

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND DEVELOPMENT SERVICES COMMITTEE

4 NOVEMBER 2004

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 7.30 pm on the above date.

PRESENT:

Aldermen M Carten, J Dolan and G Robinson. Councillors A Brolly, B Chivers, L Cubitt, M Coyle, B Douglas (in the chair), M McGuigan, G Mullan and J Rankin.

IN ATTENDANCE:

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

APOLOGIES:

Councillors B Brown, D Lowry and E Stevenson.

NORTHERN GROUP OF COUNCILS BUILDING CONTROL COMMITTEE ANNUAL REPORT 2003/2004:

The Chair introduced Mr Robert White, Chief Building Control Officer to the meeting. Mr White presented his report which outlined the Group's activities during the year and initiatives for the year ahead and answered members' queries thereon.

Members commended the officers within Council's Building Control Department, thanked Mr White for his presentation and he left the meeting.

PLANNING APPLICATION - B/2004/0064/O:

The Town Clerk referred to letters dated 17, 18 and 21 October 2004 from Mr & Mrs J D Harper of 94 Bolea Road requesting that the above planning approval in respect of 93 Bolea Road be withheld in light of the fact that the applicant acted in contravention of planning approval B/1997/0008 (91 Bolea Road) in the removal of mature trees on this site. Mr Brown advised that a total of five trees had been removed from the boundary of the two sites at the request of the residents of 91 Bolea Road in the interests of public safety. Whilst a number of members expressed concern regarding the loss of the trees, Mr Brown advised that this area was unprotected as it was outside the site boundary and the retention of trees was therefore unenforceable. He added, however, that the Planning Service had sought clarification regarding a report from the tree surgeon which led to the removal of the trees and would review application B/2004/0064/O on that basis.

MINUTES:

Minutes of meetings dated 7 and 18 October 2004 were approved and signed on the proposal of Alderman Dolan, seconded by Councillor Coyle.

MATTERS ARISING:

Planning Service Workload Pressures: The Town Clerk referred to discussions at the meeting of the Committee on 18 October 2004 and at the Monthly Meeting of Council on 27 October 2004 and submitted letter dated 27 October 2004 from the Town Clerk & Chief Executive of Coleraine Borough Council to Minister Angela Smith requesting that she urgently meet a deputation from Coleraine, Moyle, Ballymoney and Limavady Councils to discuss the knock-on effect on the draft Northern Area Plan. Accordingly, it was agreed on the proposal of Alderman Robinson, seconded by Councillor Cubitt that the Mayor/Deputy Mayor and the Town Clerk would represent Council in this matter.

Water Service - Annual Consultation: The Town Clerk referred to discussions at the previous meeting regarding the annual consultation with Water Service and it was agreed that representatives be invited to attend the next meeting of the Planning & Development Services Committee on 2 December 2004, commencing at 7 pm.

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

B/2003/0774/0 - extension to existing terrace of dwellings to form new dwelling adjoining 7 Crawford Square, Limavady (Mrs S Armstrong);

B/2004/0332/F – erection of two storey dwelling with detached garage/store adjacent to 75 Baranailt Road, Drumacarne, Ballykelly, Limavady (Mr & Mrs J Craig).

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);

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/2003/0698/F - site for replacement traditional one and half storey dwelling with detached garage/store at 77 Bolea Road, Mullane, Limavady (Mr J Caskie);

B/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);

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/2003/0774/0 - extension to existing terrace of dwellings to form new dwelling adjoining 7 Crawford Square, Limavady (Mrs S Armstrong);

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

B/2004/0320/F – erection of dwelling and garage on lands adjacent to 7 Corrick Road, Cashel, Dungiven (Mr H O’Kane);

B/2004/0332/F – erection of two storey dwelling with detached garage/store adjacent to 75 Baranailt Road, Drumacarney, Ballykelly, Limavady (Mr & Mrs J Craig);

B/2004/0366/0 – site for dwelling 110 metres south east of 22 Gortnacross Road, Derryork, Dungiven (Mr A McFarlane);

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/2004/0063/0 – site for dwelling and garage to rear of 205 Seacoast Road, Ballyhenry East, Limavady (Mr E Conn);

B/2004/0142/0 – site for retirement farm dwelling between 136 and 138 Drumrane Road, Largy, Limavady (Mr & Mrs W J Laughlin);

B/2004/0344/0 – site for traditional two storey farmhouse with detached garage/store 120 metres north of 116 Highlands Road, Clagan, Limavady (Mr & Mrs Alcorn);

B/2004/0363/0 – site for single storey dwelling approximately 180 metres north west of 19 Boviell Road, Boviell, Dungiven (Ms M McNicholl);

B/2003/0714/O – site for traditional cottage style rural dwelling with detached garage/store adjoining 48 Gortnacross Road, Gortgarn, Dungiven (Mr R Carmichael);

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/2004/0394/O – site for two storey dwelling adjacent to 128 Terrydoo Road, Lislane, Limavady (Mr S Oliver);

B/2004/0404/F – erection of 2 detached two storey dwellings and domestic garages, 120 m south west of Tarnakilly Road, Limavady (Mr S Gallagher).

