

+ LIMA VADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND SERVICES COMMITTEE

4 MAY 2006

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

PRESENT:

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

IN ATTENDANCE:

Committee Clerk, Director of Environmental Services, Mr Adrian Brown and Mr James Duffy, Planning Service.

APOLOGIES:

Councillor Cubitt.

QUARRY PRODUCTS ASSOCIATION NORTHERN IRELAND:

The chair welcomed Mr Gordon Best, Regional Director Quarry Products Association Northern Ireland (QPANI) to the meeting.

Mr Best outlined that the Association represented 83 companies who produced or manufactured sand, gravel, crushed rock and ready mixed concrete. He provided industry fact and figures for Northern Ireland and said the road network was a vital asset as 100% of freight was transported by this means.

Mr Best highlighted that the Association had major concerns regarding the proposals set out within the NI Draft Priorities and Budget and that the severe level of cuts in roads maintenance spending from £61 million to £43 million would have an impact on the industry, the roads network and the local economy through job losses and firm closures. He also pointed out that the cutbacks would impact on inward investment, insurance claims, road safety and longer term costs when road maintenance turned into reconstruction.

Mr Best pointed out that Lord Rooker had refused to meet with members of QPANI on two separate occasions, however, he suggested that elected members could highlight the issues raised when Roads Service presented to Council or whenever Lord Rooker visited the Borough.

Members endorsed the comments made by Mr Best regarding the benefits of a reinstated Northern Ireland Assembly; RPA recommendations and impact this would have for Council on maintenance of rural roads and the strategy used in the Irish Republic where roads were considered 'corridors of investment'.

Councillor Coyle proposed that Council write to the local MP and 5 MLA's to request that they put pressure on Lord Rooker to meet with members of QPANI. This was seconded by Alderman Robinson.

The chair thanked Mr Best for attending the meeting.

MINUTES:

The minutes of meeting dated 6 April 2006 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Douglas.

MATTERS ARISING:

Various Issues: The Director of Environmental Services reported that Council was waiting response from Roads Service to members' comments regarding work at Ballyquin Road; clean up of Edenmore Road and flooding at Tircreven Road.

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

D1/Approval: B/2004/0431/O – site for retirement farm dwelling at 103 Legavallon Road (90 metres south west of 130 Curragh Road) (P Murphy) Welcomed.

D2/Approval: B/2004/0732/F – erection of dwelling, garage and installation of septic tank on lands at Bishop's Road, Limavady (Mr P Brown) Welcomed.

D3/Approval: B/2005/0257/F – two storey side extension to dwelling to provide additional self-contained unit of accommodation at 264 Foreglen Road, Claudy (Mr M McNickle) Welcomed.

D4/Approval: B/2005/0404/F – site for 3 detached dwellings adjacent to 22 Lackagh Park, Dungiven (Mr & Mrs N Mullan) Welcomed.

D5/Approval: B2005/0448/F – extension to dwelling at 873 Glenshane Road, Dungiven (Mr B McGilligan) Welcomed.

D6/Approval: B2005/0810/F – erection of bungalow and garage/store to replace existing dwelling and outbuildings (Mr & Mrs Hanna) Welcomed

D7/Refusal: B2005/0840/O – site for traditional rural style dwelling opposite 117 Legavallon Road, Dungiven (Mr W Miller) Noted.

D8/Refusal: B2005/0862/F – erection of dwelling and detached domestic garage 190 metres north east of 34 Bovevagh Road, Dungiven (Mr D Wilson) It was agreed on the proposal of Councillor Douglas, seconded by Alderman Robinson not to accept the recommended refusal. Members also noted that a non determination appeal had been lodged for this application.

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:

Applications refused due to undermining Draft Northern Area Plan 2016: From the outset, Councillor Coyle refused to accept refusals on the schedule refused due to the Draft Northern Area Plan 2016. Noted.

B/2005/0012/F – construction of wastewater treatment plant including new inlet works, control building and treatment processes such as membrane bioreactors, sludge holding tanks and storm balancing tanks 200 metres west of 24 Point Road, Benone, Limavady (DRD Water Service) Councillor Butcher explained that a public meeting had been held regarding this application and that a petition from 460 objectors had been handed to representatives of Water Service. He said that the proposed wastewater treatment plant could have been located at any one of 5 other identified sites and suggested that the Director of Environmental Services write to Water Service requesting that they investigate the alternative sites.

At members request Mr Brown agreed to defer issuing planning approval to the application until after the next scheduled public meeting to be held 20 June 2006.

B/2005/0702/F – installation of a temporary 50m lattice guyed meteorological mast for the collection of wind data approximately 1000m South West of 137 Carnamuff Road, Limavady (Airtricity Development Ltd) Prejudicial to Aircraft Safety. Refusal Noted.

