

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND DEVELOPMENT SERVICES COMMITTEE

5 JANUARY 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, L Cubitt, M Coyle, B Douglas, J F McElhinney, C Ó hOisín, A Robinson and E Stevenson.

IN ATTENDANCE:

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

APOLOGIES:

Councillor Donaghy.

NEW YEAR – 2006:

The Chair conveyed best wishes for the New Year on it being the first meeting of 2006.

Members also extended their sympathy to the families of those who had been killed or injured in road traffic accidents in the Borough over Christmas and the New Year.

MINUTES:

The minutes of meeting dated 1 December 2005 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Cubitt.

MATTERS ARISING:

B/2005/0246/F – erection of industrial shed for the storage of roadwork machinery with attached office block immediately to the West of 497 Foreglen Road, Dungiven (KPL Contracts): The Director of Environmental Services informed members that in response to Councils request to meet and discuss the above application, Lord Rooker had clarified that under new Council consultations arrangement, once the formal consultation process has been concluded in relation to an application, any requests to meet with him should be made by an MP. However, the Minister acknowledged that while there have been objections to the proposal, it has also received support from elected representatives in terms of generating employment in the area and that in order to provide Council with the opportunity to discuss the proposal and the procedures open to Council, Pat McBride, Planning Service Director of Operations would be happy to meet with members.

It was agreed that Councillors M Coyle, C Ó hOisín, J F McElhinney, Director of Environmental Services and the Chief Executive would meet with Mr McBride.

Planning Applications: Mr Brown reported that the following applications were still under consideration by the Planning Service:

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

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/2004/0140/F - erection of 3 storey building to provide 6 two bedroom flats at 83 Catherine Street, Limavady (Mr S Mullan);

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

B/2004/0643/F – erection of dwelling and garage Bolea Road, Limavady (Fruithill Estates);

B/2004/0687/F – erection of petrol/service station with shop unit at Broad Road, Fruithill, Limavady (Linley Properties Ltd) *Mr Brown reported that decision had not been made regarding this application and although arguments and debate had been held on the petrol station coming onto a protected route, Roads Service had not objected. He agreed to provide a copy of guidelines on definition of a protected route to members.*

B/2004/0732/F – erection of dwelling, garage and installation of septic tank at lands at Bishop’s Road, Limavady (Mr P Brown);

B/2004/0867/F – erection of 4 commercial units (using existing approved entrance) Broad Road, beside Rathbuan development Fruithill, Limavady (Linley Properties Ltd);

B/2005/0196/O – site for single storey dwelling 50 metres northwest of 326 Seacoast Road, Limavady (Mr S Payne); *Mr Brown reported that a non determination appeal had been lodged for this application and that a informal hearing would be held on 24 February 2006.*

B/2005/0211/O – site for traditional rural farm dwelling 420 metres NNW of 890 Glenshane Road, Crebarkey, Dungiven (Mr N Donaghy);

B/2005/0231/O – demolition of existing agricultural outbuilding to facilitate site 420 metres northeast of 776 Feeny Road, Dungiven (Mr & Mrs J B Mullan);

B/2005/0246/F – erection of industrial shed for the storage of roadwork machinery with attached office block immediately to the West of 497 Foreglen Road, Dungiven (KPL Contracts);

B/2005/0269/O – site for 15 dwellings (mixed house types) south and west of 27 Ballydarrog Road, Ballydarrog, Limavady (Mr T Hamilton) *Mr Brown reported that a non determination appeal had been lodged for this application.*

B/2005/0331/F – modification of condition 1 part 1 of planning permission referenced B/2000/0345/0 requesting extension of the time limit for submission of reserved matters under Article 28 (1) of the Planning (Northern Ireland) Order 1991, Broad Road, Fruithill, Limavady (Mr C Mullan);

B/2005/0340/O – site for traditional rural style dwelling with detached domestic garage approximately 60 metres northwest of 220 Drum Road, Dungiven (Mr A McLaughlin);

B/2005/0363/O – site for dwelling 80 metres east of 46 Vale Road, Greysteel (Mr K McKinney);

B/2005/0399/0 – site for housing development with associated landscaping of public open space to include playing field, play area, pavilion with parking and riverside park on existing open space lands to the east of Gortenanima and Petrie Place, North of Whispering Pines, Rossair Road, Bovally, Limavady (B Mullan & Sons (Developments) Ltd) *Mr Brown said Planning Service were awaiting return of all consultation responses before reaching decision on this application.*

B/2005/0404/F – site for 4 semi detached dwelling adjacent to 22 Lackagh Park, Dungiven (Mr & Mrs N Mullan);

B/2005/0405/F – change of use from Greenfield site to site for sports facility including turf and all weather playing fields stand and terraces, athletics track and training area, access, parking, footpath and landscape works at land between River Roe and Limavady By-pass, 230 metres north of Roeville Terrace, Limavady (B Mullan & Sons (Developments) Ltd) *Mr Brown said Planning Service were awaiting return of all consultation responses before reaching decision on this application.*

