

**LIMAVADY BOROUGH COUNCIL**  
**COMHAIRLE BHUIRG LÉIM AN MHADAIDH**

**PLANNING AND DEVELOPMENT SERVICES COMMITTEE**

**2 SEPTEMBER 2004**

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 2 pm on the above date.

**PRESENT:**

Aldermen M Carten and J Dolan. Councillors A Brolly, L Cubitt, M Coyle, B Douglas (chair), M McGuigan and E Stevenson.

**IN ATTENDANCE:**

Committee Clerk, Mr A Brown and Mr J Duffy, Planning Service and the Chief Technical Service Officer.

**APOLOGIES:**

Councillors M Donaghy, D Lowry, G Mullan, J Rankin and the Town Clerk.

**MINUTES:**

Minutes of meetings dated 3 June and 28 June 2004 were approved and signed on the proposal of Alderman Carten, seconded by Alderman Dolan.

**MATTERS ARISING:**

**Industrial Action by NIPSA:** Councillor Coyle stated that the continued industrial action by NIPSA was putting Council, Councillor's and the people of the borough at an inconvenience and suggested that something needed to be done about having the meetings back at the usual 7.30 pm time. Mr Brown said that whilst the union was recommending 'indefinite all out industrial action without pay', it was unlikely that the workers could afford to follow this and a settlement was likely with the government's offer being accepted within the next month.

**Issuing Approval for Planning Applications:** Councillor Coyle referred to length of time taken for the Planning Service to issue planning decisions after approval. Mr Brown said that ideally it was preferred to take applications in order but often processing was complicated and that the Planning Office would prioritise those applications for the disabled or those with special circumstances.

Mr Brown advised Councillor McGuigan that it was advisable not to commence building work before an approval had been issued as the Planning Service could have stipulations attached to the site in question.

**Lighting Upgrade at Edenmore/Drumachose & Anderson Park:** The Chief Technical Service Officer reported that he was in the process of setting up a meeting with Northern Ireland Housing Executive, Roads Service and Limavady Town

Councillors on upgrading the street lighting at Edenmore/Drumachose and Anderson Park.

**Brisland Road Sewer Extension / Bishop's Road Watermain Extension:** The Chief Technical Service Officer reported that the Water Service had provided an update of the proposed scheme at Brisland Road in letter dated 8 July 2004 and said that 'expressions of intention to connect to the public sewer' had been signed and shortly they would be writing to Mr B Peoples setting out the conditions for the approval of the scheme at Brisland Road. Members noted that the Water Service had difficulty in identifying an appropriate site to locate the water booster station for the Bishop's Road scheme and this had unfortunately delayed completion of the design work.

**Safety - By-Pass:** The Chief Technical Service Officer highlighted that Mr John Young, Traffic Engineer, Roads Service had confirmed that safety aspects of the by pass was being investigated and that entrance and exit points would be reviewed.

**Various Roads Issues:** Chief Technical Service Officer reported that Roads Service had responded to a number of issues raised by members and the following points were noted.

- ◆ Traffic Volume, Spallan Road – Road Service was to contract Shackleton Barracks to see if a more suitable arrangement could be made.
- ◆ Speed Limit, Lomond Road – Roads Service to assess the possibility of 40 mph speed limit being justified.
- ◆ Grass Verges, Edenmore Road – Roads Service cutting policy allowed twice yearly cutting in rural areas and five times a year for urban areas. Limavady Council carried out grass cutting to amenity standards in urban areas and Roads Service contributes to these costs. Edenmore Road had received the first of its two annual cuts.
- ◆ Subsidence, Chapel Road Dungiven – Roads Service had included Chapel Road in the current financial year reconstruction/resurfacing scheme.
- ◆ Heavy Traffic, Birren Road – Roads Service had listed Birren Road for resurfacing in current financial year.
- ◆ Graffiti, Scroggy Road – Roads Service had inspected Scroggy Road and commented that no offensive graffiti had been found.

