104 Glenedra Road, Drumslieve, Fincairn, Feeny (Mr B Donaghy);

B/2005/0422/O – site for dwelling 120 metres south of 12 Coolagh Road, Greysteel (Mr G M O’Neill);

B/2005/0423/O – site for dwelling & domestic garage 320 metres south of 12 Coolagh Road, Coolagh, Greysteel (M Tobin);

B/2005/0424/O – site for dwelling 30 metres west of 12 Coolagh Road, Greysteel (Mr N O’Neill);

B/2005/0425/O – site for dwelling 140 metres south east of 15 Coolagh Road, Greysteel (Ms R O’Neill);

B/2005/0426/O – site for traditional rural style dwelling and detached domestic garage adjacent to 42 Corick Road, Tullyard, Dungiven (Mr A McCloskey);

B/2005/0427/O – site for dwelling and domestic garage adjacent to 41 Craigbrack Road, Killylane, Eglinton (Mr A Faith);

B/2005/0429/O – site for traditional rural dwelling with detached domestic garage/store 100 metres west to south west of 98 Highlands Road, Limavady (Mr G Alcorn);

B/2005/0431/O – site for traditional rural dwelling with detached domestic garage/store 380 metres west to north west of 109 Highlands Road, Clagan, Limavady (Mr J Alcorn);

B/2005/0432/O – site for one and a half storey dwelling located in landway adjacent to 54 Craigbrack Road, Eglinton (Mr B Ferguson);

B/2005/0440/O – site for dwelling adjacent to 38a Vale Road, Greysteel (Mr & Mrs S McGuinness);

B/2005/0441/O – site for single storey dwelling incorporating the re-sitting of an existing sub standard access to 76 Killylane Road located adjacent and to the rear of 76 Killylane Road, Dungullion, Greysteel (Mr Meehan);

B/2005/0450/O – site for dwelling 160 metres north east of 15 Coolagh Road, Greysteel (Ms D Conwell);

B/2005/0459/O – site for a traditional rural style dwelling & detached garage 330 metres south east of 185 Gelvin Road, Garvagh (Mr J McNicholl);

B/2005/0462/O – site for dwelling and domestic garage approximately 110 metres north of 28 Carlaragh Road, Limavady (Mr S Gilfillan);

B/2005/0463/O – site for dwelling and detached garage approximately 280 metres east of 185 Gelvin Road, Garvagh (Mr J McNicholl);

B/2005/0471/O – site for dwelling and domestic garage 100 metres south west of 12 Coolagh Road, Bolie, Greysteel (Mr O’Neill);

B/2005/0473/O – site for dwelling and domestic garage 240 metres south west of 12 Coolagh Road, Greysteel (Mr O’Neill);

B/2005/0474/F – erection of two storey dwelling with detached garage 150 metres north of 128 Windyhill Road, Stradreagh, Limavady (Mr R Morrison);

B/2005/0475/O – site for dwelling, Site A, between 17 & 25 Spallan Road, Ballyspallan, Ballykelly (Mr & Mrs Forrest);

B/2005/0484/O – site for dwelling, Site B, between 17 & 25 Spallan Road, Ballyspallan, Ballykelly (Mr & Mrs Barr);

B/2005/0485/O – site for dwelling and domestic garage 120 metres south of 71 Killylane Road, Magheramore, Eglinton (Mr A Faith);

B/2005/0487/O – site for dwelling with detached domestic garage adjacent to 73 Drumalief Road, Limavady (Miss N Morrison);

B/2005/0503/O – site for dwelling 125 metres north west of 11 Tartnakilly Road, Ballykelly (Mr D J Forbes);

B/2005/0504/O – site for dwelling 125 metres north west of 11 Tartnakilly Road, Ballykelly (Mr D J Forbes).

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/2005/0523/F – erection of housing to include 14 semi-detached and 2 detached houses (change to previously approved layout) in lands approximately 90 metres south east of 283 Drumsurn Road (J G Bradley) Mr Brown agreed to hold this application for one month before issuing a refusal decision.

B/2005/0538/O – site for dwelling adjoining 103 Glenhead Road, Limavady (Mr K Moore) Mr Brown agreed to hold this application with the Draft NAP 2016 deferred/refused applications.

B/2005/0578/O – site for two storey dwelling with detached garage/store opposite 11 Plantation Road, Ballykelly (Mr & Mrs Mullan) Mr Brown agreed to hold this application with the Draft NAP 2016 deferred/refused applications.

B/2005/0593/F – erection of two storey dwelling with detached domestic garage to replace existing two story agricultural barn and outbuildings 35 metres north of 11 Bishop Roads, Limavady (Mr & Mrs G O’Neil) Mr Brown agreed to hold this application with the Draft NAP 2016 deferred/refused applications.

