

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND DEVELOPMENT SERVICES COMMITTEE

3 JUNE 2004

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

PRESENT:

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

IN ATTENDANCE:

Committee Clerk, Mr A Brown and Mr J Duffy, Planning Service and the Town Clerk.

APOLOGIES:

Councillor B Brown, D Lowry and G Mullan.

MINUTES:

Minutes of meeting dated 6 May 2004 were approved and signed on the proposal of Alderman Robinson, seconded by Alderman Dolan.

Minutes of meeting dated 24 May 2004 were approved and signed on the proposal of Alderman Dolan, seconded by Alderman Carten

STRATEGIC REVIEW OF ADULT MENTAL HEALTH SERVICES WITHIN FOYLE TRUST HEALTH AND SOCIAL SERVICES TRUST:

The chair welcomed Mr Bernard McAnaney, Programme Manager Mental Health and Mr Tommy Monteith, Project Co-ordinator, Foyle Trust Health & Social Services Trust to the meeting.

Mr McAnaney explained that the Foyle Trust in partnership with the Western Health & Social Services Board and General Practitioners was reviewing its Mental Health Service with a view to improving access to, and quality of services in keeping with 'Targeting Social Need' and that this review would take account of current demand; user/carer needs and the views of the professionals staff who deliver services.

Mr McAnaney said that having considered all the recommendations of various working groups, the final recommendations were agreed by the project team as:

- **Crisis Team:** Crisis Service will replace the current 56 acute in-patient beds in Gransha, with acute daycare and 30 bed facility, 24 hour team for home treatment and an 8 bed community crisis house.

- ***Mental Health Team:*** Two Primary Care Mental Health teams to cover the Derry City area; integrated Community Mental Health Teams in Strabane and Limavady; Primary Care Teams aligned to specific GP practices and a Psychological Therapies Team to provide general therapy across the Trust area.
- ***Addiction Team:*** Addiction services will continue to be delivered on a Trust wide basis; 'Crash Bed' facility for clients in crisis with alcohol related problems; formal links with voluntary sector organisations including Northlands; Foyle Haven, AA and Alanon; and development of a Home Detox Team.
- ***Continuing Needs Team:*** A Continuing Needs Team for Derry City area; a register of clients with psychosis; annual multi-disciplinary review involving carers and GP's; purpose built rehab and recovery facility; day-care facilities with extended opening hours and that a Senior Occupational Therapist will be appointed for service users.

Members noted that 40% of cases at Accident & Emergency were alcohol related and that this problem affected work and family life, with absenteeism and child abuse on the increase. Councillor Cubitt commented that family background was a contributing factor in alcohol consumption, especially amongst young people. Mr McAnaney responded that availability, low price and pubs extended opening hours were all part of the problem and attitude from society had changed over last 20 years.

Councillor Coyle queried what could be done when people did not want treatment or medication for mental health problems. Mr Monteith explained that assessments would be carried out to determine harm to self or to others and that abusers could be detained in hospital.

The chair thanked Mr McAnaney & Mr Monteith for attending the meeting.

Councillor Cubitt voiced his disapproval at the length of time taken to hear presentations and suggested that these should be heard at the end of the meeting. The Town Clerk pointed out the difficulty in setting a time for those presenting but said that he would re arrange future appointments to ensure the planner's were not detained excessively.

MATTERS ARISING:

By-pass Road Accident: Alderman Robinson referred to the fact that another road accident had occurred on the by-pass and felt that Council needed to pressurise Roads Service into providing a roundabout at the Rathmore/Broad Road junction.

Industrial Action by NIPSA: The Town Clerk informed members that he had written to the Chief Executive of the Planning Service expressing members difficulties at not being to attend the afternoon meetings of its Planning & Development Committee and to seek clarification on when the normal pattern of evening meetings would be resumed. He said that the Chief Executive has indicated in his response that whilst the Planning Service was committed to minimising the impact of industrial action, he could not give any firm indication when the situation might be resolved.

