

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND DEVELOPMENT SERVICES COMMITTEE

6 MAY 2004

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 2 pm on the above date.

PRESENT:

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

IN ATTENDANCE:

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

APOLOGIES:

Councillor B Brown and D Lowry.

MINUTES:

Minutes of meeting dated 1 April 2004 were approved and signed on the proposal of Councillor Cubitt, seconded by Alderman Dolan.

ROADS SERVICE - TRAFFIC MANAGEMENT

The Chairman welcomed Mr John Young, Senior Traffic Engineer, Roads Service to the meeting who expressed his sadness on hearing of the death of a vehicle driver at Rathmore Road.

Members expressed their overall satisfaction with the by-pass but highlighted to Mr Young their concerns on traffic management at key locations.

Mr Young explained that in some cases, a roundabout could help the flow of traffic for smaller roads but often this lead to main road traffic being slowed down and that Roads Service had to consider a number of factors before deciding to construct a roundabout. He added that a survey undertaken by Roads Service did not show there was a major problem or significant delays in traffic in the Limavady area.

Mr Young responded to Councillor Rankin concerns regarding traffic buildup at the loop road at the bus station and said that the option of an roundabout was complicated as the main sewage system was located inches below the ground. He added that traffic studies had been undertaken to find a practical solution and it was considered that the present traffic system was the best option.

Members felt strongly that the traffic management associated with this link should be reviewed. Councillor Cubitt suggested that a possible solution could be a one way system and requested that this be introduced on a temporary basis.

Councillor Cubitt highlighted the issue of speeding on the by-pass and was advised by Mr Young that the Police Service of Northern Ireland was responsible for speeding offences and that setting a speed limit on the by-pass would not solve the problem.

On Councillor Lowry's behalf, Councillor Coyle suggested that a roundabout should have been included for Rathmore Road at the design stage and that there was a need for clearer signs indicating entrance and exit points to the by-pass.

At member's request, Mr Young agreed to review the traffic management at Greystone Road and Rathmore Road and at the bus station and said that this would be undertaken together with the other safety aspects of the by-pass.

MATTERS ARISING:

Industrial Action by NIPSA: Members expressed their growing concern that some members were being denied their right to be present and represent their electorate at the Planning Meetings held in the afternoon as opposed to normal evening meetings due to the continued industrial action by NIPSA. It was agreed that the concern of the Committee be conveyed to the Chief Executive of the Planning Service.

The Town Clerk tabled a letter dated 29 April 2004 from the Divisional Roads Manager on the following issues:

Grass Edging Limavady By-Pass: The Town Clerk reported that Roads Service had indicated it would not have been prudent to install kerbing at the time the by-pass was constructed due to expected settlement and the Roads Service would consider providing kerbs to left hand road edge when resurfacing took place.

Downland Road Roundabout: The Town Clerk explained that a meeting had taken place with the residents, Roads Service and elected representatives from Council and that Roads Service were drawing up a proposed solution to the access difficulties and that a further meeting would take place on 20 May 2004.

Speed Limit - Drumsurn: The Town Clerk informed members that whilst a traffic count and speed survey would be carried out and that Road Service had indicated that, due to the sporadic nature of the existing development, it would be unlikely that a change in the speed limit could be justified.

Speed Limit - Greystone Road: The Town Clerk explained that Road Service had indicated that the existing 40 mph speed limit was appropriate but that a traffic count and survey would be carried out.

Sewerage - Brisbane Road: The Town Clerk tabled letter dated 9 April 2004 from Water Service, which explained that the provision of a sewer at Brisland Road was being re-evaluated and that Water Service expected to meet with the residents to advise on what options might be available to progress the matter further.

Wastewater Treatment - Benone/Magilligan: The Town Clerk reported that Water Service had confirmed in their letter dated 23 April 2004, that a comprehensive scheme to replace the 3 wastewater treatment works at Benone, Drumavalley and Aughill would commence before the end of the year, subject to a successful acquisition of land.

Lighting - Edenmore Park/Drumachose Park/Anderson Park and Greystone Road: The Town Clerk informed members that he had written to the Northern Ireland Housing Executive regarding their commitment to fund the installation of street lighting at rear pathways in housing estates in Limavady. He added that he had included in the letter the concerns raised by Bovally Residents on lighting at the above mentioned areas and had requested that improvement work be commenced as a matter of urgency.

