

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

**PLANNING AND DEVELOPMENT SERVICES COMMITTEE**

**3 FEBRUARY 2005**

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 7.00 pm on the above date.

**PRESENT:**

Aldermen M Carten and J Dolan. Councillors A Brolly, B Chivers, M Coyle, M Donaghy, B Douglas (in the Chair), D Lowry, M McGuigan, E Stevenson and J Rankin.

**IN ATTENDANCE:**

The Acting Chief Technical Service Officer and the Committee Clerk. Mr A Brown and Mrs Nicola Carr, Planning Service.

**APOLOGIES:**

Alderman G Robinson, Councillors B Brown, the Acting Town Clerk & Chief Executive and the Town Clerk.

**MINUTES:**

Minutes of meeting dated 6 January 2005 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor McGuigan.

**DIVISIONAL PLANNING:**

The Chair welcomed Mrs Mary McIntyre, Divisional Planning Manager to the meeting.

Mrs McIntyre provided a background to the current crisis within the Planning Department and measures taken to address the build up of work. She said that the number of planning applications had increased beyond the Planning Service expectations and this had culminated in an 83% increase in applications between 2001 and 2004. She added that the situation had not been helped by the pay dispute and overtime ban of 2004, which had lead to a 2 – 3 months backlog in Planning Service being completed, as well as the delay in publication of the Northern Area Plan.

Mrs McIntyre explained that Planning Service had set up a team in November 2004 to sort out the backlog and this had made a significant impact on 'decisions to issue', which were now below 100.

In paying tribute to the consultation process and good relations between Limavady Borough Council and the Planning Service, Mrs McIntyre suggested that it was

essential that when members asked for a deferral of an application, that this was for planning reasons.

Mrs McIntyre referred to future developments within the Planning Service where additional staff would be joining the Limavady team. She said that the Planning Service were moving to complete on-line services where applications could be tracked in real time 24 hours a day.

In response to members' queries on deferrals and duration of the Planning & Development meeting, Mr Brown said that members were welcome to contact him prior to the meeting to discuss an application. It was agreed on the proposal of Councillor A Brolly, seconded by Councillor Donaghy that Mr Brown would advise members or a sub committee on an efficient structure for the Planning & Development Committee meeting.

The Chair thanked Mrs McIntyre for attending the meeting and answering member's questions.

#### **MATTERS ARISING:**

The Acting Chief Technical Service Officer explained that he had been asked to deputise at the meeting as he had been working closely with the Acting Town Clerk & Chief Executive on planning and roads issues and would be in a position to clarify issues which might arise.

**Mayors Tsunami Appeal:** The Mayor, Councillor Jack Rankin referred to the proposal of the previous month where it had been agreed that Council donate £10,000 towards the Tsunami appeal. He said that the people of the borough had contributed to the disaster through donations at their local church and suggested that the proposal to donate £10,000 be withdrawn. Agreed.

**Excess Water at Dunmore Place:** The Acting Chief Technical Service Officer advised that Roads Service had indicated in a letter dated 26 January 2005 that the contractor involved in road repair at Dunmore Place had given an assurance that the necessary repairs would be carried out as soon as possible.

**Speeding on By-Pass:** The Acting Chief Technical Service Officer said that the PSNI had advised in letter dated 11 January 2005 that they would continue to patrol and monitor speed on the by pass.

**Consultation Paper on Reforming Planning: Proposals to Amend Primary Planning Legislation in Northern Ireland – PR101:** The Acting Chief Technical Service Officer informed members that the Planning Service had thanked Council for comments on the above Consultation Paper and said that all comments would be taken into account before the Department refines its legislative proposals.

**B/1999/0412/0 –Dogleap Road, Ballymore, Deer Park and Largy, Limavady:** Members welcomed the decision of the Planning Service Management Board to re-examine the above application and to take Council's evidence, together with that of the Divisional Planning Office and other interested parties into account before making a final decision.

**Environmental Improvement Scheme, Connell Street Car Park:** The Acting Chief Technical Service Officer informed members that the Environmental Improvement Scheme for Connell Street car park had commenced. He said that Mr Paul Laughlin, DSD Development had advised that financial difficulties regarding funding for the scheme had now been resolved.