The Town Clerk stated that he had received correspondence from Councillor Lowry who was unable to attend the meeting and that he had also suggested that:

- ◆ Council write to Mr Pearson requesting urgent and immediate negotiations be re-established with NIPSA to resolve the pay dispute;
- ◆ transfer all other business from the Planning & Development Committee meeting to the Economic Development Committee meeting and
- ◆ that the Economic Development meeting be rescheduled before the summer recess.

Alderman Robinson said that the Minister was being dogmatic in not trying to find a resolution to the problem and proposed, seconded by Councillor F Brolly that the Town Clerk write on Minister Pearson to this effect.

It was further agreed that Councillor Lowry might wish to raise the other associated issues at the monthly meeting of Council.

Lighting Upgrade at Edenmore/Drumachose & Anderson Park: The Town Clerk reported that the Chief Technical Services Officer was organising a meeting with the Northern Ireland Housing Executive, Roads Service and Limavady Town Councillors with the view to overcoming problems in association with the costs of the pre adoption works, which would in turn allow the lighting upgrade to proceed.

Road Service Response: The Town Clerk informed members that he had written to Roads Service on 13 May 2004 and was awaiting a response on the following issues:

- ◆ traffic Volume, Spallon Road
- ◆ subsidence, Chapel Road
- ◆ grass verges, Edenmore Road
- ◆ speed limit, Lomond Road
- ◆ heavy Traffic, Birren Road
- ◆ graffiti, Scroggy Road
- ◆ road Repair, Foreglen Road

Northern Area Plan: The Town Clerk informed members that he had written to the Northern Area Plan Team to endorse a call for the designation of a small settlement/hamlet in the proposed Area Plan of the lands at Tullyhoe and to confirm that Council fully supported the case submitted by MKA Planning.

Planning Application - Roe Valley Country Park: The Town Clerk reported that Council had received a number of letters of protest against the proposed development at Roe Valley Country Park and that he would have these circulated to members at the appropriate Planning & Development Committee meeting when the application was being considered.

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

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

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

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/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);

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

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

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

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);

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/2002/0230/F – Domestic store for tractor/trailor mover, quads, garden equipment etc, 40 Laurel Road, Glack, Limavady (Mr S Canning);

B/2004/0033/F - erection of single storey dwelling at 48 Corrick Road, Cluntygeeragh, Dungiven (Mr E O'Kane);

B/2004/0064/0 - site for dwelling to rear of 91 Bolea Road, Bolea, Limavady (Dr A Jeffrey);

B/2004/0167/F - erection of dwelling and domestic garage adjacent to 95 Pollysbrae Road, The Moyse, Limavady (Mr S McDevitt);

B/2004/0169/F - erection of dwelling and domestic garage opposite 43 and 45 Loughermore Road, Ballykelly, Limavady (Mr & Mrs T Tracey);

Members noted the recommended refusal of the following applications:

B/2002/0060/F - installation of new shopfront (including power shutters to front and rear elevations) and internal alterations to existing unit (Peacock Stores Ltd) 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.

B/2002/0300/0 - site for one and half storey dwelling adjacent to 28 Garn Lane, Dungiven, Limavady (Mr J Quigg) Mr Brown reported that the Planning Service's opinion to refuse this application remained unchanged as the agent had not responded with additional information.

B/2003/0544/O - site for dwelling, north of playing field in Killane road, Limavady (Mrs L Bradley);

B/2003/0754/F - Erection of one and a half storey dwelling with detached double domestic garage (Mr & Mrs R Millar);

B/2004/0039/F - erection of dwelling and garage at Drumsurn Road, Drumsurn Lower, Drumsurn, Limavady (Dr & Mrs A McCloskey);

B/2004/0087/0 - site for dwelling and detached garage adjacent to 89 Gortnaghey Road, Gortnaghey, Dungiven (Mr C Brolly);

B/2004/0106/O - site for dwelling and garage at Lomond Road, Myroe, Limavady (Mr & Mrs G Miller);

B/2004/0116/O - site for dwelling 80 metres south of 93 Gortnaghey Road, Dungiven (Mr M O'Hara);

B/2004/0117/O - site for dwelling 280 metres west of 93 Gortnaghey Road, Dungiven (Mr M O'Hara);

B/2004/0118/O - site for dwelling and domestic garage adjacent to 278 Baranailt Road, Limavady (Mr G Riley) 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.

