

**LIMAVADY BOROUGH COUNCIL**  
**COMHAIRLE BHUIRG LÉIM AN MHADAIDH**

**PLANNING AND SERVICES COMMITTEE**

**5 APRIL 2007**

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

**PRESENT:**

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

**IN ATTENDANCE:**

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

**APOLOGIES:** - Councillor L Cubitt.

**PRESENTATION ON REVIEW INTO AFFORDABLE HOUSING:**

The Chair welcomed Ms Catherine Fisher, Department of Social Development to the meeting.

Ms Fisher gave a comprehensive review to Council on the main findings arising from Sir John Semples' Report (previously circulated) into Affordable Housing in Northern Ireland, which had been made public earlier in the day.

Members made a number of remarks and Ms Fisher noted comments made to PPS14 and the detrimental effect this had on rural areas and to the opportunity presented for affordable housing in Ballykelly Army Camp. The chair thanked Ms Fisher for her informative presentation.

**MINUTES:**

The minutes of meeting dated 1 March 2007 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Carten.

**MATTERS ARISING:**

- *Rossair Road Link* – Roads Service advised that the Traffic Section were looking at the possibility of introducing traffic calming measures at the same time as the link road is being constructed.
- *Edenmore Road Traffic Calming Scheme* – Roads Service to formally monitor the situation for 3 years after completion of work and then consider whether any adjustments were needed. Members suggested this be monitored annually.
- *Traffic Calming on minor roads leading into towns* – Roads Service advised that the assessment process for traffic calming is the same for all roads and are only considered in urban locations within speed limits.

- *Main Street, Tesco Entrance* – Roads Service completed the design for the Bus Station Loop Road, which includes a mini roundabout at Tesco’s entrance and it is hoped that work will commence in the new financial year depending on consultations with Council and local business people.
- *Tircreven Road, Magilligan* – Roads Service advised that the contractor had completed all works on Tircreven Road and site had been left in excellent condition.
- *Alleged Premature Enforcement of Draft Addendum to PPS 7* - Planning Service outlined that where an application is made to the Department for planning permission, the Department, in dealing with the application shall have regard to the development plan, so far as material to the application and to any other material considerations.
- *Damage of Trees Drumrane Road* - Water Service advised that steps were being taken to have signs removed from trees at Drumrane Road.
- *Construction of Wastewater Treatment Plant Including New Inlet Works, Control Building and Treatment Processes, Point Road, Benone* – Water Service indicated that following presentation to Council in June 2006, an Environmental Consultant had been appointed to investigate the potential impact in respect of the four sites identified and the two existing sites at Benone and Drumavally. Members noted that tests of significance for each site were nearing completion and that Water Service would consider the conclusions when available.
- *Parking Area, Rathmore Road* – Planning Service indicated that the area at Rathmore Road would be reviewed and formally designed as a car park.

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

**D1/Refusal: B/2005/0509/F – erection of 4 storey student accommodation block to rear of 6 & 8 Main Street, Limavady (Mr D Miller)**

**D2/Refusal: B/2005/0516/O – site for off site replacement dwelling at 15 Duncrun Road, Limavady (Mr G Begley)**

**D3/Refusal: B/2006/0049/O – site for housing development on lands adjacent to St Mary’s GAC Banagher pitches, Feeny (H M D Architects Ltd)**

**D4/Refusal: B/2006/0067/O – site for dwelling and domestic garage 200 metres east of 46 Mullaghmeash Road, Feeny, Dungiven (Mr M McKernan)**

**D5/Refusal: B/2006/0069/O – site for dwelling and domestic garage 200 metres north east of 46 Mullaghmeash Road, Feeny (Mr M McKernan)**

**D6/Refusal: B/2006/0179/F – erection of detached one and a half storey domestic dwelling 350 metres north of 264 Forglen Road, Dungiven (Mr P Nicholl)**

**D7/Approval: B/2006/0212/F – erection of single storey detached dwelling adjacent to 24 Dernaflaw Cottages, Dernaflaw, Dungiven (C O’Kane) Welcomed**

**D8/Approval: B/2006/0334/O – demolition of existing bungalow and replacement with rural dwelling and domestic garage at 217 Foreglen Road, Munreery, Claudy (Mr M McLaughlin) Welcomed**

**D9/Refusal: B2006/0495/F – erection of chalet type dwelling and garage with storage above on site south of 16 Gortgarn Road, Gortgarn, Limavady (Mr & Mrs J Howe) Mr Duffy agree to hold the application for 10 days in order for the agent to submit an amended application.**

**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:

**Office Meetings:** Members were informed that the office meetings would take place on Friday 20 April 2007 for the following applications and that the Planning Clinic would directly follow this.