#### **PLANNING APPLICATIONS:**

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

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

**B/2003/0406/O – site for dwelling adjacent to 23 School Road, Greysteel (Mr M Lynch);**

**B/2003/0076/F – erection of shooting range consisting of 9 lane 125 m indoor pistol range, 8 lane 25 m outdoor pistol range, 15 lane 200 m outdoor range and clay pigeon trap with associated landscaping and carparking, lands to rear of 17 Corrick Road, Dungiven (Northern Ireland Target Sports Association);**

**B/2003/0738/0 - site for dwelling 30 m to north east of 918 Glenshane Road, Carn, Dungiven (Mr S O'Kane);**

**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/2004/0035/F - erection of replacement timber structure temporary store at 65 Meadowvale Park, Limavady (Mr & Mrs Smyth).**

**B/2004/0168/F - erection of two storey dwelling and domestic garage adjacent to the rear of 66 Killylane Road, Cregan Upper, Greysteel (Mr & Mrs K Bryson);**

**B/2004/0091/0 - site for one and half storey dwelling and garage adjacent 128 Carrowclare Road, Myroe, Limavady (Mr & Mrs G Miller);**

**B/2004/0092/0 - site for one and half storey dwelling and garage adjacent 128 Carrowclare Road, Myroe, Limavady (Mr & Mrs G Miller);**

**B/2004/0093/0 - site for one and half storey dwelling and garage adjacent 128 Carrowclare Road, Myroe, Limavady (Mr & Mrs G Miller);**

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

**B/2004/0252/0 - site for traditional rural dwelling with detached garage/store 50 metres east of 138 Carrowclare Road, Carrowclare, Limavady (Mrs M Colgan).**

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

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

**B/2003/0466/F – erection of housing development of 12 townhouses and 2 apartment blocks, 94/96 Irish Green Street, Limavady (Mr S Mullan) - July Schedule;**

**B/2004/0008/O - site for dwelling 60 metres south of 205 Drum Road, Drum, Dungiven (Mr S McCaul);**

**B/2004/0207/0 - site for retirement farm dwelling and garage 380 metres south east of 9 Duncrun Road, Limavady (Mr W Cooke);**

Members noted the recommended refusal of the following applications:

**B/2002/0542/F – proposed roads and site layout for industrial/commercial development, Dowland Road, Limavady (Moylehill Properties Ltd);**

**B/2003/0756/0 - site for housing development Dernaflaw Cottage, Dernaflaw Road, Dungiven (J P M Contracts);**

**B/2003/0774/0 - extension to existing terrace of dwellings to form new dwelling adjoining 7 Crawford Square, Limavady (Mrs S Armstrong) Mr Brown reported**

that the Planning Service's opinion to refuse this application remained unchanged and undertook to hold the application for 1 month before issuing a refusal decision.

**B/2004/0056/0 - site for dwelling and detached garage opposite 45 Tully Road, Ballykelly, Limavady (Mr & Mrs A Sherrard);**

**B/2004/0067/0 - site for traditional cottage style bungalow 75 metres west of 110 Broad Road, Ballyrisk Beg, Limavady (Mr & Mrs J Devine);**

**B/2004/0153/F - erection of dwelling Gortgarn Road, Limavady (Mr H Diamond)** Mr Brown reported that the Planning Service's opinion to refuse this application remained unchanged and undertook to hold the application for 1 month before issuing a refusal decision.

**B/2004/0183/0 - site for traditional rural dwelling with detached garage/store 220 metres SSE of 47 Newline Road, Moys, Limavady (Messrs McDaid & Phillips);**

**B/2004/0216/0 - site for traditional rural dwelling with domestic garage/store to replace existing vacant dwelling (Mr R Hylands);**

**B/2004/0223/0 - site for dwelling adjacent to 40 Carnamuff Road, Limavady (Mr I Townley);**

**B/2004/0225/0 - site for dwelling 250 metres south of junction of Loughermore Road and Tartnakilly Road, Glack, Limavady (Mr F Coyle);**

**B/2004/0231/0 - site for traditional rural dwelling with detached garage/store 70 metres north of the GAA football pitch, Gortnaghey Road, Gortnaghey, Dungiven (Mr & Mrs Reilly)** Mr Brown reported that the Planning Service's opinion to refuse this application remained unchanged and undertook to hold the application for 10 days before issuing a refusal decision.

