

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

**PLANNING & SERVICES COMMITTEE  
2 OCTOBER 2008**

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

**PRESENT:**

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

**IN ATTENDANCE:**

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

**APOLOGIES:** -Councillor Robinson.

**MINUTES:**

The minutes of meeting dated 4 September 2008 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Cubitt.

**MATTERS ARISING:**

The following correspondence was circulated to members for information:

**PPS 14:** Members were advised that the Minister for the Environment Sammy Wilson had confirmed that the Executive would consider options for the revision of draft PPS14 at the earliest opportunity; however in the absence of agreement the Minister would be considering shelving further work on a revised draft PPS14 and living with a more restrictive policy.

**Street Lights:** Roads Service confirmed that individual white lights on the pedestrian refuge islands in the centre of roads burn permanently to draw motorist's attention to the island and improve pedestrian safety.

**Visibility at Lislane Bridge:** Roads Service advised that a preliminary assessment of visibility had been carried out at the above location against the criteria for a minor improvement scheme but regrettably the location was not approved for further assessment.

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

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

**D4/Refusal: B/2007/0233/F – retention of two-storey side extension to provide granny flat and additional 1<sup>st</sup> floor accommodation and external alterations (Mr R McFarland)** *Members were advised that this application was to be removed from the schedule pending the outcome of ministerial correspondence.*

**D6/Refusal: B/2007/0575/F** – 3 storey apartment block consisting of 6 No. two bedroom apartments with on site parking on site between 11 & 25 Tullyverry Drive, Greysteel (Tullyverry Developments Ltd) *Mrs McNee advised that a meeting would be held with the agent and if the issues could be resolved approval would be issued.*

**D8/Refusal: B/2008/0147/F** – proposed 2 storey building comprising of 2 NO. commercial units on the ground floor, office and an apartment on the first floor to rear of 156 and 156a Main Street, Dungiven (Mr L Miller) *It was agreed that Council would not accept the recommended refusal of this application.*

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

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

**B/2007/0490/O** – site for 3 ½ storey dwellings & retail/commercial units to replace existing dwellings, retail/commercial units, office block, shed and contractor/builders yard at 65-79 Main Street, Dungiven (J. P. M. Contracts) *Application withdrawn.*

**B/2007/0560/F** – construction of windfarm consisting of 14 Wind Turbines (125m high) (hub height not exceeding 80m, blade diameter not exceeding 90m) an electrical sub station and control building, one meteorological pole, construction, extension and upgrading of internal site tracks, construction of temporary site compounds and associated works at Bolea Road, 500 metres south east of picnic area on Windyhill Road and directly north of A37 Dunbeg Townland, Limavady (M Denny) *Mrs McNee outlined that this application had been refused due to AONB designation and policy issues. It was agreed that a private office meeting would be held regarding the application.*

**B/2007/0563/F** – proposed windfarm comprising 8 turbines (80m tower, 90m blade diameter with an overall height of 125m), associated transformers, permanent anemometer mast, site access tracks, gates, site control room, compound and substation, electrical cabling, temporary site compound, two site entrances, road improvement works at entrances, minor road works on Bolea Road and all other ancillary works on land approximately 1500 east of Largantea Bridge, Dunmore, Limavady (TCI Renewables Ltd) *Mrs McNee outlined that this application had been refused due to AONB designation and policy issues. It was agreed that a private office meeting would be held regarding the application.*

**B/2008/0014/F** – retention of pair of semi-detached dwellings with associated site & access works at Old Dromore School, Highlands Road, Dromore, Limavady (S Gallagher) *Mrs McNee agreed to defer issue of refusal decision for 7 days for possible withdrawal of the application.*

**B/2008/0093/F** – proposed housing development consisting of 12 semi-detached dwellings & 6 No and 4 No detached dwellings with associated car parking, access & landscaping located 65 metres north of 55 Garvagh Road,

**Dungiven (Kamac Developments)** *Mrs McNee outlined that she had met with the agent to consider amendments to the scheme. It was agreed that if opinion was changed to a recommended approval that there was no need to bring application back to Council.*

**B/2008/0136/RM – single storey dwelling with detached garage, Loughermore Road, Ballykelly (Mr M Tierney)** *Mrs McNee agreed to defer issuing refusal decision for 1 month.*

**B/2008/0154/F – installation of flagpole type telecommunications antenna and support structure incorporating 1 No WB omni (2G/3G) antenna, with associated ground based equipment cabinets and meter cabinet at Limavady Orange Hall, Catherine Street, Limavady (Orange Pcs)** *Mrs McNee agreed to discuss issues raised by Council with DPM and would hold decision for 2 weeks.*

**B/2008/0202/F – erection of one and a half storey dwelling and garage (amendment to previous approval under B/2007/0063/RM) adjacent to 5 Carnamuff Road, Ballykelly (Mr M Kelly)** *Mrs McNee agreed to hold this application pending the outcome of the review of PPS14.*