B/2005/0928/F – retention of dwelling and detached domestic garage without compliance with conditions 5 and 13 of planning approval referenced B/2003/0689/F (amendment to design and finishes) (Mr & Mrs C Montague) Refusal noted.

Site/Office Meetings: Site/office meetings were arranged for Friday 19 May 2006 commencing at 9.30 am for the following applications:

B/2005/0591/O – site for traditional rural style dwelling and detached garage approximately 80 metres south west of 25 Garn Road, Dungiven (Mr G O’Connell);

B/2005/0704/F – erection of one and a half storey dwelling and detached garage on site adjacent to 19 Dungullion Road, Greysteel (Mr & Mrs McFeely);

B/2005/0838/O – site for dwelling with detached domestic garage/store (renewal of outline approval) Lime Road, Limavady (Mr J Mullan);

B/2005/0847/F – erection of two storey dwelling on site adjacent to 20 Dungullion Road, Greysteel (Mr J O’Kane);

B/2005/0850/O – site for farm dwelling immediately north of 16 Gortgarn Road, Gortgarn, Limavady (Mr S Fallows);

B/2005/0868/O – site for 5 dwellings 18a Pollysbrae Road, Largy, Limavady (Mr R Wilson);

B/2005/0869/O – site for traditional rural dwelling with detached garage store west of 214 Baranait Road, Limavady (Mr & Mrs Brady);

B/2005/0884/O – site for dwelling and domestic garage on site within 14 Craigrack Road, Killylane, Eglinton (Miss S Keegan);

B/2005/0894/O – site for residential development (4 town houses and 24 apartments) lands to front of 6 – 13 Anderson Avenue, Limavady (B Mullan & Sons Ltd) *It was agreed that a letter of support from Council for approval of this application would be forwarded to Planning Service.*

B/2005/0897/O – site for retirement dwelling approximately 220 metres south west of 862 Glenshane Road, Magherabuoy, Dungiven (Mr J Kealey);

B/2005/0921/O – site for traditional rural dwelling with detached garage/store site adjacent to 149 Carnamuff Road (at corner of junction with Loughermore Road, Glack, Ballykelly (Kmas Properties Ltd);

B/2006/0006/O – site for replacement dwelling 100 metres North East of Gortgarn Road & Legavallon Road junction, Dungiven (Mr B Quigg);

B/2006/0027/F – erection of 3 storey town house with attached double garage opposite (near No 8) Roeville Terrace, Limavady (Mr S Hunt);

B/2006/0079/F – front extention, loft conversion to provide first floor accommodation, and ramped access to dwelling (Mr J Mulhern).

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

Supplementary Item for Planning & Service Meeting: The Director of Environmental Services tabled late item to be considered for approval as follows:

B/2005/0914 – construction of an underground potable watermain, 500/600mm in diameter with a maximum working pressure of 16 bar at lands with Limavady Borough Council over 16.8km from west of the Bolea Road junction on the B201 to Moys Reservoir south of Limavady (Dalriada Water) Approval agreed.

B/1999/0412/O - MANAGEMENT BOARD REFERRAL:

The Director of Environmental Services tabled Planning Service response to Management Board referral for determination of application for site for holiday chalets, touring caravans and associated recreational and leisure used at Dogleap Road, Ballymore, Deer Park and Largy and Limavady. Members noted that Planning Service had clarified that all supporting evidence, consultation responses and other material factors had been considered, however permission for the proposal could not be granted and file had now passed to the Coleraine Sub-Divisional Planning Office for decision to be issued within the next few days.

ROADS:

Lines Removed at Vale Road: Councillor Carten said that essential road markings had been covered up during resurfacing of Vale Road and requested that Roads Service replace these alongside Faughanvale School.

WATER & SEWERAGE:

Foul Smell – Dungiven: At the request of Councillor Ó hOisín, the Director of Environmental Services agreed to investigate reports of foul smell the previous week in Main Street, Dungiven.

HOUSING – None

ANY OTHER BUSINESS:

Dog Foul – Bells Hill: Alderman Robinson referred to a recent newspaper article where the residents of Bells Hill claimed they were fed up with continual dog fouling and that Council notice of fixed penalties for those who allow their dogs to foul had been erected too high for people to see. The Director of Environmental explained that vandals often remove signs if erected lower down on poles but in an attempt to alleviate the problem, urged residents of the Borough who witnessed anyone not collecting their pets waste to contact the Environmental Health Department.

Lay-by - Broad Road: Alderman Robinson requested that the grass area on lay-by at top of Broad Road be cleared.

Landfill Site Boundary – Terrydremont Road: Councillor Chivers raised concerns about lack of fencing on Terrydremont Road and said that if vehicles careered off the road they would have a 20 foot drop into stagnant water in the landfill site.

NEXT MEETING - Thursday 1 June 2006

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 8.45 pm)**

**Signed: _____
Chair of Meeting**