

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND DEVELOPMENT SERVICES COMMITTEE

6 OCTOBER 2005

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 7.30 pm on the above date.

PRESENT:

Aldermen G Mullan, G Robinson and J Rankin. Councillors A Brolly, P Butcher, L Cubitt (chair), B Chivers, M Coyle, B Douglas, M Donaghy, 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 and the Town Clerk & Chief Executive.

CHAIR OF MEETING:

In the absence of Councillor Carten, the Mayor - Councillor Coyle requested nominations for chair of the meeting.

Councillor Brolly proposed, seconded by Councillor Donaghy that Councillor Ó hOisín would chair the meeting.

Councillor Stevenson proposed, seconded by Councillor Robinson that Councillor Cubitt would chair the meeting.

The proposal that Councillor Ó hOisín would chair the committee was put to the meeting and declared lost, with 5 voting for and 6 voting in favour of Councillor Cubitt.

Councillor Cubitt took the chair.

APOLOGIES:

Councillor Carten and Councillor McElhinney.

MINUTES:

The minutes of meeting dated 30 August 2005 were approved and signed on the proposal of Councillor Douglas, seconded by Councillor Coyle.

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

MATTERS ARISING:

Streamlining of Planning Service Procedures: The Town Clerk tabled letter dated 16 September 2005 from David Ferguson, Chief Executive Planning Service on guidance in relation to Management Board Referrals and the deferral process. Members noted that Councils must provide reasons for seeking a deferral on individual planning applications and in the event of a challenge, the request for deferral must be soundly based on defensible planning grounds. It was also noted that subject to outcome of deferral meeting, the applications would be taken back to Council with either the same or revised opinion and Councils view would be noted.

Mr Brown pointed out that whilst Planning Officers had a good working relationship with Limavady Borough Council, deferrals had to be requested for justifiable reasons and he would be happy to give members guidance if necessary. Councillor Coyle indicated that Council took the decision not to request site meetings and although office meetings were working out well, if a site meeting was required this should not be precluded.

Councillor Stevenson sought clarification if applications could be deferred for a second time and Mr Brown confirmed that the Minister had been astounded at the amount of applications going through the planning system and felt these were mainly due to the impact of the strike and applications being deferred on more than one occasion. He said Planning Service were taking a common sense approach and that the most they would allow following initial deferral would be an additional 2 weeks to withdraw.

Councillor Coyle pointed out that the delay in dealing with applications was due to Planning Service being under staffed and the inability to cope with the new area plan. Councillor Cubitt concurred with these remarks.

Roads Service – Various Issues: The Town Clerk & Chief Executive tabled letter dated 29 September 2005 from Road Service and members noted response to the issues raised at September 2005 meeting:

- *Traffic Calming Measures* – Roads Service had a classifier, which measures traffic volumes and speeds which would be placed at Columbus Walk and Ashfield Greysteel for traffic calming assessment.
- *Flooding/Drumsum Road* – Gullies near the junction with A37 Broad Road are susceptible to blockage from falling leaves and at the end of August 2005 very heavy rainfall, combined with leaf fall resulted in flooding of the area. Roads Service pointed out that Council had a responsibility to remove leaves from public roads and that Roads Service appreciated resolution of this problem.
- *Crossing/Lilac Avenue* – Analysis showed that this site would be unlikely to qualify for a controlled crossing and that road width at this location was insufficient to provide a pedestrian refuge. Road Service agreed to carry out a survey when traffic was at its busiest.
- *Road Service/Budget* – There is pressure on budgets across all sectors in Northern Ireland, which is being addressed in current budgetary process and the impact on Roads budgets for the next two years is not yet known. Draft

Budget is expected to be published in new few weeks but allocation details for Northern Division or Limavady Section are not available at present.

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/2005/0026/O – site for 2 dwellings and detached garages approximately 100 metres along Shore Avenue of Carrowclare Road, Limavady (Mr R Blackburn);

B/2005/0163/F – single storey and two storey front extensions to dwelling at 12 Danny Boy Place, Limavady (Mr N Bond);

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/2005/0170/O – site for dwelling opposite 11 Lislane Road, Limavady (Ms J Oliver);

B/2005/0171/O – site for dwelling to rear of 202 Drumsurn Road, Limavady (Mr S Oliver);

B/2005/0281/O – site for retirement bungalow 205 Legavallon Road, Dungiven (Mr & Mrs Farrell);

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

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/2005/0362/O – site for dwelling 400 metres southeast of 20 Dungullion Road, Dungullion, Greysteel (Mr D Lawler);

