

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND SERVICES COMMITTEE

3 MAY 2007

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

PRESENT:

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

IN ATTENDANCE:

Committee Clerk and Chief Executive. Mr James Duffy and Mrs Katrina Hope, Planning Service.

APOLOGIES:

Alderman G Mullan and Councillor J F McElhinney.

PRESENTATION BY FIRMAS GAS:

The Chair welcomed Mr Mark Prentice, General Manager, Mr Neil Holland, Sales & Marketing Manager and Mr Kevin McSherry, Engineering Manager Firmus Gas to the meeting.

Mr Prentice informed members that over 1400 customers had already been connected to live gas in the North West and that they benefited from lower fuel costs through fixed price contracts. He said Firmus were extending the existing 2 year capped tariff price for domestic customers for another 12 months and that a 10% reduction would be extended to top tier commercial customers, which equated to a 6% reduction in annual gas bills capped until January 2009. He added there were also proven environmental benefits from using gas through reduced carbon emissions.

Mr Prentice thanked Council for converting to gas at the Roe Valley Leisure Centre and in Council offices and said the service was expected to be connected in 4 to 6 weeks time.

Firmus representatives answered a number of queries in relation to gas to rural areas and to health & safety around the service. Before leaving the meeting, members thanked Firmus Gas for sponsoring the forthcoming Danny Boy Festival.

MINUTES:

The minutes of meeting dated 5 April 2007 were approved and signed on the proposal of Councillor Carten, seconded by Councillor Ó hOisín.

MATTERS ARISING: - None.

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

From the outset, Councillor Coyle voiced opposition to planning applications refused due to PPS14 and said Planning Officers were using the Area Plan as a means of curtailing approvals.

D1/Refusal: B/2000/0109/F – change of use from dwelling and rough ground to caravan park and associated site works, 15 Benone Avenue, Benone, Limavady (Deighans Caravans) Noted.

D2/Refusal: B/2005/0564/F – erection of a two storey block of 6 commercial units for retail purpose, Greenbank Service Station, Greystone Road, Bovally (Mr S Clarke) Councillor Douglas objected to the refusal decision.

D3/Refusal: B/2005/0708/F – change of use of ground floor offices to retail unit (Class A1 use), 145 Greystone Road, Limavady (Mr S Clarke) Councillor Cubitt objected to the refusal decision.

D4/Refusal: B/2006/0249/F – erection of two storey replacement dwelling and garage with new access from Drumbane Road, 320 Ballyquin Road, Dungiven (Mr M Robinson) In response to Councillor Robinson, Mr Duffy said the application would be withdrawn and re-submitted for an alternative site.

D5/Approval: B/2006/0386/O – site for retirement farm dwelling, 380 metres north west of 450 Seacoast Road, Margymonaghan (Mr H Sherrard) Welcomed.

D6/Refusal: B/2006/0506/F – modifications and two storey extension to existing dwelling including provision of grandparent flat, 231 Ballyquin Road, Limavady (Mr R McFarland). Noted.

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

Planning Officers answered questions on the applications listed on the schedule and the recommendations were accepted, subject to the following:

B/2006/0580/F – single storey side/rear extension to dwelling, 34 Tully Road, Limavady (Mr D Stewart) Planning Officers agreed to hold this application for 10 days in order that matters relating to unacceptable use of materials could be resolved. Council agreed that if matters were resolved that approval would be issued.

Office Meetings: Members were informed that the office meetings would take place on Friday 25 May 2007 for the following applications and that the Planning Clinic would directly follow this.

B/2006/0226/F – erection of two storey replacement 60 bed nursing home, Rush Hall, 51 Broughter Road, Limavady (C.T. Development Ltd);

B/2006/0568/F – erection of two storey off-site replacement dwelling with detached garage, site approximately 200 metres south east of 45 Corrick Road, Dungiven (Mr P McCloskey);

B/2006/0572/RM – erection of 2 storey rural dwelling with detached garage/store on site adjacent to 142 Windyhill Road, Stradreagh, Limavady (M & Q Builders);

B/2006/0577/F – erection of detached one and a half storey replacement dwelling and double detached garage, 60 metres north west of 39 Dernaflaw Road, Dungiven (Mr & Mrs K Haslett);

B/2006/0584/F – erection of chalet style dwelling adjacent to 110 Aghanloo Road, Limavady (Mr R Goodwin);

B/2006/0594/O – erection of one and a half storey retirement dwelling to the rear of 50 Scroggy Road, Limavady (Mr H Roddy);

B/2006/0595/O – replacement two storey dwelling, 20 Hillhead Road, Ardnariff, Dungiven (Mr & Mrs Jackson);

B/2006/0596/F – proposed 8 no 2 storey dwellings and shop unit with associated car parking (5 two storey townhouses, 3 apartments & a grounds floor shop), 4-6 Ardgarvan Cottages, Limavady (Mr & Mrs I Miller);

B/2006/0597/F – erection of residential development consisting of a mixture of 2 and 2 and a half storey apartments (22 units in total), 8 & 9 Loughermore Road, Ballykelly (KAMAS Properties Ltd).

Additional Queries to Planning Officers: Planning Officers answered a number of queries in relation to:

- planning permission - paintball factory;
- retaining electrical supply in uninhabited dwelling;
- nature of complaints regarding locating civic amenity site in Dernaflaw. It was suggested that the application for civic amenity site be discussed at the next Planning & Services meeting.

ROADS:

The Chief Executive agreed to write to Roads Service regarding the following:

- payment scheme for motorists who use car parks in the town on a regular basis;
- the need for additional car parking in Dungiven due to the number of new housing developments and the fact that the car park at the former Castle Restaurant was being redeveloped;
- repair rutting on the side of Birren Road.

WATER & SEWERAGE:

The Chief Executive agreed to write to Water Service regarding the following:

- query if Water Service visited catering establishments in Ballykelly regarding use of fat traps;
- request that Water Service investigate effluent emitting from a manhole in the vicinity of the GAA pitch in Foreglen.

HOUSING:

It was suggested that the army houses in Ballykelly be sold to first time buyers or used for social housing.

PROPOSED CONSTRUCTION OF BIOLOGICAL WASTE WATER TREATMENT PLANT:

Members noted that that Planning Service were seeking opinion from Council by 16th May 2007 on application submitted by Seagate Technology Plant, 99 Dowland Road, Limavady for construction of biological waste water treatment plant, small office/laboratory facility, associated ancillary works and re-alignment of the existing internal roadway.

ANY OTHER BUSINESS:

Sub-lease – Dungiven Castle: It was agreed on the proposal of Councillor Coyle, seconded by Councillor Carten to Seal the sub-lease between Glenshane Community Development Limited, Dungiven Castle Limited and Limavady Borough Council.

NEXT MEETING - Thursday 7 June 2007

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 8.15 pm)**

Signed: _____
Chair of Meeting