

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND DEVELOPMENT SERVICES COMMITTEE

2 FEBRUARY 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, L Cubitt, M Coyle, M Donaghy, B Douglas, J F McElhinney, C Ó hOisín, A Robinson and E Stevenson.

IN ATTENDANCE:

Committee Clerk, Director of Environmental Services, Ms Fiona McCandless and Ms Michelle Gormley, Planning Service.

APOLOGIES:

None

MINUTES:

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

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): Councillor Coyle informed members that the meeting with Pat McBride regarding the above application did not take place and that the applicant wanted decision to be issued as soon as possible to allow for appeal. It was agreed on the proposal of Councillor Coyle, seconded by Councillor Brolly not to accept the refusal decision.

Threat of Industrial Action by Planning Service: The Director of Environmental Services tabled letter dated 19 January 2006 in which the Department of Finance & Personnel advised that every effort was been made by Ministers through negotiation to secure a mutually satisfactory pay deal for 2006 and that hopefully strike action could be avoided.

Temple Road – Drumsurn: The Director of Environmental Services tabled letter dated 10 January 2006 in which Roads Service advised that Limavady Section Office would arrange for verge ploughing and a brush and tidy up on sections of Temple Road.

Roads Service – Various Issues: Members noted response by Road Service on various road issues raised at meeting of 30 November 2005.

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

As previous, Councillor Coyle reinforced that Council should not accept refusal decisions due to undermining of draft Northern Area Plan 2016. Noted.

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

B/2003/0327/F – erection of traditional rural dwelling with detached garage/store off Bolea Road, Gortcorbies, Limavady (Mr D Gilfillen);

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/2004/0233/O – site for dwelling with detached garage 120 metres of southeast of 49 Station Road, Limavady (Mr R Greene);

B/2004/0278/O – site for traditional rural dwelling with detached garage/store to rear of 77 Baranailt Road, Dumacarney Lane, Ballykelly (Mr J S Sherrard);

B/2004/0358/O – site for traditional rural dwelling with detached garage/store 450 metres south west of 67 Baranailt Road, Drumacarney, Limavady (Mr G Alcorn);

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/2004/0732/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) *Members noted that this application was likely to be withdrawn.*

B/2005/0093/O – site for dwelling house and detached domestic garage adjacent to 196 Legavallon Road, Dungiven (Mr & Mrs S Farrell);

B/2005/0111/O – site for neighbourhoold store/community hall southwest of 78 Dunlade Road, Killywool, Greysteel (Tullyverry Developments);

B/2005/0196/O – site for single storey dwelling 50 metres northwest of 326 Seacoast Road, Limavady (Mr S Payne); *Members 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/2005/0246/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/2005/0257/F – two storey side extension to dwelling to provide additional self-contained unit of accommodation 264 Foreglen Road, Claudy (Mr M McNickle);

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

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) *Members noted that this application was likely to be withdrawn.*

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/2005/0391/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) *Members noted that Planning Service were awaiting return of all consultation responses before reaching decision on this application.*

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) *Members noted that Planning Service were awaiting return of all consultation responses before reaching decision on this application.*

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) *Members noted that Planning Service were awaiting the withdrawal of this application.*

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/2005/0664/O – site for dwelling 100 metres west of 127 Polly's Brea Road, Dungiven (Mr & Mrs McDaid);

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/2005/0809/F – change of use from agricultural barn to funeral parlour (including access & parking facilities) (Mr Robinson).

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

B/2004/0064/O – site for dwelling to rear of 91 Bolea Road, Bolea, Limavady (Dr A Jeffrey) Ms McCandless agreed to hold this application for 10 days before issuing a refusal decision.

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) Ms McCandless agreed to hold this application for 10 days before issuing a refusal decision.

B/2005/0588/O – site for dwelling adjacent to 40 Laurel Road, Glack, Ballykelly (Mr S Donaghy) Ms McCandless undertook to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2005/0670/O – site for dwelling and domestic garage 50 metres north west of 133 Ballyavelin Road, Limavady (Mr J Rankin) It was agreed on the proposal of Councillor Stevenson, seconded by Councillor Cubitt not to accept the recommended refusal.

B/2005/0691/O – site for dwelling and garage 170 metres south of 120 Ballyaveliin Road, Limavady (Ms H Caldwell) It was agreed on the proposal of Councillor Stevenson, seconded by Councillor Cubitt not to accept the recommended refusal.

B/2005/0782/O – site for traditional rural dwelling with detached garage/store immediately west of 77 Ballynarrraig Raod, Limavady (Mr O’Connor) It was agreed on the proposal of Councillor Douglas, seconded by Councillor Stevenson not to accept the recommended refusal.