**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) – Councillor Coyle declared an interest in this application and took no part in the discussion;**

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

**B/2003/0579/F – two storey side extension to dwelling at 3 Ardcairn Road, Dungiven (Mr & Mrs C Mullan);**

**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/2003/0708/O – site for dwelling to the rear of 125 to 129 Seacoast Road, Limavady (Mr & Mrs M O’Kane);**

**B/2003/0723/0 – site for traditional rural dwelling with detached garage/store 190 metres south east of 47 Newline Road, Moyse, Limavady (Mr W Riley);**

**B/2004/0049/O – site for traditional two storey dwelling with detached garage/store, 200 m west of 316 Seacoast Road, Oughtymoyle, Bellarena, Limavady (Mr A McLaughlin);**

**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);**

**B/2004/0256/0 – site for two storey dwelling approximately 30 metres north of 117 Drumrane Raod, Largy, Limavady (Mr P Cromie);**

**B/2004/0313/0 – site for 3 dwellings adjacent to 75 Lomond Road, Limavady (Mr D O’Neill);**

**B/2004/0389/0 – site for two storey dwellings adjacent to 3 Brisland Road, Eglinton (Ms R McAlinden);**

**B/2004/0442/F – erection of apartment block with 12 two bedroom apartments and associated car parking, Connell Street, Limavady (opposite St Patrick’s Hall) (Mr & Mrs P Murphy);**

**B/2004/0451/0 – site for dwelling 60 metres to east of 33 Coolagh Road, Greysteel (Mr D O’Neill);**

**B/2004/0494/O – site for traditional rural dwelling with detached garage/store, 100 m north of Windyhill Road, Stradreagh, Limavady (Mr K Johnston);**

**B/2004/0502/O – site for traditional cottage style bungalow with detached garage/store, 125 m south of 162 Baranailt Road, Glenhead, Limavady (Mr & Mrs Whiteside);**

**B/2004/0507/0 – site for dwelling with detached garage/store 370 metres north of 31 Sheskin Road, Greysteel Beg, Greysteel, Limavady (Mr J Murray);**

**B/2004/0533/F – 2 dwellings each with detached garage/store approximately 350 m north west of 171 Glenhead Road, Moys, Limavady (Mr W Deehan);**

**B/2004/0548/0 – site for dwelling and garage 250 metres south west of 80 Magheramore Road, Dungiven (Mr B Murphy);**

**B/2004/0580/O – site for detached dwelling with detached garage, Terrydoo Road, Aughansillagh, Limavady (200 m north west of 102 Terrydoo Road) (Mrs J Loughery);**

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

**B/2004/0593/0 – site for dwelling opposite 42 Carnamuff Road (site2), Limavady (Mr I Townley);**

**B/2004/0597/0 – site for dwelling opposite 42 Carnamuff Road, Ballykelly (Mr I Townley);**

**B/2004/0598/O – site for dwelling, Temain Road, Limavady (Mr W Loughrey);**

**B/2004/0599/O – site for dwelling, Temain Road, Limavady (Mr W Loughrey);**

**B/2004/0600/O – site for dwelling, Temain Road, Limavady (Miss L Loughery);**

**B/2004/0602/O – site for dwelling, Temain Road, Limavady (Mrs H Peppard);**

**B/2004/0606/0 – site for dwelling adjacent to south side of 107 Altmover Road, Dungiven (Mr J McLaughlin);**

**B/2004/0612/O – site for dwelling adjacent to 155 Duncrun Road, Bellarena, Limavady (Mr C Kelly);**

**B/2004/0668/O – site for dwelling 160 m north east of 44a Gortnarney Road, Limavady (Mr G Smith);**

**B/2004/0696/0 – site for detached dwelling to replace mobile home adjacent to 63 Pollysbrae Road, Limavady (Mr D Leake);**

**B/2004/0697/0 – site for detached dwelling above 69 and opposite 75 Pollysbrae Road, Limavady (Mr D Leake).**

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

**B/2004/0596/0 – site for dwelling at Gortnaghey Road, Dungiven, (approximately 160m to centre of site from junction of Polly’s Brae Road) (Mr P Ferris)** Mr Brown reported that Planning Service decision to refuse this application remained unchanged and undertook to hold the application for 10 days so that the application could be withdrawn.