B/2005/0493/O – site for retirement farm building (replacement) and an additional dwelling (two dwellings in total) at 106 Drumrane Road, Limavady (Messrs S & C Cromie);

B/2005/0523/F – erection of housing to include 14 semi-detached and 2 detached houses (change to previously approved layout) in lands approximately 90 metres south east of 283 Drumsurn Road (J G Bradley);

B/2005/0567/O – site for replacement dwelling at 21 Gortnaghey Road, Dungiven (Mr J Wilson) *Mr Brown reported that Planning Service were awaiting the withdrawal of this application.*

B/2005/0588/O – site for dwelling adjacent to 40 Laurel Road, Glack, Ballykelly (Mr S Donaghy);

B/2005/0594/F – redevelopment of former market yard and adjoining lands to provide mixed use development comprising of commercial and residential uses (20 townhouses, 22 duplex apartments, 82 apartments and 2 semi-detached

dwelling) on lands bound by Linenhall Street, Catherine Street and River Roe incorporating redundant market yard and 45 – 71 Catherine Street (Oakmore Development);

B/2005/0622/O – site for dwelling with detached garage adjacent to 45 Shore Avenue, Myroe, Limavady (Mr R McMichael);

B/2005/0669/F – erection of 2 metre high fence around part of front boundary of dwelling at 1 Barn Court, Ballykelly (Mr N Rothwell);

B/2005/0670/O – site for dwelling and domestic garage 50 metres north west of 133 Ballyavelin Road, Limavady (Mr J Rankin);

B/2005/0691/O – site for dwelling and garage 170 metres south of 120 Ballyaveliin Road, Limavady (Ms H Caldwell);

B/2005/0731/O – site for two storey rural dwelling and detached domestic garage 150 metres south of 284 Drumsurn Road, Drumsurn, Limavady (Mr P O'Connor);

B/2005/0782/O – site for traditional rural dwelling with detached garage/store immediately west of 77 Ballynarrraig Raod, Limavady (Mr O'Connor).

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

B/2004/0845/F – erection of nursing home and associated boiler house building at 51 Seacoast Road, Limavady (Mr J Nutt): Mr Brown reported that this application had been refused due to undermining of draft NAP 2016 regarding greenbelt, it failed to integrate and was contrary to spirit and intent of previous approval for Care Centre. Councillor Cubitt said the applicant would be appealing this decision and Councillor Coyle proposed that Council do not accept the refusal decision for this and the other applications refused on the schedule for NAP reasons. Agreed.

B/2005/0391/O – site for two storey farm workers dwelling north west of 112 Duncrun Road, Bellarena, Limavady (Mr C Kelly): Mr Brown agreed to hold this application for 1 month before issuing a refusal decision.

B/2005/0508/F – retention of existing advertisement hoarding secured to the rear of existing 'sight screen' 300 metres west of clubhouse, 13 Demesne Place, Limavady (Limavady Cricket & Rugby Football Club) In response to Alderman Rankin, Mr Brown said whilst he appreciated that advertisement hoardings were a source of income for many clubs, a number of similar signs had been removed on the main Londonderry Road and that Planning Service decision to refuse the application was that the sign was detrimental to visual amenity.

B/2005/0540/O – site for pair of semi-detached dwellings North of 5 Duncrun Road, Limavady (Messrs McLaughlin & Doherty) Mr Brown reported that medical evidence had been received regarding this application but this had not helped the situation as the criteria had been strict. Alderman Mullan voiced his disappointed and proposed that Council do not accept the refusal decision. This was seconded by Councillor Coyle.

B/2005/0681/0 – site for traditional rural dwelling with detached domestic garage/store adjacent/opposite 20 & 21 Beech Road, Gortnaghey, Dungiven (Mr & Mrs H Colgan): Mr Brown advised that this application had been refused on failure to integrate, change in character and constituted ribbon development. It was agreed on the proposal of Councillor Douglas, seconded by Councillor Coyle not to accept the refusal decision.

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

B/2005/0075/F – replacement of existing workshops/stores with modern workshop relocated to allow for the modernisation of yard & the formation of additional vehicle parking (Limavady Gear Company Ltd);

B/2005/0451/F – erection of 2 storey apartment block (6 units) with associated car park at 17 Scroggy Road, Limavady (B Mullan & Son);

B/2005/0593/F – erection of two storey dwelling with detached domestic garage to replace existing two story agricultural barn and outbuildings 35 metres north of 11 Bishop Roads, Limavady (Mr & Mrs G O’Neil).