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/2002/0230/F – Domestic store for tractor/trailor mover, quads, garden equipment etc, 40 Laurel Road, Glack, Limavady (Mr S Canning);

B/2002/0542/F – proposed roads and site layout for industrial/commercial development, Dowland Road, Limavady (Moylehill Properties Ltd);

B/2003/0406/O – site for dwelling adjacent to 23 School Road, Greysteel (Mr M Lynch);

B/2003/0466/F – erection of housing development of 12 townhouses and 2 apartment blocks, 94/96 Irish Green Street, Limavady (Mr S Mullan);

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/2003/0544/O - site for dwelling, north of playing field in Killane road, Limavady (Mrs L Bradley);

B/2003/0738/0 - site for dwelling 30 m to north east of 918 Glenshane Road, Carn, Dungiven (Mr S O'Kane);

B/2003/0754/F - Erection of one and a half storey dwelling with detached double domestic garage (Mr & Mrs R Millar);

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

B/2003/0756/0 - site for housing development Dernaflaw Cottage, Dernaflaw Road, Dungiven (J P M Contracts);

B/2004/0056/0 - site for dwelling and detached garage opposite 45 Tully Road, Ballykelly, Limavady (Mr & Mrs A Sherrard);

B/2004/0064/0 - site for dwelling to rear of 91 Bolea Road, Bolea, Limavady (Dr A Jeffrey);

B/2004/0067 - site for traditional cottage style bungalow 75 metres west of 110 Broad Road, Ballyrisk Beg, Limavady (Mr & Mrs J Devine);

B/2004/0087/0 - site for dwelling and detached garage adjacent to 89 Gortnaghey Road, Gortnaghey, Dungiven (Mr C Brolly).

Members noted that the following applications had been withdrawn:

B/2004/0074/0 - site for traditional cottage style bungalow with detached garage/store 60 metres east of 103 Baranailt Road, Dromore, Limavady (Mr G Alcorn);

B/2004/0079/0 - site for traditional two storey rural dwelling with detached garage/store adjacent to 77 Baranailt Road, Drumacarney, Ballykelly (Mr J Sherrard);

B/2004/0094/0 - site for dwelling Dungullion Road, 530 metres north of junction of Dungullion Road and Upperlane Road, Killylane, Eglinton (Mr F Kelly).

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

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

B/2003/0217/F – erection of 2 No. semi detached dwellings beside 20A Pollysbrae Road, Largy, Limavady (R Wilson);

B/2003/0526/O – site for traditional rural dwelling with detached garage/store, Belraugh Road, Moneyguiggy, Drumsurn, Limavady (Mrs Dudgeon);

B/2003/0739/0 - site for dwelling adjacent to 26 Teeavan Road, Crabarkey, Dungiven (Mr F McCloskey);

B/2004/0026/0 - site for dwelling opposite 99 Curragh Road, Brishey, Dungiven (Mr S McCloskey).

B/2004/0096/0 - site for dwelling Dungullion Road, 530 metres north of junction of Dungullion Road and Upperlane Road, Killylane, Eglinton (Mr F Kelly);

Members noted the recommended refusal of the following applications:

B/2003/0762/0 - site for dwelling approximately 100 metres south west of 65 Drumaduff Road, Maine South, Drumsurn (Mr D Wilson);

B/2004/0047/0 - site for dwelling adjacent to 157 Seacoast Road, Crindle, Limavady (Mr S Gilfillan);

B/2004/0084/0 - site for dwelling adjacent to 7 Kilhoyle Road, Drumsurn, Limavady (Dungiven Parochial Lands);

B/2004/0107/0 - site for single storey dwelling 100 metres west of 89 Gortnaghey Road, Gortnaghey Beg, Dungiven (Ms L Colgan);

B/2004/0035/F - erection of replacement timber structure temporary store at 65 Meadowvale Park, Limavady (Mr & Mrs Smyth) Mr Brown reported that the Planning Service's opinion to refuse this application remained unchanged and undertook to hold the application for 10 days before issuing a refusal decision.

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/2003/0763/O - site for dwelling south west of 65 Drumaduff Road, Maine South, Drumsurn (Mr D Wilson) Mr Brown reported the recommended refusal of this application as the site failed to integrate and would cause erosion of rural character. Noted

Site/Office Meetings: Site/office meetings were arranged for Tuesday 18 May commencing at 9.30 am for the following applications:

B/2004/0008/O - site for dwelling 60 metres south of 205 Drum Road, Drum, Dungiven (Mr S McCaul);

B/2004/0033/F - erection of single storey dwelling at 48 Corrick Road, Cluntygeeragh, Dungiven (Mr E O'Kane);

B/2004/0039/F - erection of dwelling and garage at Drumsurn Road, Drumsurn Lower, Drumsurn, Limavady (Dr & Mrs A McCloskey);

B/2004/0106/O - site for dwelling and garage at Lomond Road, Myroe, Limavady (Mr & Mrs G Miller);

B/2004/0116/O - site for dwelling 80 metres south of 93 Gortnaghey Road, Dungiven (Mr M O'Hara);