**B/2008/0220/F – proposed change of housetype from previously approved ref: B/2005/0751/F (single storey dwelling and domestic garage) to two storey dwelling and domestic garage on site 100m north west of 93 Dunlade Road, Killywool, Greysteel (Mr P McGuinness)** *Mrs McNee agreed to hold issue of refusal decision for amended drawings to be submitted. It was also agreed that If amended drawings were acceptable, approval could be issued.*

**B/2008/0315/F – erection of log cabin style dwelling designed to suit this forested/mountain area, Loughermore Road (300m SSW of the Loughermore/Carnamuff Crossroads) Dunbrook, Ballykelly (Mr & Mrs Shileds)** *Mrs McNee agreed to hold issue of refusal decision for amended drawings to be submitted or for withdrawal of application.*

**B/2008/0122/F – erection of wind turbine for residential use (15m high) 90 metres south east of Mount View, 321 Seacoast Road, Bellarena, Limavady (Mr L Hanna)** *Members discussed details of this application and it was noted that decision by Planning Service was time bound to 31 October 2008 due to funding. Objections had been received and were still under consideration by planning service and public health and no recommendation had been reached. It was agreed that if Planning Service were of a mind to approve the application, a recommendation did not have to be brought back to Council.*

**Office Meetings:** Office meetings were arranged for Friday 17 October 2008 for the following applications:

**B/2008/0249/F – proposed extension to existing nursing home/care centre to provide additional 50 bedrooms with communal space and associated storage (single storey). Administration block (2 storey). Kitchen and service accommodation, with associated car parking and landscaping (Mr J Nutt);**

**B/2008/0295/F – proposed retention of converted (previously redundant) agricultural sheds for light engineering and storage purposes as part of a farm diversification scheme (Mr D Lynch);**

**B/2008/0320/F – enlargement of approved site and the relocation of the approved dwelling & garage from between No's 668 & 670 to some 50 metres, Seacoast Road, Benone, Limavady (Mr Gaile);**

**B/2008/0323/F – erection of one and a half storey replacement dwelling with attached garage 125 Altmower Road, Dungiven (Mr O'Hara).**

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

***Planning Queries outside Schedule:***

- ◆ **Development of Barley Hill:** Mrs McNee advised members that she was unaware of the details of an application for a housing development at Barley Hill but would ask her colleague James Duffy to contact the relevant councillors.

**SUGGESTED RESPONSE TO ENVIRONMENTAL STATEMENTS:**

Members noted that Council had received Environmental Impact Assessments relating to the development of two separate windfarms in the Borough in the last year and comments to these had been returned from Environmental Health Department. However, given the scale and location of the proposals within Binevenagh AONB, it was recommended that Council make further comment. It was suggested that there was a need to balance renewable energy provision with the value of the Borough's landscape and this should be reflected in any formal comment from Council. Agreed.

**ROADS:** - None.

**WATER & SEWERAGE:** - None.

**HOUSING:**

- ◆ Reference was made to the economic downturn in the economy, repossession of homes and the need for additional social housing in the Borough. A petition was circulated for members to support that the Housing Executive take over ownership of a number of former army houses in Ballykelly to alleviate the housing need situation.

**LETTERS TABLED FOR INFORMATION:**

- ◆ Rivers Agency - detailing emergency flooding arrangement and contact details after normal office hours.
- ◆ Concerned Resident - regarding Freedom of Borough motion.
- ◆ Planning Service - advising of Planning (Environment Impact Assessment) (Amendment No. 2) Regulations (Northern Ireland) 2008 (SR 2008 No. 372).

- ◆ Roads Service – Notice of Intention and draft order regarding The Off Street Parking (Amendment No.2) Order (NI) 2008.
- ◆ Planning Service – opinion regarding proposed application for energy producing CHP Micro Turbine to the rear of Tesco stores and adjacent to the existing plant room.

**ANY OTHER BUSINESS:**

- ◆ It was agreed that Northern Ireland Water would present their capital works programme to Council at the Planning & Services meeting on 6 November 2008 and that Roads Service would present their Autumn Consultation Report to Council at the Monthly meeting on 25 November 2008.
- ◆ It was agreed that Councillor Coyle, Councillor Ó hOisín, Councillor Stevenson, Councillor Douglas and Alderman Robinson would attend a question/answer session with pupils from the 4 secondary/grammar schools in the Borough as part of Local Democracy Week between 13 – 19 October 2008.
- ◆ Members asked that Councils congratulation would be passed to the Countryside Recreation Officer on Limavady being awarded Charles Thomson Award for water safety.

**DATE OF NEXT MEETING:** - 6 November 2008.

**THIS CONCLUDED THE BUSINESS**  
**(The meeting ended at 8.00 pm)**

**Chair:** \_\_\_\_\_