**B/2004/0607/O – site for dwelling to the rear of 99a Baranailt Road, Limavady (Mr I Carlin)** Mr Brown reported that Planning Service decision to refuse this application remained unchanged and undertook to hold the application for 1 month before issuing a refusal decision.

**B/2004/0641/0 – site for single storey dwelling and garage approximately 120m south of 37 Derrychrier Road, Dungiven (Mr D McCloskey)** Mr Brown reported that Planning Service decision to refuse this application remained unchanged and undertook to hold the application for 10 days so that the application could be withdrawn.

**B/2004/0656/0 – site for dwelling 80m north west of 26 Crebarkey Road, Crabarkey, Dungiven (Mr J McCloskey)** Mr Brown reported that whilst Planning Service decision to refuse this application remained unchanged, the Planning Service had identified an alternative site and would be willing to detail this via a outline map. Members noted that the applicant was determined to have the site approved and it was agreed on the proposal of Councillor Coyle, seconded by Councillor A Brolly not to accept the recommended decision.

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

**B/2003/0430/F – change of use from existing ground floor pet shop/retail outlet to hot food restaurant and takeaway (Mr S Same);**

**B/2003/0453/O – site for 2 tourist chalets adjacent to Aghanloo Orange Hall, Windyhill Road, Magheraskeagh, Limavady (Ms M Hasson);**

**B/2003/0697/O – site for traditional rural dwelling with detached garage/store, 200 m north east of 394 Drumrane Road, Dungiven (Mr J Orr);**

**B/2003/0766/O – site for traditional rural dwelling with detached garage/store, north of 57 Magheramore Road, Magheramore, Dungiven (Miss N O’Kane);**

**B/2004/0631/0 – site for dwelling adjacent to 95 Carlaragh Road, Ballymore, Limavady (Mr & Mrs A Kennedy).**

The recommended refusal of the following applications was noted:

**B/2004/0012/0 – site for dwelling to rear of 22 and 22a Polly’s Brae Road, Limavady (Mr G Wilson);**

**B/2004/0529/O – site for dwelling adjacent to 725 Feeny Road, Dungiven (Mr S Smyth);**

**B/2004/0538/0 – site for rural style dwelling and detached double garage approximately 300 metres east of 35 Munalohug Road, Dungiven (Mr R McCay);**

**B/2004/0551/0 – site for dwelling and detached garage at lands at Derrychrier Road/Glenshane Road, Dungiven (Mr G McGilligan);**

**B/2004/0594/O – site for dwelling, 100 m from 23 Larch Road, Glack, Limavady (Mr L Kelly);**

**B/2004/0595/0 – site for dwelling 50m north west of 12 Larch Road, Ballykelly, Limavady (Mr & Mrs O’Kane);**

**B/2004/0601/0 – site for dwelling access 330m east of Carnamuff Road and Tirmacoy Road junction, site 150m north of Tirmacoy Road and 390m east of Carnamuff Road, Limavady (Mr I Townley);**

**B/2004/0604/O – site for dwelling with detached garage, rear of 105 Aghanloo Road, Limavady (Miss A McConway);**

**B/2004/0623/0 – site for dwelling adjacent to 12 Coolagh Road, Faughanvale, Limavady (Ms R O’Neill).**

Members noted that the following applications had been withdrawn:

**B/2004/0249/0 – site for dwelling on lands off Carnamuff Road, Limavady (Mr J Henderson);**

**B/2004/0448/0 – site for bungalow with detached garage rear of 25 Scotchtown Road, Bellarena, Limavady, BT49 0JP (Mr M McConway);**

**B/2004/0578/O – site for dwelling, 100 m east of junction of Vale Road/Sheskin Road (300 m north of 58 Sheskin Road), Greysteel (Mr & Mrs Ferguson).**

**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/2004/0726/0 – site for traditional rural dwelling with detached garage/store opposite 30 Gortgarn Road, Limavady (Mr R Gault)** Mr Brown agreed to hold this application for 10 days before issuing a refusal decision.

**B/2004/0727/0 – site for traditional rural dwelling with detached garage/store behind 44 Ringsend Road, Limavady (Mr R Gault)** Mr Brown agreed to hold this application for 10 days before issuing a refusal decision.