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

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)

The recommended refusal of the following applications were noted:

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

Members noted that the following applications had been withdrawn:

B/2004/0140/F - erection of 3 storey building to provide 6 two bedroom flats at 83 Catherine Street, Limavady (Mr S 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/2005/0508/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/2005/0815/O – site for dwelling 120 metres north of 107 Loughermore Road, Loughermore, Limavady (Mr A Riley).

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/2005/0787/O – site for dwelling with detached domestic garage 90 metres north east of 24 Glack Road, Limavady (Mr A McKeever) Ms McCandless agreed to hold this application for 1 month for additional information to be submitted by the applicant.

Site/Office Meetings: Site/office meetings were arranged for Friday 17 February 2006 commencing at 10 pm for the following applications:

B/2004/0687/F – erection of petrol/service station with shop unit at Broad Road, Fruithill, Limavady (Linley Properties Ltd) Ms McCandless agreed to defer issuing approval on the application for 1 month and to an office meeting so that additional information could be submitted by objectors.

B/2005/0448/F – extension to dwelling at 873 Glenshane Road, Dungiven (Mr B McGilligan);

B/2005/0717/O – site for retirement farm bungalow and detached domestic garage/store (Mr & Mrs K Johnston);

B/2005/0747/O – site for dwelling and garage 80 metres north west of 19 Cloghan Road, Limavady (Mr M Blaha);

B/2005/0769/O – site for dwelling 70 metres south west of 261 Ballyquin Road, Limavady (Mrs Smyth);

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

B/2005/0781/O – site for traditional rural dwelling with detached garage/store immediately southwest of 76 and 78 Ballynarrig Road, Limavady (Mr J Connor);

B/2005/0794/O – site for two storey replacement dwelling with detached garage/store at Killyblight Road, Dungiven (200 metres south west of 52 Bovevagh) (Mr J Wray);

B/2005/0805/O – site for 2no one and a half storey dwelling with detached garages to rear of 140 Carrowclare Road, Myroe, Limavady (Mr G McLaughlin);

B/2005/0806/F – erection of indoor arena for horse riding school at 31 Loughermore Road, Ballykelly (Mr & Mrs R Henry);

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

ROADS:

Fallen Leaves – Scotchtown Road: Alderman Mullan referred to the problem of fallen leaves piled up on the grass verge adjacent to housing on Scotchtown Road and said it was ludicrous that Roads Service were not taking responsibility for clearing this. Councillor Coyle suggested that Roads Service confirm how many road sweepers were used in the Borough and schedule of work for rural areas.

Slow Signs – Dromore Road: Alderman Robinson requested that Roads Service provide slow sign at the lower end of Dromore Road.

Street Lighting – Anderson Park/Drumachose/Edenmore Park: Alderman Robinson queried when the Housing Executive, Road Service and Council were meeting to discuss provision of street lighting at Anderson Park, Drumachose and Edenmore Park. The Director of Environmental Services agreed to investigate this possibility.

Pathway between Mount Eden/Whitehill Park: At the request of Alderman Robinson, the Director of Environmental Services agreed to write to Roads Service regarding bollards being removed which prevented vehicular access on the pathway between Mount Eden and Whitehill Park. He also agreed to investigate complaints of dog fouling at the same location.

WATER AND SEWERAGE:

Clearing of Shough: Councillor Ó hOisín suggested that the contents of a shough which had been cleared at Curragh Road should have been taken away or left inside rather than piled up on the edge of the drain.

Blocked Sewers: Councillor Cubitt pointed out that Limavady sewers had been blocked for 3 days in succession and said a new treatment system was needed as a matter of urgency.

HOUSING:

None

ANY OTHER BUSINESS:

B/2005/0750/R – Letter of Objection: Councillor Cubitt tabled letter dated 30 January 2006 in which Dr & Mrs Gordon put forward a number of objections to outline approval of the above application. Noted.

Preliminary Consultation – A6 Castledawson to Londonderry Dualling: The Director of Environmental Services tabled letter dated 24 January 2006 in which Ferguson McIlveen invited Council to meet and discuss the A6 Castledawson to Londonderry dualling. It was agreed that Council would consult regarding the scheme when the proposals were further developed.

Street Lighting – Greystone Road: Alderman Rankin informed members that the residents of Greystone Road were delighted that the Housing Executive had upgraded the street lighting.

NEXT MEETING:

Thursday 2 March 2006

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 8.25 pm)**