

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

PLANNING & SERVICES COMMITTEE

3 JANUARY 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 A Brolly, P Butcher, M Carten, B Chivers, M Coyle, M Donaghy, B Douglas, L Cubitt, C O hOisín (chair), J F McElhinney, A Robinson and E Stevenson.

IN ATTENDANCE:

Committee Clerk and Mrs Andree McNee, Planning Service.

NEW YEAR GREETINGS:

The Chair welcomed members to the first meeting of 2008 and wished those in attendance a happy new year.

APOLOGIES: - Chief Executive.

MINUTES:

The minutes of meeting dated 6 December 2007 were approved and signed on the proposal of Alderman Robinson, seconded by Councillor Carten.

MATTERS ARISING:

Sewerage System – Bovally: The Chair informed members that Northern Ireland Water had apologised for the delay in finding a resolution to sewerage problems in Bovally but said the matter was being investigated and that they hoped to provide Council with an update by 10 January 2008. Noted.

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

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

D1/Approval: B/2005/0529/F – demolition of retail unit and replacing same with two-storey retail unit with retention of fuel filling station and provision of on-site parking facility (revised location of building) (Mr F McNicholl) Welcomed.

D2/Approval: B/2006/0388/O – site for one detached chalet dwelling to the rear of 32 Polly's Brea Road, Largy, Limavady (Mr G Wilson) Welcomed.

D3/Approval: B/2006/0426/RM – erection of one and a half storey dwelling on site adjacent to 11 Rosendale Avenue and opposite 1 Rosendale Avenue, Limavady (P Mullan) Welcomed.

D4/Refusal: B/2006/0442/F - replacement of single storey, flat roofed office/workshop with two storey, pitched roof office/workshop with flat over to the rear of 25 Church Street, Limavady (Mr John Eakin) It was agreed on the proposal of Councillor Coyle, seconded by Councillor Cubitt that Council did not accept the recommended refusal.

D5/Refusal: B/2006/0585/F - change of use from dwelling to Credit Union Offices including porch extension to front at 5 Willow Crescent, Ballykelly (Ballykelly Credit Union) It was agreed on the proposal of Councillor Coyle, seconded by Alderman Mullan that Council did not accept the recommended refusal.

D6/Refusal: B2007/0049/F – proposed 1 ½ storey site extension to provide granny flat at 45 Tully Road, Limavady (Mr & Mrs A Sherrard) Noted.

D7/Approval: B/2007/0109/F – 4 semi-detached 2 storey dwelling at 72 Gortnaghey Road, Gortnaghey, Dungiven (M D O’Kane Developments) Welcomed.

D8/Refusal: B/2007/0146/F – erection of single storey retirement dwelling on site to rear of 211 Clooney Road (Ms N Askin) Noted.

D9/Approval: B/20070147/F – new access to approved site (existing approved access not to be used) 165 m south of 144 Seacoast Road, Limavady (Mr J Gilfillen) Welcomed.

D10/Refusal: B/2007/0150/O – site for chalet bungalow adjacent to 4 Eason Court, Largy, Limavady (Mr P Wilson) Noted.

D11/Refusal: B/2007/0151/O – site for single storey dwelling with partially sunken basement adjoining 18 Glenside Brea, Deer Park, Limavady (Mr M Reid) Noted.

D12/Approval: B/2007/0167/F – erection of detached double garage with storage above 9A Dukes Lane, Ballykelly, Limavady (Thompson) Welcomed.

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/2007/0137/F – retrospective retention of commercial business with two single storey side extensions 94 Legavallon Road, Dungiven (Mr A Murphy) Mrs McNee agreed to defer issue of refusal decision for one month.

B/2007/0257/F – retention of walls, gates, pillars, driveway, elevation changes, garage size & revised landscaping scheme (Amendment to previous approval

under reference B/2003/0106) adjacent to 136 Drumrane Road, Limavady (Mr G Harper) Mrs McNee agreed to defer issue of refusal decision for one month.

