

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND SERVICES COMMITTEE

1 NOVEMBER 2007

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

PRESENT:

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

IN ATTENDANCE:

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

APOLOGIES:

Councillors A Brolly and J F McElhinney.

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

From the outset, Councillor Coyle objected to Planning Service taking account of PPS14 in the decision making process.

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

D1/Approval: B/2006/0283/F – erection of two storey dwelling and detached garage to rear of 96 and 102 Bolea Road, Limavady (B & J O’Hara & Donaldson) Members requested that Planning Service fast track issue of approval documentation for this application.

D2/Refusal: B/2006/0566/A – erection of mobile sign at entrance to hotel, Radission SAS Roe Park Resort, 40 Drumrane Road, Limavady (Mr J O’Carroll) Noted.

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

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

B/2005/0633/F – erection of mixed use development consisting of 2 retail units, 4 apartments and 3 townhouses on vacant lands adjacent to Spar shop, 55 Main Street, Feeny (J & M Crossan) Mrs McNee outlined that this application had been amended and would be returned to Council after further assessment.

B/2007/0065/RM – erection of traditional single storey dwelling adjacent to 15 Birren Road, Crebarkey Road, Dungiven (Mr P Murphy) Mrs McNee agreed to hold the application for one month before issuing a refusal decision.

B/2007/0095/RM – erection of one and a half storey replacement dwelling 575 metres north east of 116 Curragh Rod, Dungiven (Mr P McElhinney) Members noted that amended plans had been submitted and Planning Service changed opinion to a recommended approval.

B/2007/0142/F – single storey side extension to dwelling and conversion of existing garage with new detached double garage/store to rear at 65 Nedd Road, Dunbrock, Limavady (Mr & Mrs R McGuinness) Members noted that amended plans had been submitted and Planning Service changed opinion to a recommended approval.

B/2007/0147/F – new access to approved site (existing approved access not to be used) 165m south of 144 Seacoast Road, Limavady (Mr J Gilfillen) Mrs McNee agree to hold this application for 10 days before issuing a refusal decision.

B/2007/0151/O – site for single storey dwelling with partially sunken basement adjoining 18 Glenside Brea, Deer Park, Limavady (Mr M Reid) Mrs McNee agreed to defer issuing refusal decision on this application for one month.

B/2007/0167/F – erection of detached double garage with storage above at 9A Dukes Lane, Ballykelly, Limavady (Thompson) Mrs McNee agreed to hold the application for one month before issuing a refusal decision.

Office Meetings: Office meetings were arranged for Friday 16 November 2007 commencing at 10 am for the following applications.

B/2007/0017/F – 9no apartments in a three storey block with associated parking, 121 Irish Green Street, Limavady (Devarc Ltd)

B/2007/0146/F – erection of single storey retirement dwelling on site to rear of 211 Clooney Road (Ms N Askin)

B/2007/0150/O – site for chalet bungalow adjacent to 4 Eason Court, Largy, Limavady (Mr P Wilson)

Queries/Comments outside the Schedule:

- Concern was raised regarding policy on outdoor advertisements.
- Planning Service confirmed that Roads Service were consulted regarding sight lines and if guidelines were not adhered to, enforcement action could be taken.

PRESENTATION BY LIMAVADY COMMUNITY DEVELOPMENT INITIATIVE:

The chair welcomed Mr Harry Lynas and Mr Damien Corr to the meeting.

Mr Lynas highlighted that LCDI were celebrating 20 years of community services and included in their portfolio of services was the Advice Centre, held in high regard

by GP's, DHSS, schools and other statutory/voluntary agencies and given free at 7 outreach centres or peoples homes.

Mr Lynas gave an overview of projects and role of Neighbourhood Renewal Officer, Money Advice Worker and Disability Advice Worker. He explained that total income generated from January to September 2007 was £874,420.25, however it was expected that this figure would reach £1 million by the end of the year.

Mr Lynas informed members that funding for the Disability Advice Worker's post would run out in the end of November 2007 and that the group had tried unsuccessfully to obtain additional funding for this high quality service. He thanked Council for its support over the years and requested that Council consider increasing its contribution to the group by £24,000 so that the value for money service would continue.

Members paid tribute to the work of LCDI over the past 20 years and it was agreed that the request for additional funding would be considered within the 2008/09 rates estimates.

