

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND DEVELOPMENT SERVICES COMMITTEE

1 DECEMBER 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 P Butcher, L Cubitt, M Carten (chair), B Chivers, M Coyle, B Douglas, M Donaghy, C Ó hOisín and E Stevenson.

IN ATTENDANCE:

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

APOLOGIES:

Councillors A Brolly, J F McElhinney and A Robinson.

MINUTES:

The minutes of meeting dated 2 November 2005 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Cubitt.

The minutes of special meeting dated 21 November 2005 were approved and signed on the proposal of Councillor Ó hOisín, seconded by Councillor Butcher.

MATTERS ARISING:

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) Mr Brown explained that he had been advised that Lord Rooker had been unwilling to meet with members regarding this application as under the new Council consultations arrangements once the formal consultation process had been concluded, any requests to meet should be made by an MP. However, Pat McBride, Planning Service Director of Operations would be willing to meet with members for further discussion on this application.

Mr Brown agreed to hold the application until decision had been reached by Planning Headquarters.

Refusal of Application due to Undermining of Draft NAP: Councillor Coyle voiced his disappointment that there continued to be quite a number of applications refused due to undermining of Draft NAP. He said he had difficulty with the Departments thinking on this and formally proposed that Council do not accept these decisions. This was seconded by Alderman Mullan.

Bonfires: The Director of Environmental Services informed members that the issue of bonfires had been discussed at the Senior Management Team meeting and suggested some of the problems could be addressed through the recently established Community Forum.

Issue of Planning Schedule: Mr Brown advised members that in response to requests from other Councils, Planning Service had agreed to issue the planning schedule 2 weeks in advance of Council meetings. Noted.

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/2004/0255/0 – site for dwelling adjoining 44 and 46 Sheskin Road, Gortgare, Greysteel (Miss S Moore);

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/2004/0585/F – erection of 12 apartments in a three storey block with associated parking, 121 Irish Green Street, Limavady (Devarc Ltd);

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

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);

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

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

B/2005/0075/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/2005/0196/O – site for single storey dwelling 50 metres northwest of 326 Seacoast Road, Limavady (Mr S Payne); *Mr Brown reported that a non determination appeal had been lodged for this application and that a informal hearing would be held on 24 February 2006.*

B/2005/0211/O – site for traditional rural farm dwelling 420 metres NNW of 890 Glenshane Road, Crebarkey, Dungiven (Mr N Donaghy);

B/2005/0269/O – site for 15 dwellings (mixed house types) south and west of 27 Ballydarrog Road, Ballydarrog, Limavady (Mr T Hamilton) *Mr Brown reported that a non determination appeal had been lodged for this application.*

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

B/2005/0323/F – erection of retirement dwelling with domestic garage 280 metres south of 32 Rallagh Road, Dungiven (Mr J Canning) *Mr Brown reported that Planning Service were awaiting withdrawal and new application on alternative site.*

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

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

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

B/2005/0399/0 – site for housing development with associated landscaping of public open space to include playing field, play area, pavilion with parking and riverside park on existing open space lands to the east of Gortenanima and Petrie Place, North of Whispering Pines, Rossair Road, Bovally, Limavady (B Mullan & Sons (Developments) Ltd);

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

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/2005/0451/F – erection of 2 storey apartment block (6 units) with associated car park at 17 Scroggy Road, Limavady (B Mullan & Son);

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);

B/2005/0516/0 – site for off site replacement dwelling at 15 Duncrun Road, Limavady (Mr G Begley);

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);

B/2005/0567/O – site for replacement dwelling at 21 Gortnaghey Road, Dungiven (Mr J Wilson) *Mr Brown reported that it was likely that this application would be withdrawn.*

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

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).

B/2005/0594/F – redevelopment of former market yard and adjoining lands to provide mixed use development comprising of commercial and residential uses (20 townhouses, 22 duplex apartments, 82 apartments and 2 semi-detached dwellings) on lands bound by Linenhall Street, Catherine Street and River Roe incorporating redundant market yard and 45 – 71 Catherine Street (Oakmore Development);

B/2005/0622/O – site for dwelling with detached garage adjacent to 45 Shore Avenue, Myroe, Limavady (Mr R McMichael);

B/2005/0669/F – erection of 2 metre high fence around part of front boundary of dwelling at 1 Barn Court, Ballykelly (Mr N Rothwell);

B/2005/0681/0 – site for traditional rural dwelling with detached domestic garage/store adjacent/opposite 20 & 21 Beech Road, Gortnaghey, Dungiven (Mr & Mrs H Colgan);

B/2005/0682/0 – site for bungalow 240 metres north east of 68 Killunaght Road, Dungiven (Miss D McNickle);

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

B/2005/0396/O – site for dwelling opposite access laneway to 46 & 48 Kiloyle Road, Drumsurn (Mr D Lagan) Mr Brown agreed to hold this application for 10 days before issuing a refusal decision.

B/2005/0540/O – site for pair of semi-detached dwellings North of 5 Duncrun Road, Limavady (Messrs McLaughlin & Doherty) Mr Brown agreed to hold this application for 1 month before issuing a refusal decision.