B/2007/0300/F – relocation of access to previously approved dwelling (B/2005/0587/F) 50 metres north of 78 & 80 Highlands Road, Limavady (Mr G Alcorn) Mrs McNee agreed to hold issue of refusal decision for 2 weeks.

B/2007/0309/F – change of use for retail unit to hot food takeaway 7 Irish Green Street Limavady (S Kumar) Several comments were made in relation to criteria for setting closing times, adherence and enforcement of these, complaints about noise, parking hazard and impact of late opening when pubs closed and how this could lead to anti-social behaviour. Mrs McNee agreed to take members comments into consideration before issuing an approval decision.

B/2007/0315/O – site for dwelling & domestic garage on site to rear of No 267a Drumsurn Road, Limavady (Mr S Green) Mrs McNee agreed to defer issue of refusal decision for one month.

B/2007/0318/O – erection of terrace town house 51 Woodland Walk, Limavady (Mr J Martin) Mrs McNee agreed to defer issue of refusal decision for one month.

B/2007/0330/F – erection of 2 storey block containing 4no apartments, 2no 2 ½ storey semi-detached dwellings & 1no 2 ½ storey detached dwelling on lands between 301 & 307 Drumrane Road, Burnfoot (Mr A McCrae) Mrs McNee agreed to defer issue of refusal decision for one month.

B/2007/0372/F – two single storey buildings comprising a dryer, a slurry tank, a midden & a storage yard for farm 250 metres to north of 98 Highlands Road, Limavady (Mr G Alcorn) Mrs McNee explained that this application was still under consideration as the Department was awaiting consultation responses. She said there were significant funding involved at a tight deadline and suggested that if Planning Service were of a mind to approve the application, with Councils permission, approval would be issued without the application being brought before Council again. Agreed.

Office Meetings: Office meetings were arranged for Friday 15 February 2008 for the following applications:

B/2007/0251/F – erection of housing development consisting of 15 No. two storey town houses, 12 No two storey apartments & 12 No 3 storey apartments total of 39 units – accessed from Glasvey Drive (Mr M Coll);

B/2007/0319/O – site for two-storey dwelling adjacent to 64 Plantation Road, Limavady (Mr J W McCollum);

B/2007/0320/O – site for one and half store dwelling adjacent to No. 571 Seacoast Road, Bellarena, Limavady (Miss J Canning);

B/2007/0322/O – proposed site for single storey dwelling and detached garage 50 m South West of 12 Larch Road, Limavady (Mrs S O’Kane);

B/2007/0350/F – erection of two storey detached replacement dwelling with the refurbishment of existing detached stone domestic garage/store 285 metres south east of 22 Rallagh Road, Feeny (Mr J McCloskey);

B/2007/0364/O – erection of 26 apartments – 3no two storey blocks comprising 2 blocks of 8 & 1 block of 10 apartments located no's 148, 150, 152 & 154 Roemill Road, Limavady (Mr B Mullan & Sons).

Queries/Comments outside the Schedule:

- Several members commented that Councils consultation with Planning Service on applications via office meetings had been diminished to next to nothing and it was suggested that several refusals on the schedule warranted an office meeting. Mrs McNee outlined that there was no automatic right to getting applications deferred and pointed out that valid reasons for deferral or office meetings had to be documented in the application file. Noted.

ROADS:

The following queries in relation to roads were raised:

- Roads Service to consider salting Craigbrack Road due to its steep incline and number of new houses built there.
- reference was made to request for copies of the last two traffic surveys in relation to traffic volume in Dungiven during Roads Service Autumn Consultation and how Council had not received these to date.
- it was suggested that Roads Service relook at blocked drains at Carnanbane.

WATER & SEWERAGE: - None

HOUSING: - None.

ANY OTHER BUSINESS:

Eames Bradley Commission: A query arose as to when and where the Eames Bradley Commission was meeting in the area.

NEXT MEETING: - 7 February 2008.

THIS CONCLUDED THE BUSINESS
(The meeting ended at 7.50 pm)

Chair: _____