

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

PLANNING & SERVICES COMMITTEE

5 JUNE 2008

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

PRESENT:

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

IN ATTENDANCE:

Committee Clerk, Chief Executive, Mrs Andree McNee and Mr Paul McCahill, Planning Service.

APOLOGIES:

Alderman Rankin and Councillor Douglas.

APPOINTMENT OF CHAIRPERSON:

The Mayor took the chair and sought nominations for the appointment of chair for the year 2008/09. She reminded members that it had been agreed at the 2005 AGM that Sinn Féin would chair this committee.

Councillor Butcher was agreed on the proposal of Councillor Ó hOisín, seconded by Councillor Brolly.

Councillor Butcher took the chair and thanked members for nominating him as chairperson.

MINUTES:

The minutes of meeting dated 1 May 2008 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Ó hOisín.

MATTERS ARISING:

- ◆ Members were advised that the new streamlining for Planning Consultations had commenced from the start of June and that members should notify the Committee Clerk within 1 week of receiving consultation if members wanted any of the applications included in the monthly schedule.
- ◆ Members were advised that the Western Health & Social Care Trust would present to Council at the June 2008 Monthly meeting of Council.

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

Mrs McNee answered queries on applications listed on the deferred schedule and the recommendations were accepted subject to the following:

B/2005/0529/F – demolition of retail and replacing same with two-storey retail unit with retention of fuel filling station and provision of on-site parking facility (revised location of building) (Mr F McNicholl): Members requested that Planning Service issue approval decision to the applicant as soon as possible.

B/2006/0042/F – erection of 8 holiday chalets behind ‘Ballymaclary House’ 573 Seacoast Road, Ballymaclary (Mr G Boyd): Members requested that Planning Service issue approval decision to the applicant as soon as possible.

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

Mrs McNee answered queries on applications listed on the schedule and the recommendations were accepted subject to the following:

B/2006/0427/RM – erection of two storey detached dwelling on site adjacent to 2 Rosapenna, Limavady (P Mullan): Mrs McNee agreed to defer issuing of refusal decision in respect of this application for 1 month.

B/2007/0486/F – proposed housing development; erection of 14 apartments in a three-storey block, 6 apartments in a 2.5 storey block & 6 two-storey semi-detached townhouses, with associated car-parking (Mr C Nutt): Mrs McNee agreed to defer issue of refusal decision in respect of this application until after internal meeting with Planning Service Quality Initiative Team.

B/2007/0535/RM – erection of dwelling with attic conversion & double garage 40m south west of 65 Corrick Road, Dungiven (Mr M Haran): This application was deferred until after review of PPS14.

B/2007/0546/F – erection of two-storey apartment block with basement car parking to provide 6 No 2 bedroom apartments and a three-storey block to provide 6 No 2 bedroom apartments with construction of access road, bin storage and associated landscaping on land adjacent to No 3 Loughermore Road, Ballykelly (Mr Mullan): Mrs McNee agreed to defer issuing of refusal decision in respect of this application for 1 month.

B/2007/0582/F – demolition of existing buildings & erection of two/three storey residential care & nursing home with associated car parking 51 Ballykelly Road, Limavady (Higgans Homes): Mrs McNee agreed to defer issuing of refusal decision in respect of this application for 1 month.

B/2008/0020/RM – erection of traditional style bungalow with detached garage/store 150m east of Cooleys Public Bar, Seacoast Road, Limavady (Mr T Deighan): This application was deferred until after review of PPS14.

B/2008/0031/F – erection of 15no 2 storey dwellings comprising 4 semi-detached and 11 terraced units and associated roadway for private streets on site Nos 15, 16, 17, 18, 19, 20, 21, 22, 22a, 23, 23a, 24, 24a, 25 & 25a Willowcroft, Feeny (Adjacent/Southeast of no's 75 & 77 Main Street) (Metro Homes): Mrs McNee agreed to defer issue of refusal decision in respect of this application until after internal meeting with Planning Service Quality Initiative Team.

B/2008/0051/A – display of one fascia sign & one double sided projecting sign Co-op Travel Store, 45 Main Street, Limavady (CWS Retail Financial Services): Mrs McNee agreed to review of amended drawings and if approved, decision would be issued without returning to Council.

B/2008/0098/F – proposed repositioning, re-orientation and change of house type to one and a half storey dwelling from that previously approved on lands opposite 78 Kilhoyle Road, Drumsurn (Mr K Quigg): This application was deferred until after review of PPS14.

B/2008/0125/F – single storey extension to existing retail unit & alterations to adjoining car parking 804 Feeny Road, Dungiven (M O'Kane): Mrs McNee agreed to review of amended drawings and if approved, decision would be issued without returning to Council.

B/2008/0135/F – change of house type from previous approval (B/2007/0175/RM) to 1 ½ storey dwelling on site at 158 Carrowclare Road, Ballymacran, Limavady (Mr J O'Neill): Members welcomed that Planning Service had changed opinion to recommended approval.

B/2008/0147/F – proposed 2 storey building comprising of 2no commercial units on the ground floor, office and an apartment on the first floor to rear of 156 and 156a Main Street, Dungiven (Mr L Miller): Mrs McNee agreed to defer issuing of refusal decision in respect of this application for 1 month so that amended drawings could be submitted.

B/2008/0151/F – erection of storey and a half extension to side to include attached garage and single storey extension to rear of building at 14 Duncrun Road, Limavady (Mr & Mrs P Brown): Mrs McNee agreed to defer issuing of refusal decision in respect of this application for 1 month so that amended drawings could be submitted.

