

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND SERVICES COMMITTEE

6 APRIL 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, 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:

Councillors M Donaghy & J F McElhinney.

PRESENTATIONS:

a) *Firmus Energy*

The chair welcomed Mr Mark Prentice and Mr Tom McGuigan, Firmus Energy to the meeting.

Mr Prentice explained that over the next five years Firmus Energy would be investing £50 million in bringing gas to the main areas of Northern Ireland and that gas would be in the North West by the end of 2006. He said as part of network development the company would be targeting the industrial and commercial sector, new housing developments and NIHE refurbishments.

Mr McGuigan confirmed that work had already started on bringing gas to Limavady and that the first connection would be made in 2007 at targeted customers, which included Seagate, Roe Valley Leisure Centre, Windyhill Road residents, Greystone Road residents and the 6 school in Limavady. He said businesses and households would benefit from reduced fuel costs and that gas had environmental benefits compared to other fuel sources.

Mr Prentice and McGuigan answered a number of questions in relation to conversion costs and safety in gas supply and members noted that a grant of up to £600 would be available for domestic conversions.

The chair thanked Mr Prentice and Mr McGuigan for attending the meeting.

b) Draft Planning Policy Statement 14- Sustainable Development in the Countryside

The Chair welcomed Mr Jim Hetherington and Ms Sharon Mossman to the meeting. Mr Hetherington provided background information on events leading up to publication of Planning Policy Statement 14 (PPS14). He said the outcome of PPS14 Issues Paper of 2004 had highlighted concerns which had been considered in striking the right policy.

Ms Mossman stated that the aim was to manage development in the countryside in a manner consistent with achieving strategic objectives of the Regional Development Strategy for Northern Ireland 2015. She said the main objectives were:

- managing growth in the countryside to achieve appropriate and sustainable patterns of development that meet the essential needs of a vibrant rural community;
- to conserve the landscape and natural resources of the rural area and to protect it from excessive, inappropriate or obtrusive development and from the actual or potential effects of pollution;
- to facilitate development necessary to achieve a sustainable rural economy;
- to promote high standards in the design, siting and landscaping of development in the countryside.

Mr Hetherington pointed out that a presumption against development would be operated throughout the countryside, with the exception of a limited number of types of development, which were considered in principle to be acceptable.

In referring to the Ministerial Statement of 16 March 2006, Mr Hetherington said this gave precedence to Draft PPS14 over other policies and any new policies accorded substantial weight in determining planning applications received after this announcement.

Members welcomed that PPS14 permitted housing development, non residential development and reuse of buildings but queried what effect the policy would have on rural life or how this fitted in with the new area plan. Mr Hetherington said that when the policy was published in its final form, designations of green belt, countryside area and dispersed rural communities would be withdrawn and that until then PPS 14 would not effect current or adopted plans.

The chair thanked Mr Hetherington and Ms Mossman for attending the meeting and answering members' queries.

MINUTES:

The minutes of meeting dated 2 March 2006 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Cubitt.

MATTERS ARISING:

Roads – Various Issues: The Director of Environmental Services tabled letters dated 1st and 13th March 2006 in which Roads Service responded to members' queries relating to:

- | | |
|--------------------------------------|---|
| a) Greystone Road roundabout | b) Baranilt road/Lisnakelly Road junction |
| c) Footpath Mounteden/Whitehill Park | d) slow sign at Dromore Road |

Town Hall Site: Members welcomed that consent had been issued to demolish the two remaining houses on the Town Hall Site subject to an Archeological Survey.

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

D1/Refusal: B/2004/0233/0 – site for dwelling with detached garage 120 metres southeast of 49 Station Road, Limavady (Mr R Greene) It was agreed on the proposal of Councillor Cubitt, seconded by Alderman Robinson not to accept the refusal decision.

D2/Refusal: B/2004/0256/O – site for two storey dwelling approximately 30 metres north of 117 Drumrane Road, Largy, Limavady (Mr P Cromie) It was agreed on the proposal of Councillor Cubitt, seconded by Alderman Robinson not to accept the recommended refusal.

D3/Approval: B/2004/0643/RM – erection of dwelling and garage at Bolea Road, Limavady (Fruithill Estates) Welcomed.

D4/Refusal: B/2005/0211/O – site for traditional rural farm dwelling 420 metres NNW of Glenshane Road, Crebarkey, Dungiven (Mr N Donaghy) Mr Brown agreed to hold this application for 10 days to allow the applicant to submit a revised design.

D5/Refusal: B/2005/0607/O – site for two story farmhouse with detached garage 50 metres south of 25 Vale Road, Greysteel (Mr & Mrs U Mackey) It was agreed on the proposal of Alderman Robinson, seconded by Councillor Coyle not to accept the refusal decision.