**B/2004/0745/0 – site for traditional ‘cottage’ style bungalow with detached garage/store 100 metres west of 127 Pollys Brae Road, Ardinarive, Dungiven (Mr & Mrs McDaid)** Mr Brown undertook to hold this application for 10 days to allow withdrawal of the application.

**Site/Office Meetings:** Site/office meetings were arranged for Tuesday 15 February 2005 at 9.30 for the following applications:

**B/2004/0648/0 – site for bungalow approximately 240m north west of 89 Gortnaghey Road, Gortnaghey, Dungiven ( Ms L Colgan)** Mr Brown agreed to schedule an additional office meeting for this application.

**B/2004/0695/0 – site for detached dwelling 100m north of 63 Pollysbrae Road, Moys, Limavady (Mr D Leake)** Mr Brown agreed to schedule an additional office meeting for this application.

**B/2004/0351/0 – site for dwelling to rear of 730 Glenshane Road, Dungiven (Mr McCloskey);**

**B/2004/0353/0 – site for dwelling and garage opposite 68 Killunaght Road, Killunaght, Dungiven (G Colgan);**

**B/2004/0433/0 – site for dwelling adjoining 217 Legavallon Road, Drumsurn, Limavady (Mr G Quigg);**

**B/2004/0465/0 – site for rural style dwelling and detached garage approximately 100 metres north west of 35 Corick Road, Carrownagananagh, Dungiven (Mr N McGilligan);**

**B/2004/0639/0 – site for traditional cottage style rural dwelling with detached garage/store 250 metres north east of 17 Drumalief Road, Limavady (Mr S Allen);**

**B/2004/0651/0 – site for dwelling adjacent to 49 Bolea Road, Derrymore, Limavady (Mr J Campbell);**

**B/2004/0657/0 – site for traditional rural dwelling with detached garage/store 350 metres north east of 17 Drumalief Road, Limavady (Mr W Smyth);**

**B/2004/0663/0 – site for dwelling 120 metres south of 120A Dunlade Road, Minegallagher, Glebe, Limavady (Mr B Donaghey);**

**B/2004/0666/0 – site for dwelling and garage adjacent to 37 Vale Road, Greysteel (Mr C O’Hara);**

**B/2004/0673/0 – site for traditional rural dwelling with detached garage/store 800 metres south of 59 Killunaght Road, Killunaght, Dungiven (Mr J Stevenson);**

**B/2004/0682/0 – site for rural style dwelling and detached garage approximately 40 metres north east of 30 Killew Road, Dungiven (Mr G O’Kane);**

**B/2004/0686/0 – site for retirement farm bungalow and garage approximately 100 metres south of 82 Magheramore Road, Dungiven, BT47 4SP (Mr D Murphy);**

**B/2004/0718/0 – site for traditional rural dwelling with detached garage/store opposite 28 Carlaragh Road, Limavady (Mr J Morrison);**

**B/2004/0719/0 – site for traditional rural dwelling with detached garage/store 80 metres south south west of 15 Gortgarn Road, Limavady (Mr J Gault);**

**B/2004/0720/0 – site for traditional rural dwelling with detached garage/store 130 metres south of 16 Gortgarn Road, Gortgarn, Limavady (Mr R Fallows);**

**B/2004/0721/0 – site for traditional rural dwelling with detached garage/store adjacent to 16 Gortgarn Road, Gortgarn, Limavady (Mr R Fallows);**

**B/2004/0744/0 – site for traditional ‘cottage’ style bungalow with detached garage/store 90 metres north of Gortgarn Road, Gortgarn, Limavady (Mr & Mrs Hall);**

**B/2004/0751/0 – site for traditional rural dwelling with detached garage/store 140 metres north of 109 Bolea Road, Limavady (Mr L Currie);**

**B/2004/0784/0 – site for dwelling in land adjacent to 741 Feeny Road, Rallagh, Dungiven (Mr D Deeney);**

**B/2004/0785/0 – site for rural style dwelling and detached garage on lands adjacent to 744 Feeny Road, Rallagh, Dungiven (Mr J O’Neill);**

**B/2004/0788/0 – site for traditional dwelling and garage approximately 150 metres to north west of St Mathews Primary School, 296 Drumsurn Road, Limavady (Mr E McKeever);**