B/2004/0121/O - site for dwelling and detached garage 60 metres north east of 73 Teeavan Road, Dungiven (Mr H Morrow);

B/2004/0143/O - site for traditional rural dwelling with detached garage/store behind 126-132 Dunlade Road, Greysteel, Limavady (Ms R Farren);

B/2004/0150/O - site for traditional rural dwelling with detached garagstore adjacent to 'Willow Cottage' 141 Seacoast Road, Crindle, Limavady (Mr D Gilfillan);

B/2004/0178/O - site for dwelling opposite 1 Gortnagross Road, Gortnagross, Dungiven (Mr M McFarlane) Councillor Coyle proposed, seconded by Councillor A Brolly not to accept the recommended refusal. Noted.

Members noted that the following applications had been withdrawn:

B/2003/0739/0 - site for dwelling adjacent to 26 Teeavan Road, Crabarkey, Dungiven (Mr F McCloskey) Mr Brown reported that this application had been cancelled and that the Planning Service considered the application void.

B/2004/0159/O - site for dwelling 180 metres to the rear of 405 Seacoast Road, Bellarena, Limavady (Mr D McNally).

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/2003/0464/0 - site for traditional style rural dwelling with detached garage and store opposite 47 Ballygudden Road, Derrylane, Dungiven (Mr R Ferguson) Mr Brown reported that the Planning Service had written to the agent requesting details on sight lines and agreed to hold the application for one month.

B/2004/0113/0 - site for one and a half storey chalet dwelling with detached garage/store 150 metres west of 12 Drumrane Road, Dungiven (Mr D Murphy) Mr Brown explained that this application had been recommended for refusal because the boundaries of this site had no material vegetation and failed to integrate. Noted.

B/2004/0205/F - site for two storey dwelling with detached garage store 90 metres north east of 20 Ballydarrog Road, Ballydarrog, Limavady (Miss A Cassidy) It was agreed that this application be held for 2 weeks before issuing a refusal decision.

Site/Office Meetings: Site/office meetings were arranged for Tuesday 15 June commencing at 9.45 am for the following applications:

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/2004/0091/0 - 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/2004/0153/F - erection of dwelling Gortgarn Road, Limavady (Mr H Diamond);

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

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);

B/2004/0244/0 - site for dwelling and garage site opposite 726 Feeny Road, Dungiven (Mrs B Hamill);

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).

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 3 May and 28 May was tabled and noted.

SEAL LEGAL DOCUMENTS:

Glenshane Community Development: The Debenture agreement between Council and Glenshane Community Development were signed and sealed on the proposal of Councillor Cubitt, seconded by Councillor Dolan.

ANY OTHER BUSINESS:

New Campus Building - Limavady Technical College: The Town Clerk informed members that Dr Ann Hazlett, Director Limavady College of Further Education had extended an invitation to members to view the new campus building at the former Hugo factory in Scroggy Road on Wednesday 16 June 2004 at 5 pm. Noted.

Councillors Trip to Recycling Centre Magherafelt/Flowerfield Acts Centre: The Town Clerk reported that as agreed by Council, a visit to the new Recycling Centre

at Magherafelt District Council and Flowerfield Arts Centre, Portstewart had been arranged for Wednesday 9 June 2005 and requested members attendance. Noted.

NEXT MEETING:

5 August 2004

THIS CONCLUDED THE BUSINESS

(The meeting ended at 4.15 pm)