Members noted that the following applications had been withdrawn:

**B/2004/0121/0 – site for dwelling and detached garage 60 metres north west of 73 Teeavan Road, Dungiven (Mr H Morrow);**

**B/2004/0150/0 – site for traditional rural dwelling with detached garage/store adjacent to 'Willow Cottage' 141 Seacoast Road, Crindle, Limavady (Mr D Gilfillan).**

**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/2004/0265/A – Erection of 2no 48 sheet advertising hoarding adjacent to Roe Bridge, Catherine Street, Limavady (Messrs J C Decaux)** Mr Brown reported that the application had been recommended for refusal as it would be detrimental to visual amenity and detrimental to setting of Limavady town.

**B/2004/0306/0 – site for single storey dwelling adjacent to 27a Mullaghmeash Road, Feeny (Mr G McHenry)** Mr Brown reported the application had been recommended for refusal as the site failed to integrate.

**B/2004/0313/0 – site for 3 dwellings adjacent to 75 Lomond Road, Limavady (Mr D O'Neill)** It was agreed to hold the application for 1 month before issuing a refusal decision.

**B/2004/0320/F – erection of dwelling and garage on lands adjacent to 7 Corrick Road, Cashel, Dungiven (Mr H O'Kane)** It was agreed to hold the application for 10 days before issuing a refusal decision.

**B/2004/0321/F – erection of replacement dwelling with detached garage/store 186 Glenhead Road, Moyse, Limavady (Mr V Scott)** It was agreed to hold the application for 10 days before issuing a refusal decision.

**B/2004/0332/F – erection of two storey dwelling with detached garage/store adjacent to 75 Baranailt Road, Drumacarney, Ballykelly, Limavady (Mr & Mrs J Craig)** It was agreed to hold the application for 10 days before issuing a refusal decision.

**B/2004/0366/0 – site for dwelling 110 metres south east of 22 Gortnacross Road, Derryork, Dungiven (Mr A McFarlane)** Mr Brown agreed to hold the application for 10 days before issuing a refusal decision.

**B/2004/0412/A – retention of free standing internally illuminated sign at The Country Tavern Hotel, 265 Clooney Road, Faughanvale, Limavady (Mr & Mrs Stewart)** Mr Brown reported that the application had been recommended for refusal as it would be detrimental to visual amenity and prejudicial to safety and convenience of road users.

**B/2004/0463/0 – site for dwelling close to 15 Turmeel Road, Dungiven (formerly Hillog Road)** Mr Brown reported that the application had been recommended for refusal as the site failed to integrate and constituted ribbon development.

**Site/Office Meetings:** Site/office meetings were arranged for Tuesday 14 September 2004 at 9.30 am for the following applications:

**B/2003/0723/0 – site for traditional rural dwelling with detached garage/store 190 metres south east of 47 Newline Road, Moys, Limavady (Mr W Riley)** It was proposed by Councillor Cubitt, seconded by Councillor Coyle that the Environment & Heritage Service be invited to attend the meeting.

**B/2004/0063/0 – site for dwelling and garage to rear of 205 Seacoast Road, Ballyhenry East, Limavady (Mr E Conn);**

**B/2004/0142/0 – site for retirement farm dwelling between 136 and 138 Drumrane Road, Largy, Limavady (Mr & Mrs W J Laughlin);**

**B/2004/0146/0 – site for single storey dwelling adjacent to 72 and 72a Sheskin Road, Minegallagher, Limavady (Mr G McKinney);**

**B/2004/0228/0 – site for dwelling Windyhill Road, Dunmore, Limavady, 210 metres west of junction with Altikeeragh Road (Mr M Harkin);**

**B/2004/0244/0 - site for dwelling and garage site opposite 726 Feeny Road, Dungiven (Mrs B Hamill)** Mr Brown agreed to an additional office meeting before issuing a refusal decision.