The recommended refusal of the following applications were noted:

B/2004/0255/O – site for dwelling adjoining 44 and 46 Sheskin Road, Gortgare, Greysteel (Miss S Moore);

B/2004/0346/O – site for traditional cottage style bungalow with detached garage/store 300 metres north of 96 Bolea Road, Killbready, Limavady (Mr R Catterson);

B/2005/0304/O – site for dwelling 750 metres north west of 26 Point Road, Magilligan, Limavady (Mr H Sherrard);

B/2005/0323/F – erection of retirement dwelling with domestic garage 280 metres south of 32 Rallagh Road, Dungiven (Mr J Canning);

B/2005/0516/0 – site for off site replacement dwelling at 15 Duncrun Road, Limavady (Mr G Begley);

B/2005/0583/O – site for dwelling and garage 50 metres southeast of 205 Seacoast Road, Limavady (Mr E Conn);

B/2005/0713/O – site for dwelling to the rear of 127 Glenhead Road, Magheramore, Limavady (Mr S Deehan).

Members noted that the following applications had been withdrawn:

B/2005/0396/O – site for dwelling opposite access laneway to 46 & 48 Kiloyle Road, Drumsurn (Mr D Lagan);

B/2005/0682/0 – site for bungalow 240 metres north east of 68 Killunaght Road, Dungiven (Miss D McNickle).

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/2005/0524/O – site for dwelling 750 metres south east of 46 Killunaghy Road, Feeny (Mr K Haslett) Mr Brown reported that whilst this application had been refused due to inadequate visibility splays, it had since been withdrawn.

B/2005/0807/O – site for replacement dwelling 121 Lower Muldonagh Road, Muldonagh, Claudy (Mrs McGonigle) Mr Brown reported that whilst this application had been refused on the schedule, Planning Service had changed opinion to a recommended approval.

Site/Office Meetings: Site/office meetings were arranged for Friday 20 January 2006 commencing at 10 pm for the following applications:

B/2003/0327/F – erection of traditional rural dwelling with detached garage/store off Bolea Road, Gortcorbies, Limavady (Mr D Gilfillen);

B/2004/0233/O – site for dwelling with detached garage 120 metres of southeast of 49 Station Road, Limavady (Mr R Greene);

B/2004/0278/O – site for traditional rural dwelling with detached garage/store to rear of 77 Baranailt Road, Dumacarney Lane, Ballykelly (Mr J S Sherrard);

B/2004/0358/O – site for traditional rural dwelling with detached garage/store 450 metres south west of 67 Baranailt Road, Drumacarney, Limavady (Mr G Alcorn);

B/2005/0093/O – site for dwelling house and detached domestic garage adjacent to 196 Legavallon Road, Dungiven (Mr & Mrs S Farrell);

B/2005/0111/O – site for neighbourhoold store/community hall southwest of 78 Dunlade Road, Killywool, Greysteel (Tullyverry Developments);

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

B/2005/0664/O – site for dwelling 100 metres west of 127 Polly's Brea Road, Dungiven (Mr & Mrs McDaid);

B/2005/0809/F – change of use from agricultural barn to funeral parlour (including access & parking facilities) (Mr Robinson);

B/2005/0815/O – site for dwelling 120 metres north of 107 Loughermore Road, Loughermore, Limavady (Mr A Riley).

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

Planning Permission for Massey Statue Plinth: In response to Councillor Cubitt, Mr Brown said the measurement of the recently erected plinth at the Massey Statue was within planning constraints and Planning Permission was not required.

Mr Brown and Mr Duffy left the meeting at 8.10 pm.

ROADS:

Private Streets (NI) Order 1980 – Road Adoption: Members noted that the following roads had been adopted by Roads Service:

- Stage 1 & 2 McCausland's field off Newton Road, Bovally, Limavady;
- Stage 2 & 4 Development at Rossiar Road Limavady and
- Stage 2 & 3 Development at Chapel Road, Dungiven.

WATER AND SEWERAGE:

Integrated Impact Assessment of the Government's Proposals for Reform of Water & Sewerage Services: The Director of Environmental Services tabled Executive Summary of the Policy Proposals and Integrated Impact Assessment of the Government's proposal for reform of Water & Sewerage Services, planned to be phased into Northern Ireland from 1 April 2007.

Councillor Coyle objected and said Minister Woodward's proposal that Northern Ireland's water and sewerage services be provided by a Government-owned Company (GoCo) was a step forward in privatisation of the service, which would lead to suffering by the people of the Borough and throughout the province. Noted.

HOUSING:

None

ANY OTHER BUSINESS:

North West Regional Waste Management Plan: The Director of Environmental Services reminded members that Eamon Molloy, Development Officer NWRCBG, had invited members to attend a presentation on the Draft North West Regional Waste Management Plan to take place Wednesday 11 January 2006 at 10.30 am in Gorteen House Hotel. It was agreed that attendance would be an approved duty.

Members Training: Members noted that the Human Resource Manager had organised training on 1 February 2006 for Effective Meetings & Standing Orders and on 1 March 2006 for Effective Chairing of Council Meetings. It was agreed that attendance on both days would be an approved duty. It was also agreed that it would be an approved duty for attendance at Councils Strategic Away Day to be held 8 February 2006.

NEXT MEETING:

Thursday 2 February 2006

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 8.30 pm)**