B/2008/0168/F – change of use from agricultural barn, used as a commercial premises for the sale of agricultural goods (for the last 12 years), into eight self-catering holiday units to the rear of 49 Sheskin Road, Greysteel (Mr & Mrs S Ross): This application was deferred until after review of PPS14.

Office Meetings: Office meetings were arranged for Friday 20 June 2008 for the following applications:

B/2007/0467/F – proposed new residential development comprising of 10 No houses and 8 apartments (a mixture of 2 and 2.5 storey units) 8 & 9 Loughermore Road, Ballykelly (Kamas Properties Ltd);

B/2008/0045/RM – erection of single storey detached dwelling with detached garage 310m north east of 23 Mulkeeragh Road, Drumaduff, Limavady (R V Properties Ltd);

B/2008/0061/RM – erection of single storey dwelling with detached garage 350m north east of 23 Mulkeeragh Road, Drumaduff, Limavady (R V Properties Ltd);

B/2008/0091/F – inclusion of former airfield lands to existing site to facilitate extension of existing single storey precast concrete product storage shed to include manufacturing batching plant, additional storage, ancillary office, car parking and associated site and access works at 103 Dowland Road, Aghanloo, Limavady (TSA Planning);

B/2008/0123/F – demolition of existing restaurant & erection of 2 & ½ storey residential care and nursing home with associated car parking and landscaping 804 Feeny Road, Dungiven (M & N Homes);

B/2008/0150/F – conversion and extension of vacant vernacular building (former Orange Hall) to two-storey dwelling with detached garage/store, Ardinarive Old Orange Hall, 220 South of the junction between Drumrane & Calhame Roads, Ardinarive, Dungiven (Mr & Mrs A Kerrigan);

B/2008/0156/F – formation of five offices at first floor level, over existing retail units, associated new entrance, fire escape stairs and change of use from retail unit to café at 22a Windyhill Road, Aghanloo Industrial Estate, Limavady (Mr D O’Kane).

PRESENTATION BY HOUSING EXECUTIVE:

The Chair welcomed Mr Sean Mackie, Western Area Manager, Mr Eddie Doherty, District Manager, Mr Brendan Adams, Area Programme Planner and Mrs Hazel Faithfull, Information Officer from the Housing Executive to the meeting.

Mr Mackie highlighted that the waiting list for social housing had increased by over 4,000 from the previous year and the number in housing stress had increased from 18,701 to 20,695. He said in partnership with the Housing Association, 1,595 house starts had been delivered over the year, however, there was still a shortfall against a need of 2,500 for new social dwellings in Northern Ireland. He added that this shortfall, combined with difficulties for first time buyers getting on the first rung of property ladder had added to the pressures on the waiting list in the social rented sector.

Mr Mackie indicated that the Housing Executive faced the challenge of delivering quality houses and welcomed the assurances given by Margaret Ritchie, MLA that housing would remain her priority, with the Housing Executive continuing to be the strategic housing authority in Northern Ireland. He said that 75% of housing stock met the Decent Homes Standard, nevertheless, a significant amount of improvement and replacement work remained to be carried out but this depended on funding.

Mr Mackie reminded member that some housing related functions would be transferred to the new Councils under RPA including, inspection and regulation of houses in multiple occupation, unfitness inspections and travellers transit sites. He said the Housing Executive would continue to be the Home Energy Authority, although Council would have the lead role in local initiatives.

Referring to the District Housing Plan for the year, Mr Mackie detailed a range of strategic factors, issues and initiative which impacted on Limavady's housing environment. He focused on the achievements make in relation to improving housing conditions and highlighted the challenges to be faced in the coming year.

In the discussion which followed the following was highlighted.

- ◆ Housing Executive would not afford to maintain dual heating system and health & safety issues had to be considered before reverting from oil back to coal.
- ◆ 'Bye Back' scheme put on hold due to lack of funds.
- ◆ Arson attacks on Housing Executive properties condoned.
- ◆ Housing Executive had conducted a survey on vacant properties and 50% which were supposed to be vacant had people living in them. Members were advised to contact the Executive if they knew of vacant properties.
- ◆ Staff within the Limavady branch of the Housing Executive were congratulated on their open door policy to members queries.
- ◆ Members indicated that it was not ideal for pensioner's bungalows to be allocated to young males as this could disturb the peace and tranquillity for elderly tenants.
- ◆ Recent funding towards hospital lane welcomed.
- ◆ Additional street lighting was requested for Drumachose/Anderson Park
- ◆ Housing Executive keeping an open mind regarding army houses and people wanted to live there.

ROADS: - None.

WATER & SEWERAGE: - None.

HOUSING: - None

ANY OTHER BUSINESS:

- ◆ Members would be updated regarding consultation meeting with Bleach Green residents on Dungiven Civic Amenity site at the Environmental Services meeting.
- ◆ Members were advised that the Department for Enterprise, Trade and Investment NI and the Scottish Government had commissioned a team of consultants led by MVA Consultancy to undertake an in depth appraisal of the case for the reinstatement of a ferry service between Ballycastle and Campbelltown. The consultants were proposing to present their emerging findings to relevant Causeway communities and 2 members were invited to attend a presentation on 9 June 2008 in Marine Hotel, Ballycastle at 2.30 pm.
- ◆ Correspondence was tabled from Vodaphone on roll out of a new base stations across the Borough.

- ◆ Correspondence was tabled from Lisburn City Council to advise all Councils of the steps taken by Lisburn to actively support methods to tackle suicide and to ask Council to consider providing similar training for appropriate personnel within the Borough.

DATE OF NEXT MEETING: - 7 August 2008.

THIS CONCLUDED THE BUSINESS
(The meeting ended at 8.20 pm)

Chair: _____