B/2004/0117/O - site for dwelling 280 metres west of 93 Gortnaghey Road, Dungiven (Mr M O'Hara);

B/2004/0118/O - site for dwelling and domestic garage adjacent to 278 Baranailt Road, Limavady (Mr G Riley);

B/2004/0121/O - site for dwelling and detached garage 60 metres north east of 73 Teeavan Road, Dungiven (Mr H Morrow);

B/2004/0143/O - site for traditional rural dwelling with detached garage/store behind 126-132 Dunlade Road, Greysteel, Limavady (Ms R Farren);

B/2004/0150/O - site for traditional rural dwelling with detached garagstore adjacent to 'Willow Cottage' 141 Seacoast Road, Crindle, Limavady (Mr D Gilfillan);

B/2004/0159/O - site for dwelling 180 metres to the rear of 405 Seacoast Road, Bellarena, Limavady (Mr D McNally);

B/2004/0167/F - erection of dwelling and domestic garage adjacent to 95 Pollysbrae Road, The Moyse, Limavady (Mr S McDevitt);

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/2004/0169/F - erection of dwelling and domestic garage opposite 43 and 45 Loughermore Road, Ballykelly, Limavady (Mr & Mrs T Tracey);

B/2004/0178/O - site for dwelling opposite 1 Gortnagross Road, Gortnagross, Dungiven (Mr M McFarlane).

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

BUILDING REGULATIONS APPLICATIONS (schedule enclosed):

The District Chief Building Control Officer's report detailing applications approved, acknowledged and issued between 29 March and 30 April March 2004 was tabled and noted.

ROADS:

Traffic Volume - Spallan Road: Alderman Carten raised concerns at the volume of military traffic using Spallan Road for access to and from Shackleton Barracks. The Town Clerk agreed to write to Roads Service requesting that a traffic survey be undertaken.

Speed Limit - Lomand Road: Councillor Cubitt suggested that a speed limit of 40 mph should be introduced in Lomand Road as there was an increasing number of houses built there. The Town Clerk agreed to write to Roads Service regarding this matter.

Grass Verges - Edenmore Road: At the request of Councillor Rankin, the Town Clerk agreed to write to Road Service regarding the poor state of the grass verge at Edenmore Road.

Subsidence - Chapel Road: Councillor Coyle commented that subsidence had occurred on the edges of Chapel Road between the speed limit and Curragh Road junction and that traffic tended to use the centre of the road which could lead to road accidents. The Town Clerk agreed to contact Roads Service to request that the road be repaired as matter of urgency.

Traffic Damage - Burren Road: Councillor F Brolly pointed out that Burren Road was subject to damage as a result of heavy vehicles from the adjoining sand pit. Members noted that Roads Service had carried out remedial work on the road between the bridge and the sandpit. The Town Clerk agreed to write to Roads Service requesting a major upgrade of the road.

Disabled Parking Bays - Catherine Street: Members welcomed the proposal by Road Service to introduce 2 disabled parking bays at Catherine Street.

Road Repair - Foreglen Road: Councillor A Brolly explained that she had received a letter from an elderly resident of the Borough, which highlighted that the slip road leading to Columbia Park from the Foreglen Road was in need of repair as it had deep potholes and was unsafe for those who used it. It was agreed that the Town Clerk write to Roads Service regarding the maintenance of this road.

PUBLIC CONSULTATION DRAFT - PLANNING POLICY STATEMENT 17 CONTROL OF OUTDOOR ADVERTISEMENTS:

The Town Clerk submitted the Public Consultation Draft - Planning Policy Statement 17 Control of Outdoor Advertisements and requested comments for forwarding to the Planning Service by 18 June 2004.

ANY OTHER BUSINESS:

Geological Survey of Foyle: The Town Clerk submitted an invitation from Mr Eamon Molloy to a seminar on a Geological Survey of the Foyle, which was to be held on Monday 10 May 2004 at 10.30 in Magee College. It was agreed that attendance at this event by any member be considered an approved duty.

Island of Ireland Week: It was agreed by members that Councillor Mullan, as opposed to Councillor Cubitt attend the Island of Ireland Week to be held 5 - 11 June 2004.

Northern Area Plan - 2016: The Town Clerk reminded members that supported Mr Raymond Harper in his endeavours to have an enforcement order removed in 2000/2001 and that his appeal had been unsuccessful. He added that MKA Planning was lobbying to have the area at Tullyhoe designated as a hamlet within the green belt between Limavady and Ballykelly and had requested Council's support in this matter. It was proposed by Alderman Dolan, seconded by Alderman Carten to endorse the case submitted by MKP Planning.

NEXT MEETING:

6 May 2004

THIS CONCLUDED THE BUSINESS

(The meeting ended at 4.30 pm)