**B/2004/0791/F – erection of one and a half storey replacement dwelling 120 metres east of 49 Umrycam Road, Feeny (Mr D Coll);**

**B/2004/0833/0 – site for dwelling adjacent to 127 Baranailt Road, Glack, Limavady (Mr J Miller);**

**B/2004/0852/0 – site for dwelling opposite 12 Carnanbane Road, Dungiven (Mr J B Murphy).**

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



**ROADS:**

**Provision of Footpaths in Rural Areas:** At member's request, the Acting Chief Technical Service Officer agreed to write to Roads Service requesting clarification on criteria for the provision of footpaths in rural areas.

**Safety Improvement Scheme:** Councillor Lowry referred to recent improvements on Glenshane Road, where red and green cat's eyes had been installed at entrance/exit points leading onto the main road. He said that these provided an added safety feature for vehicles turning off or onto the road and requested that the Acting Chief Technical Service Officer write to Roads Service querying if they had plans to undertake a similar scheme on the main Limavady/Londonderry Road. Agreed.

**'Route Treatment' – Legavallon Road:** Councillor Chivers referred to the response given by Roads Service on forthcoming 'Route Treatment' at Legavallon Road and requested the Acting Chief Technical Service Officer seek clarification from Roads Service on this work. Agreed.

**Ballyquin Road Traffic Accident:** Councillors A Broly and M Coyle referred to the recent road traffic accident on Ballyquin Road, where two young men had lost their life. The Acting Chief Technical Service Officer agreed to write to Roads Service requesting signage be erected to warn of the deceptive curve or possibility of Roads Service redesigned the corner as a matter of urgency.

**WATER AND SEWERAGE**

**Abolition of the Northern Ireland Water Council:** Members voiced their opposition at the Government's decision to abolish the Northern Ireland Water Council on expiry of the existing Council's term of office in March 2006. Noted.

**PUBLIC CONSULTATION ON REVIEW OF THE REGIONAL HOUSING GROWTH INDICATORS:**

The Acting Chief Technical Service Officer referred to the public consultation on Review of the Regional Housing Growth Indicators and said that the key objective of the RDS consultation was to facilitate the supply of additional housing to meet the projected needs of the region over the next 25 years. He said that in May 2004, Council had responded through PTZ Piedad to the initial Housing Growth Indicator figure of 3,100 and had suggested that this be increased by 50% to accommodate housing needs in the area.

The Acting Chief Technical Service Officer outlined the adjusted Housing Growth Indicators for the Limavady district and said that whilst the adjusted figure of 4,300 (39% increase) was to be welcomed, it fell short of what Council had requested. It was agreed on the proposal of Councillor Rankin, seconded by Alderman Carten that PTZ Piedad respond to the revised figures within the consultation document and request that the allocation be raised to 7,000.

Members noted that a delegation of Council representatives from Coleraine, Limavady, Ballymoney and Moyle had met with Minister Smith to highlight serious concerns about the detrimental impact arising from the Planning Service decision to delay publication of the Northern Area Plan and that the joint pressure by the four

Councils had influenced the Minister in making a commitment that the Northern Area Plan could be published before the end of May 2005.

**EXTENSION OF EXTRACTION AT EXISTING SAND & GRAVEL PIT – MURNEES SAND PIT:**

The Acting Chief Technical Service Officer submitted letter dated 12 January 2005 from the Planning Service, which sought Council's comments on the above planning application. Members agreed to note the proposed extension of extraction at Murnees sand and gravel pit, to include phased extraction/restoration, relocation of processing plant, settling ponds, stockpiles, removal of lake dam and culverting of stream.

**ANY OTHER BUSINESS**

**NILGA Annual Conference 2005:** It was agreed on the proposal of Councillor Rankin, seconded by Councillor Lowry that the Chief Environmental Health Officer attend the NILGA Annual Conference 2005 to be held on Wednesday 16<sup>th</sup> February 2005 in the Roe Park Suite of the Radisson Hotel at a cost of £180+VAT.

**NEXT MEETING:**

3 March 2005

**THIS CONCLUDED THE BUSINESS  
(The meeting ended at 10.15 pm)**