D6/Approval: B/2005/0747/O – site for dwelling and garage 80 metres north west of 19 Cloghan Road, Limavady (Mr M Blaha) Welcomed.

D7/Refusal: B/2005/0781/O – site for traditional rural dwelling with detached garage/store immediately southwest of 76 and 78 Ballynarrig Road, Limavady (Mr J Connor) It was agreed on the proposal of Councillor Douglas, seconded by Alderman Robinson not to accept the recommended refusal.

D8/Approval: B/2005/0805/O – site for one and half storey dwelling with detached garage to rear of 140 Carrowclare Road, Myroe, Limavady (Mr G McLaughlin) Welcomed.

D9/Approval: B/2005/0849/O – site for dwelling immediately north of Crindle House, Carrowclare Road, Crindle (Mr B Kane) Welcomed.

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/2005/0528/O – site for dwelling at rear of 142 Tartnakilly Road, Limavady (Mr B J Feeney) Mr Brown agreed to hold this application for 1 month so that additional information could be submitted by the applicant. It was agreed that if

Planning Service changed opinion to approval, that this would be issued as soon as possible.

B/2005/0693/F – demolition of existing dwelling and outhouses and erection of 3 two storey town houses with in curtilage parking at 2 Station Road, Ballykelly (Mr W Mitchell) Mr Brown agreed to hold this application for 1 month before issuing a refusal decision.

B/2005/0863/F – erection of two storey dwelling behind 211 Seacoast Road, Limavady (Mr D Quigley) Mr Brown agreed to hold this application for 1 month for the applicant to submit revised design drawings. It was agreed that if the design was satisfactory approval would be issued without coming back to Council.

Site/Office Meetings: Site/office meetings were arranged for Friday 21 April 2006 commencing at 9.30 am for the following applications:

B/2005/0316/O – site for dwelling 200 metres west of the junction of the Carse Road and Spallan Road, Broharris, Limvady (Mr R Peoples);

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

B/2005/0552/F – change of use from agricultural field to storage area for metal and timber components (used to erect agricultural shed/barns) opposite 24 Magheramore Road, Dungiven (Mr J Canning);

B/2005/0565/O – site for 7 industrial/commercial units 94 Legavallon Road, Dungiven (Mr A Murphy);

B/2005/0662/F – erection of replacement two storey dwelling at 130 Muldonagh Road, Claudy (Mr McFeeley);

B/2005/0666/F – erection of managers house for ‘Greyhound Farm’ including bed and breakfast accommodation opposite 14 Farlow Road, Limavady (Mineola Kennels);

B/2005/0808/O – site for two storey dwelling and garage 180 metres south west of 9 Killunagh Road, Feeny (Mr K Hazlett);

B/2005/0845/F – erection of replacement dwelling and domestic garage 40 metres south west of 34 Nedd Road, Ballykelly, Limavady (Mr & Mrs McSparran);

B/2005/0855/F – erection of replacement dwelling at 123 Ballyquin Road, Limavady (Mr D Cooper);

B/2005/0860/O – site for single storey dwelling with detached domestic garage/store 150 metres north east of 21 Beech Road, Gortnaghey, Dungiven (Mr R McCloskey);

B/2005/0861/O – site for bungalow and detached garage/store 30 metres east of 166 Muldonagh Road, Muldonagh (Mrs K Duffy);

B/2005/0877/F – erection of one and a half storey split level dwelling and garage (change of house type from previously approved) (Mr P O’Hagan).

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

PPS 17 – CONTROL OF OUTDOOR ADVERTISEMENTS:

It was agreed that the contents of PPS17 would be noted.

ROADS:

Work at Ballyquin Road: Members queried why a four mile stretch of Ballyquin Road had been closed in late March 2006 when no work was being done by Roads Service. Members welcomed the upgrade of the road but suggested that a right hand turning lane should have been provided at Drumaduff Road.

Edenmore Road: A request was made for Roads Service to clean up the grass verges on Edenmore Road following pipes being laid for supply of gas.

Flooding – Tircreven Road: Councillor Butcher complained that he had raised the issue of flooding and drainage not completed at Tircreven Road at a meeting on 31 May 2005 but since this nothing had been done. He also referred to lack of passing bays near the school and said that Roads Service had issued a compulsory purchase order to take land from local gardens to make the road wider. The Director of Environmental Services agreed to write to Roads Service accordingly.

WATER & SEWERAGE - None

HOUSING – None

ANY OTHER BUSINESS - None

NEXT MEETING - Thursday 4 May 2006

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 9.20 pm)**

**Signed: _____
Chair of Meeting**