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

B/2004/0172/O – site for one and a half storey dwelling and detached garage, lands east of 30 Tircrevan Road, Bellarena, Limavady (Mr & Mrs K Gallagher): Mr Brown reported that it was likely that this application would be withdrawn and an alternative site identified.

B/2004/0347/F – site for farmworker’s dwelling and garage adjacent to 48 Dernaflaw Road, Dungiven (Mr K Haslett): Mr Brown advised that the recommended refusal of this application remained unchanged as there had been a previous refusal on this site and undertook to allow the applicant 10 days to withdraw the application.

B/2004/0368/O – site for traditional rural dwelling with detached garage/store between 27 and 29 Terrydoo Road, Ballyavelin North, Limavady (M B Properties (NI) Ltd);

B/2004/0370/O – site for dwelling with detached garage/store west of 133 Ballyavelin Road, Ballyavelin North, Limavady (M B Properties (NI) Ltd): It was agreed on the proposal of Councillor Douglas, seconded by Councillor Cubitt not to accept the recommended refusal of the above applications.

Members noted the recommended refusal of the following applications:

B/2004/0484/O – site for traditional rural dwelling with detached garage/store 250 m north of 128 Windyhill Road, Stradreagh, Limavady (Mr I Buchanan);

B/2004/0485/O – site for traditional dwelling with detached garage/store 300 m north of 128 Windyhill Road, Stradreagh, Limavady (Mr I Buchanan).

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:

Site/Office Meetings: Site/office meetings were arranged for Tuesday 16 November 2004 at 10 am for the following applications:

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

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/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/2004/0447/O – site for dwelling, Carse Road, Limavady (Mrs D Peoples);

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

B/2004/0493/O – site for traditional cottage style bungalow with detached garage/store, 250 m to south west of 153 Glenhead Road, Magheramore, Limavady (Mr R Cassidy);

B/2004/0495/O – site for dwelling 130 m north east of 253 Seacoast Road, Limavady (Mrs M Hughes);

B/2004/0497/O – site for traditional cottage style bungalow with detached garage/store, 270 m south west of 153 Glenhead Road, Ballydarrog, Limavady (Mr R Cassidy);

B/2004/0505/O – site for traditional rural dwelling with detached garage/store, 75 m south of 56 Ballydarrog Road, Ballydarrog, Limavady (Mr T Cassidy);

B/1999/0412/O – site for holiday chalets, touring caravans and associated recreational and leisure uses, Dogleap Road, Ballymore, Deer Park & Largy, Limavady (Mr J Nutt): (Office meeting postponed last month.)

PLANNING APPEALS:

B/2004/0162/F – erection of 14 semi-detached dwellings with roadway for private streets determination, lands off Dunlade Road, Killywool, Greysteel (Tullyverry Developments Ltd): The Town Clerk submitted letter dated 2 November 2004 from the Planning Service which outlined the reasons why it was of the view that planning permission should be refused and advised that jurisdiction in this matter had now passed to the Planning Appeals Commission. Noted.

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

ROADS:

Shore Road, Limavady: Councillor Mullan referred to the problem of water ponding on the Shore Road at a point just before the level crossing and requested that the Town Clerk write to Roads Service to request that remedial action be taken.

Spar, Ballykelly: Councillor Cubitt reported that, despite being reported to the section office, no action appeared to have been taken in respect of water lying in front of the Spar shop in Ballykelly and requested that the Town Clerk raise the issue with the Divisional Roads Manager.

CONSULTATION ON REFORMING PLANNING:

The Town Clerk presented a suggested response to the above consultation document, based on members' comments at the special Planning & Development Services Committee meeting held on 18 October 2004. Members were satisfied that the report reflected their views on the reform and it was adopted on the proposal of Councillor Coyle, seconded by Councillor Rankin for submission to the Department of the Environment.

ANY OTHER BUSINESS:

Stakeholder Meetings- National Parks and Other Protected Landscapes: The Town Clerk submitted letter dated 1 November 2004 from the Department of the Environment inviting members to attend a public meeting to be held on 16 November 2004 in the Lodge Hotel, Coleraine to discuss the above consultation paper which discusses options for establishing national parks and managing other outstanding landscapes in Northern Ireland. Accordingly, it was agreed that attendance at this event be considered an approved duty.

Confirmation of Declaration of Aghanloo Wood Area of Special Scientific Interest: The Town Clerk submitted letter dated 18 October 2004 from Environment & Heritage Service which confirmed the declaration of Aghanloo Wood Area of Special Scientific Interest (ASSI). Noted.

NEXT MEETING:

2 December 2004

THIS CONCLUDED THE BUSINESS

(The meeting ended at 9.30 pm)