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

B/2005/0394/O – site for dwelling east/southeast of 211 Legavallon road, Drumsurn, Limavady (Mr D Lagan);

B/2005/0578/O – site for two storey dwelling with detached garage/store opposite 11 Plantation Road, Ballykelly (Mr & Mrs Mullan);

B/2005/0638/F – erection of one and half storey dwelling 90 metres south of 205 Drum Road, Dungiven (Mr S McCaul).

The recommended refusal of the following application was noted:

B/2005/0642/O – site for dwelling and garage 150 metres west of 12 Drumbane Road, Dungiven (Mr & Mrs D Murphy).

Members noted that the following applications had been withdrawn:

B/2005/0281/O – site for retirement bungalow 205 Legavallon Road, Dungiven (Mr & Mrs Farrell);

B/2005/0646/O – site for dwelling 350 metres north west of 15 Drumbane Road, Dungiven (Mr G Semple);

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

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

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/2005/0534/R – erection of dwelling with detached garage/store at site 1, adjacent to 5 Carnamuff Road, Tullymain, Limavady (Mr M Kelly) Mr Brown reported that whilst this application was refused on the schedule, Planning Service had changed opinion to a recommended approval.

B/2005/0592/R – erection of dwelling and detached domestic garage, site 2 adjacent to 5 Carnamuff Road, Tullymain, Limavady (Mr M Kelly) Mr Brown reported that whilst this application had been refused on the schedule, Planning Service had changed opinion to a recommended approval.

B/2005/0713/O – site for dwelling to the rear of 127 Glenhead Road, Magheramore, Limavady (Mr S Deehan) Mr Brown advised that this application had been refused due to undermining of Draft Northern Area Plan 2016. He said the site failed to integrate and had unacceptable visibility splays, as well as restricted access width.

Councillor Coyle proposed that Council do not accept the refusal decision and said the planning process was inconsistent. This was seconded by Alderman Mullan who indicated that the two tier system in operation by Planning Service was flawed and confusing. Mr Brown pointed out that he would have granted an office meeting had there been scope for amending the application but unfortunately in this instance, planning policy on green belt prevailed.

Mr Brown agreed to allow the applicant 10 days to withdraw the application.

B/2005/0760/F – site for dwelling and domestic garage, Temain Road (360 metres east of Temain Road/Gortnarney Road junction), Aghansillagh, Limavady (Mr & Mrs M & R Turpin) Mr Brown reported that whilst this application had been refused on the schedule, Planning Service had changed opinion to a recommended approval.

Site/Office Meetings: Site/office meetings were arranged for Thursday 15 December 2005 commencing at 10 pm for the following applications:

B/2005/0231/O – demolition of existing agricultural outbuilding to facilitate site 420 metres northeast of 776 Feeny Road, Dungiven (Mr & Mrs J B Mullan);

B/2005/0493/O – site for retirement farm building (replacement) and an additional dwelling (two dwellings in total) at 106 Drumrane Road, Limavady (Messrs S & C Cromie);

B/2005/0588/O – site for dwelling adjacent to 40 Laurel Road, Glack, Ballykelly (Mr S Donaghy);

B/2005/0670/O – site for dwelling and domestic garage 50 metres north west of 133 Ballyavelin Road, Limavady (Mr J Rankin);

B/2005/0691/O – site for dwelling and garage 170 metres south of 120 Ballyaveliin Road, Limavady (Ms H Caldwell);

B/2005/0731/O – site for two storey rural dwelling and detached domestic garage 150 metres south of 284 Drumsurn Road, Drumsurn, Limavady (Mr P O'Connor);

B/2005/0782/O – site for traditional rural dwelling with detached garage/store immediately west of 77 Ballynarraig Raod, Limavady (Mr O'Connor).

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

Mr Brown and Mr Duffy left the meeting at 8.30 pm.

ROADS:

None.

WATER AND SEWERAGE:

None.

HOUSING:

None

THE PLANNING (FEES) (AMENDMENT) REGULATIONS (N.I.) 2005:

The Planning (Fees) (Amendment) Regulation (NI) 2005 were tabled and noted.

QUARRY PRODUCTS ASSOCIATION:

The Director of Environmental Services tabled letter from Gordon Best, Regional Director of Quarry Products Association regarding Treasury policy and forced cutbacks by Roads Service to the roads maintenance budget. Members noted that members of the Association would be willing to present to members and give a first hand account of how the serious cuts would effect the Association and its employees.

As requested in the letter, it was agreed that the Chief Executive would write to the Minister of Regional Development and to the HM Treasury to express concern and request that the roads maintenance budgets for Limavady be brought back to the required levels recommended by the Regional Transportation Strategy.

ANY OTHER BUSINESS:

Retirement of Director of Development: The Director of Environmental Services reminded members that the Director of Development was due to retire at the end of December and invited members to attend his retirement presentation on Friday 2 December 2005.

NEXT MEETING:

5 January 2006

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 8.35 pm)**