Site/Office Meetings: Site/office meetings were arranged for Tuesday 13 September 2005 commencing at 9.30 pm for the following applications:

B/2004/0845/F – erection of nursing home and associated boiler house building at 51 Seacoast Road, Limavady (Mr J Nutt);

B/2005/0396/O – site for dwelling opposite access laneway to 46 & 48 Kiloyle Road, Drumsurn (Mr D Lagan);

B/2005/0518/F – erection of first floor extension and internal alterations to dwelling 3 Bett’s Road, Drumsurn, Limavady (Mr A Mullan);

B/2005/0566/O – site for replacement of existing vacant primary school with dwelling and domestic garage (former primary school building to be retained as garage for existing dwelling) adjacent to 22 Dunbrock Road, Dunbrock, Ballykelly (Mr & Mrs McGuinness);

B/2005/0574/O – site for bungalow 90 metres south west of 124 Polysbrae Road, Dungiven (Mr & Mrs R Crothers);

B/2005/0583/O – site for dwelling and garage 50 metres southeast of 205 Seacoast Road, Limavady (Mr E Conn);

B/2005/0612/O – site for replacement dwelling 200 metres west of 80 Bolea Road, Limavady (Mr B Johnston).

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

ROADS:

The Bells Hell, Limavady – (Footpath) Abandonment: The Director Environmental Services reported that the DRD gave notice of proposal to make an order under Article 86 of the Roads (Northern Ireland) Order 1993, which would abandon 23 metres of footpath to the rear of 50 and 51 Bell’s Hill, Limavady. This was agreed on the proposal of Alderman Robinson, seconded by Councillor Cubitt.

Fallen Animals: Alderman Mullan referred to the number of dead animals on the roads and suggested these be removed by Council or Roads Service. The Director of Environmental Services reminded members that Road Service was responsible for lifting dead animals on carriageways unless the animals were lying on the roadside in which case Council would be responsible for their disposal. Councillor Douglas said the Department of Agriculture would lift fresh badgers and test these for Tuberculosis. Councillor Cubitt suggested it would be helpful if the press put an article in the local papers to keep the public informed.

Traffic Calming: At the request of Councillor Carten, the Director of Environmental Services agreed to write to Road Service regarding introduction of traffic calming measures at St. Columbus Walk and Ashfield Road, Greysteel.

Flooding – Drumsurn Road: Councillor Chivers referred to the continual problem of flooding on Drumsurn Road and said the drains were unable to take heavy floodwater away. The Director of Environmental Services agreed to investigate this issue with Road Service.

Heavy Traffic – Lilac Avenue: Alderman Mullan said the high the volume of traffic at Lilac Avenue made it extremely dangerous for children to across the road to access the local shop and suggested Road Service investigate the possibility of introducing a suitable crossing.

Reduction in Roads Service Budget: Councillor Coyle referred to the recent newspaper report on Roads Service budget cuts and queried what affect this would have on the Western Division and Limavady Borough. The Director of Environmental Services agreed to write to Roads Service regarding this query.

WATER AND SEWERAGE:

None

HOUSING:

None

STREAMLINING OF PLANNING SERVICE PROCEDURES:

The Director of Environmental Services reported that Councils consultation process with Planning Service was changing due to acute pressures on the planning system. He said that the Environment Minister Jeff Rooker had announced that deferrals would only be allowed where Councils provide clear planning reasons as to why the decision should be deferred and this would mean fewer applications would benefit from local representation, with the onus on local Councils to ensure that only the most important applications be deferred and for the right reason. Noted.

B/2005/0329/F – MAJOR PLANNING APPLICATION:

The Director of Environmental Services informed members that the Department had applied Article 31 of the Planning (NI) Order 1991 to Major Planning Application – A 2.2Ha easterly lateral extension of existing quarry, with improvements to existing quarry complex including repositioning & replacement of plant & machinery with progressive restoration of the site. Office accommodation & weighbridge to be relocated with access improvements including creation of right turn lane into quarry at Eden Quarry, Glenshane Road, Dungiven (B/2005/0329/F).

It was agreed that Council reserved the right to formally comment at a later date.

PROPOSAL TO REDEVELOP THE SITE OF FORMER CASTLE INN, DUNGIVEN:

The Director of Environmental Services explained that Glenshane Community Development Ltd. had written to object to Council agreeing to change the entrance to their premises at former Castle Inn in order to accommodate a planning proposal by MBC Developments. Members noted that the letter stated that Council had been wrongly advised if it believed Glenshane Community Development would be willing to permit this.

Councillor Donaghy pointed out that the Glenshane group were not objecting to developing the site, but were disappointed that Council had not consulted with them about changing the entrance. Councillor Coyle said historically the site had been used for recreation purposes and would prefer it was left in its natural state or retained as a restaurant.

It was agreed on the proposal of Councillor Coyle, seconded by Councillor Ó hOisín that the Director of Environmental Services would investigate Councils legal position regarding changing the entrance before meeting with members of Glenshane Community Development.

CONSULTATION PAPER ON NUISANCE HIGH HEDGES:

It was agreed that the Director of Environmental Services would write to the Department indicating that Council welcomed the initiative on proposed legislation

regarding nuisance high hedges and indicate that from time to time Council did get complaints regarding the height of trees.

ANY OTHER BUSINESS:

Courses & Conferences: Councillor Brolly and Chivers indicated they were unable to attend the Confederation of European Councillors conference on 12 – 14 October 2005 in Berlin as Sinn Fein were holding their conference on the same dates. Alderman Robinson confirmed that he would not be attending the National Association of Councillors AGM and Conference.

NEXT MEETING:

6 October 2005

THIS CONCLUDED THE BUSINESS

(The meeting ended at 9.35 pm)