MINUTES:

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

MATTERS ARISING:

Members noted the following with regards to matters arising from September and October Planning & Services meeting:

- **Public Convenience Signs:** Roads Service confirmed that finger post signs would be erected on Main Street to indicate that the public conveniences were situated at the entrance to Main Street car park.
- **PPS14:** Planning Service clarified that DoE Minister Arlene Foster had issued a statement confirming that the Department would assume responsibility for rural planning policy and would chair the Executive sub committee to review draft PPS14 from the DRD Minister. The Minister had also taken the decision to re-issue the draft policy as speculative development still posed a real threat to the countryside and that draft PPS14 would continue to apply to all application received after 16 March 2006. It was also clarified that applications taking account of draft PPS 14 would be recommended to Council in the normal manner, however, Planning Service would only issue decisions on applications recommended for approval and refusals would be deferred at the request of Council until the outcome of the review. Applications submitted between 7 September and 25 October 2007 in the belief that PPS 14 no longer applied would be offered the opportunity to withdraw and in exceptional circumstances, fees would be refunded.
- **Blocked Drains:** Northern Ireland Water confirmed that they had investigated the issue of blocked drains at Greystone Road/Castle Park and a de-siling operation and CCTV survey of the sewers commenced on 22 October 2007. The blocked drain at Pelliper Park was cleared on 2 October 2007.
- **Industrial Action by Classroom Assistants:** NIPSA indicated that Councils support for industrial action by Classroom Assistants was appreciated.

- **Speeding – Dunlade Road:** Roads Service confirmed that an assessment for traffic calming would be carried out at Dunlade Road and they would consider speed readings to assess the merits in reducing the current 40 mph to 30 mph.
- **Tyres - Bonfires:** Members welcomed that letters had been forwarded to all tyre companies in the Borough to remind them of keeping an audit trail on tyre disposal and this had led to fewer tyres being used on bonfires.
- **Spread of Blue Tongue:** DEFRA stated that they do not recommend the treatment of the general environment with insecticides to stop the spread of Blue Tongue as this will have little effect on the midge population and have serious environmental implications.

ROADS:

- **General:** It was agreed that issues in relation to roads would be discussed when Roads Service presented their autumn report at the November 2007 Support Service meeting.

WATER & SEWERAGE: - None.

HOUSING: - None.

ANY OTHER BUSINESS:

EU Programmes – Clustering: The Director of Development explained that in recent months members had been updated on the proposed Rural Development Programme 2007 – 2015 and the Peace III programmes. She said there were significant differences in the delivery mechanisms of both programmes and in level of funding available under each, however, it had been made clear that the programme would be delivered through clusters of Councils.

She said a number of Councils had already made substantial progress regarding their intended cluster grouping and the door was open for Limavady to cluster with Councils within the North East or North West groupings for both programmes.

Members discussed the advantages/disadvantages of clustering in both areas, including tourism and cross border benefits and considered which area had been proactive in getting involved in discussions for the programmes. Councillor Coyle proposed, seconded by Alderman Mullan that Limavady join with North West cluster for RDP and with North East grouping for the Peace III programme. Alderman Rankin proposed an amendment, which was seconded by Alderman Robinson that Limavady join with the North East cluster for both programmes. The amendment was put to the meeting and declared lost, with 6 voting for and 7 against. Councillor Coyle's proposal was put to the meeting and declared carried, with 7 voting for and 6 against.

It was agreed on the proposal of Councillor Coyle, seconded by Councillor Cubitt that Limavady Borough Council would seek to take on the role of lead Council for the RDP.

Fold Housing – Civic Centre Agreement: Member discussed the response by Fold Housing in agreeing right of way to the proposed Civic Centre, in particular their request as outlined in point 1 for restrictive covenant over lands to the rear of the site and benefits stated by both Fold and Council.

Councillor Coyle proposed that Council accept the offer made by Fold, however there was discontent expressed by members and some were of the opinion that Council was being harangued and neither would be in control if the restrictive covenant was agreed to. Various arguments were put forward for and against accepting the response by Fold. It was suggested that Council needed to get legal opinion regarding point 1 as this was a major sticking point. The Chief Executive explained that although the consequences of agreeing to point 1 had not been fully researched, Council's solicitor had been forwarded a copy of the response by Fold.

The deadline for accepting tender was highlighted in the debate that followed and a discussion took place on whether the Chief Executive should get definitive confirmation regarding consequences of agreeing to point 1. Councillor Coyle amended his initial proposal to include that Council accept the response by Fold, subject to the clarification mentioned. The proposal was seconded by Alderman Mullan but on being put to the meeting was declared lost, with 3 voting for, 5 against and 5 abstentions.

After further discussion it was agreed that a special meeting would be held before the tender deadline expired. The Chief Executive agreed to inform Fold Housing that Council had rejected their proposal regarding the restrictive covenant.

ANY OTHER BUSINESS:

Rationalisation of Social Security Agency Services: Reference was made to the centralisation of services within the SSA and staff being relocated from the Limavady office. Given the recent announcement of Seagate closure, it was agreed that the agency would be asked to keep the Limavady office a central part in their restructuring scheme.

Post Office Service: Concern was voiced at the poor service offered by the Post Office to businesses in the Borough. It was pointed out that in other areas of the North West were getting post delivered during the night to clear the backlog due to the recent strike and the same should apply to the Limavady area.

RPA – Emerging Findings Paper: The Chief Executive reminded members that a response to the Emerging Findings study was due by 19 November 2007. He recommended that members attend the first part of the PricewaterhouseCoopers stakeholder event regarding the paper on 13 November 2007 in the Radisson Hotel.

NEXT MEETING - Thursday 6 December 2007

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 9.40 pm)**

Signed: _____
Chair of Meeting