**B/2005/0733 – retention of existing garage/store for the storage of private vehicles, domestic equipment (ride on lawnmower, etc) applicants work vehicle & children’s play area 472a Seacoast Road, Bellarena, Limavady (Mr J Crampsie);**

**B/2005/0752/F – erection of residential development comprised of detached, semi detached terraced town houses, maisonettes and a apartments with associated car parking and common open space on lands to the rear of 40 Chapel Road, Dungiven (O’Kane & Devine Ltd) It was agreed that members would view approved drawings for the above application during the office meetings.**

**B/2006/0523/F – demolition of existing building and erection of a three and a half storey building comprising of ground floor commercial unit & 6 apartments, 6 two and a half storey detached dwellings and 4 terraced dwellings (3 x two storey and 1 x two and a half storey at 61-63 Main Street, Dungiven and lands to rear of same (Gloch Developments);**

**B/2006/0527/F – 3 x two storey apartment blocks comprising: a block of 2 apartments & a block of 4 apartments accessed from Dunmore Streett and a block of 4 apartments accessed from Irish Green Street (re-advertisement) (Coll Developments);**

**B/2006/0533/O – site for traditional rural dwelling with detached garage/store adjacent to 127 Baranailt Road, Drumraighland, Limavady (Mr S Young);**

**B/2006/0536/A – 2 hoarding and 1 upright (illustrated signs)(retention of 1 upright & 1 hoarding including 1 new hoarding) 16 Seacoast Road & Ballykelly Road (350 metres S. E. of 16 Seacoast Road) Limavady (D. A. Forgie);**

**B/2007/0538/F – erection of animal feed store and erection of a cattle handling facility, 101 Dunlade Road, Greysteel (Mr & Mrs M & E Duffy);**

**B/2006/0545/O – site for 2 no replacement dwellings, 190 & 190A Clooney Road & opposite No 235 Clooney Road (S Doherty);**

**B/2006/0547/F – change of use from agricultural land and domestic, to extend the cartilage of no 198 Legavallon Road, to rear of 198 Legavallon Road, Dungiven (Mr M Taggart);**

**B/2006/0552/F – erection of housing development comprising of 1no. detached dwelling, 2no. semi detached dwellings and 3no. terrace dwelling. All dwellings to be 2 ½ storey located at 2a Glenedra Road, Feeny (Mr P Devine);**

**B/2006/0556/O – site for replacement dwelling on land approximately 300m north north east of 25 Termain Road, Aghansillagh, Limavady (Mr J Loughrey);**

**B/2006/0566/A – erection of mobile sign at entrance to hotel, Radisson SAS Roe Park Resort, 40 Drumrane road, Limavady (Mr J O’Carroll).**

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

#### **ROADS:**

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

- query why there is a delay in filling culvert at Legavallon Road
- request that Roads Service clarify policy on Traffic Calming in Limavady (ie specification on height of ramps etc)
- concern at lack of co-ordination and money being wasted replacing kerbs at Dernaflaw when these would have to be removed in the next year when the new housing development commenced.

#### **WATER & SEWERAGE:**

**Empty - Septic Tanks:** It was highlighted that a resident from Drumsurn had to wait several months for a septic tank to be emptied and it was suggested that this may be due to large number of requests to Water Service for tanks to be emptied before charges were introduced in April 2007. Noted.

#### **HOUSING:**

**Attack on Ulsterbus – Glens Estate:** Concern was raised at the mentality of young people who threw stones and broke a side window of an Ulster bus in the Glens Estate and it was suggested that the PSNI investigate the matter. Agreed.

#### **TOWN CENTRE LIVING INITIATIVE (LOTS):**

Members noted letter from Chief Executive of Northern Ireland Housing Executive (NIHE) giving details of the above initiative. It was agreed to accept the NIHE offer to arrange a seminar on the introduction of the initiative to the area and that following on from this, a decision would be made whether to apply for involvement in the scheme.

**PROPOSED VARIATION OF CONDITION NO 1 OF PLANNING APPROVAL B/2000/0515/F:**

The Chief Executive reported that Planning Service were seeking comment from Council on proposed variation of Condition No 1 of Planning Approval B/2000/0515/F (extraction shall for a limited period only and shall discontinue by 31 January 2004 and land restored in accordance with approved drawing no 04 on or before 30 April 2004) and the further extraction of sand, gravel & rock and restoration proposals to return the land to agricultural use on land off Magheramore Road, Carnanbane, Dungiven. He said that in determining the application, the Department would take account of the environmental statement and any representations made to be forwarded by extended deadline of 6 April 2007. Noted.

**TABLED FOR INFORMATION:**

- The Planning (General Development) (Amendment) Order (NI) 2007 (SR 2007 No. 106) Statutory Rule made under powers contained in Article 13 of the Planning (NI) Order 2007 had the effect of transferring the current permitted development rights relating to the DRD water and sewerage functions to the water and sewerage undertaker which will be responsible for these function from 1 April 2007.
- Roads Service – Notification of road closure B69 Baranailt Road from Monday 16 April to Saturday 5 May 2007.
- B2005/0246/F, site immediately to the west of 497 Foreglen Road, (KPL Contracts) – Planning Service referred to planning appeal lodged in respect of refusal to the above application and listed 3 further reasons for refusal and amendment to existing reasons 2,3 and 4.
- Request for expressions of interest to attend Confederation of European Councillors Conference ‘Building the Platform for Peace and Prosperity’ on 27 April 2007 in Mount Errigal Hotel, Letterkenny. (*no interest expressed*)
- B/2006/0283/RM – request to defer decision on the above application until a formal response is made by the Planning Service to the issues raised in the complaint.

**ANY OTHER BUSINESS:**

**Presentations to Council:** It was agreed that Firmus Gas would present to Council at the May 2007 Planning & Services meeting. It was also agreed that Roads Service would present their Spring Consultation Report at a Special Planning & Services Meeting to be arranged for end of May 2007.

**NEXT MEETING - Thursday 3 May 2007**

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

**Signed: \_\_\_\_\_  
Chair of Meeting**