**B/2004/0292/F – erection of one and half storey detached dwelling adjoining 14 Village Oaks, Loughermore Road, Ballykelly, Limavady (Mr G O’Kane);**

**B/2004/0344/0 – site for traditional two storey farmhouse with detached garage/store 120 metres north of 116 Highlands Road, Clagan, Limavady (Mr & Mrs Alcorn);**

**B/2004/0361/0 – site for replacement dwelling opposite Ballyquin House, Ballyquin Road, Ballyquin, Limavady (Mr K McDonald);**

**B/2004/0363/0 – site for single storey dwelling approximately 180 metres north west of 19 Boviel Road, Boviel, Dungiven (Ms M McNicholl);**

**B/2004/0379/0 – site for dwelling adjacent to 86 Gortnaghey Road, Gortnaghey, Dungiven (Mr P Moore);**

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

**BUILDING REGULATIONS APPLICATIONS (schedule enclosed):**

The District Chief Building Control Officer’s report detailing applications approved, acknowledged and issued between 1 - 30 June, 1 – 30 July, 2 – 27 August 2004 was tabled and noted.

**ROADS:**

**Dungiven Bye-Pass:** The Chief Technical Service Officer informed members that a deputation from Council had meet with Minister Spellar regarding Dungiven By-Pass on Friday 13 August and that the Minister had stated that the by-pass was now in the Preparation Pool of the Transport Plan. Members welcomed the news and said that it was important that Ballykelly and Greysteel should not be overlooked.

**Overgrown Hedgerows:** Councillor Stevenson requested that the Town Clerk write to Roads Service regarding overgrown hedges at Windyhill Road, Drumalief Road/Broad Road junction and Drumalief Road and Bolea Road as these caused difficulties with visibility. Councillor Cubitt requested that the Town Clerk also write to Roads Service regarding overgrown hedgerows at Freehall Road/Aghanloo Crossroads.

**WATER AND SEWERAGE:**

**Water Service Annual Presentation:** The Chief Technical Service Officer informed members that the Water Service routine annual presentation to Council’s would take place in Autumn/Winter 2004/05 with a date to be confirmed.

Councillor Coyle responded that such a presentation would be difficult due to Councillor Brown's notice of motion. Councillor A Brolly proposed that the decision on whether or not to have a presentation be deferred until there was a full committee. Councillor Cubitt seconded this.

**Benone/Magilligan – New Sewerage System:** In Councillor Mullan absence, Councillor Coyle requested an update on the plans for a new sewerage system at Benone/Magilligan. The Chief Technical Service Officer agreed to provide this at the next meeting of the Planning & Development Committee.

**SUBMISSION FROM NORTHERN CORRIDOR RAILWAYS GROUP:**

The Chief Technical Service Officer highlighted to members that the submission from the Northern Corridor Railways Group viewed rail as a key component of a broader transport framework and that the Group concluded that the retention and enhancement of the rail link was fundamental to the future development of the rail corridor and wider regions. Noted.

**SOLAR SMART SCHEME:**

The Chief Technical Service Officer explained that Mr Jim Mullan, District Building Control Officer had sought the approval of Council for 4 applications for the provision of solar panels and that the total cost to Council would be £150 per application, £600 in total. This was agreed on the proposal of Councillor Cubitt, seconded by Councillor Coyle.

**CONSULTATIONS:**

The Chief Technical Service Officer explained that the Department of Regional Development was developing Planning Policy 14 – 'Sustainable Development in the Countryside' which would replace the policies contained within the rural planning policy document and that the views of Council to this consultation were sought by 4 October 2004. The Chief Technical Service Officer highlighted that the views of Council was also sought on the consultation paper on Reforming Planning – 'Proposals to Amend Primary Planning Legislation in Northern Ireland' and that a response was required by 12 November 2004. It was agreed by members that Mr Michael Graham, PTZ Pieda Consulting be engaged to prepare a response to both the consultations on behalf of Council.

**NORTHERN AREA PLAN 2016:**

The Chief Technical Service Officer submitted letter dated 7 May 2004 from Mr B Robinson, Planning Service and letter dated 2 July 2004 from Mr Michael Graham, DTZ Pieda Consulting to Council's consultation on Northern Area Plan 2016. Noted.

**ANY OTHER BUSINESS:**

None

**NEXT MEETING:**

7 October 2004

**THIS CONCLUDED THE BUSINESS**

**(The meeting ended at 4.30 pm)**