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

B/2005/0398/O – site for farm dwelling 260 metres south west of Killunaght Road from junction with Foreglen Road, Oville, Dungiven (Mr D O’Kane);

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

B/2005/0452/F – erection of replacement dwelling 232 Clooney Road, Greysteel (Mr D Moore);

B/2005/0472/O – site for traditional cottage style bungalow with detached domestic garage/store 400 metres north east of 75 Ballydarrog Road, Ballydarrog, Limavady (Mrs J McCrory);

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);

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/2005/0578/O – site for two storey dwelling with detached garage/store opposite 11 Plantation Road, Ballykelly (Mr & Mrs Mullan);

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

B/2005/0612/O – site for replacement dwelling 200 metres west of 80 Bolea Road, Limavady (Mr B Johnston).

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

B/2003/0618/0 – site for 2no self-catering holiday chalets 80 metres east of 227 Seacoast Road, Ballyhenry East, Limavady (Mr C Morrison) Mr Brown agreed to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2004/0431/O – site for retirement farm dwelling Lagavallon Road (90 metres south west of 130 Curragh Road, Dungiven (Mr P Murphy) Mr Brown agreed to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2005/0207/O – site for traditional rural dwelling with detached domestic garage/store (Mr M Gibson) It was agreed on the proposal of Councillor Douglas, seconded by Alderman Robinson not to accept the recommended refusal of this application.

B/2005/0305/O – site for dwelling, Gortnarney Road (65 metres north of the junction of Cloghane Road and Gortnarney Road), Drumsurn (Mr P McGurk) It was agreed on the proposal of Councillor Brolly, seconded by Councillor Coyle not to accept the refusal of this application.

B/2005/0397/O – site for dwelling adjacent to 63 Derryork Road, Derryork, Dungiven (Mrs J Robinson) Mr Brown agreed to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2005/0446/O – infill site for dwelling and domestic garage adjacent to 159 Drumsurn Road, Limavady (Mr K Martin) Alderman Robinson proposed, seconded by Councillor Douglas not to accept the refusal decision. Mr Brown agreed to allow the applicant 10 days to withdraw the application.

B/2005/0453/O – site for two storey dwelling and domestic garage 320 metres south east of 29 Drumbane Road, Dungiven (Mr M Robinson) Mr Brown agreed to hold the application for 1 month before issuing a refusal decision.

B/2005/0455/O – site for two storey dwelling and domestic garage 280 metres south of south east of 29 Drumbane Road, Dungiven (Mr M Robinson) Mr Brown agreed to hold the application for 1 month before issuing a refusal decision.

B/2005/0574/O – site for bungalow 90 metres south west of 124 Polysbrae Road, Dungiven (Mr & Mrs R Crothers) Mr Brown agreed allow the applicant 10 days to withdraw the application before issuing a refusal decision.

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

B/2003/0579/F – two storey side extension to dwelling at 3 Ardcairn Road, Dungiven (Mr & Mrs C Mullan);

B/2005/0023/F – erection of two storey dwelling with detached garage/store adjacent to 127 Baranailt Road, Drumraighland, Limavady (Mr P McArthur);

B/2005/0027/O – site for dwelling with detached garage to rear of 58 and 60 Bovevagh Road, Dungiven (Messrs Whiteside & Wilson) *Mr Brown reported that an archaeological evaluation was required before final approval.*

B/2005/0352/O – site for replacement dwelling 235 Ballyquin Road, Limavady (Mr C Millar);

B/2005/0507/F – extension to dwelling at 22 Seacoast Road, Limavady (Mr & Mrs D Harkin);

B/2005/0518/F – erection of first floor extension and internal alterations to dwelling 3 Bett's Road, Drumsurn, Limavady (Mr A Mullan);

The recommended refusal of the following applications was noted:

B/2005/0095/O – site for retirement bungalow with detached domestic garage/store adjacent to 9 Carrowclare Road, Myroe, Limavady (Mrs R Kane);

B/2005/0120/O – site for dwelling 110 metres south west of 23 Temain Road, Drumsurn, Limavady (Mr R McAteer);

B/2005/0121/O – site for dwelling 70 metres south of 23 Temain Road, Drumsurn, Limavady (Mr S McAteer);

B/2005/0122/O – site for dwelling 110 metres south of 23 Temain Road, Drumsurn, Limavady (Mr D McAteer);

B/2005/0250/O – site for traditional dwelling approximately 200 metres northwest of 27 Mullaghmeash Road, Feeny (Mr & Mrs Canning);

B/2005/0343/O – site for dwelling adjacent to 108 Dunlade Road, Killywool, Greysteel (Mr E Armstrong);.

B/2005/0416/O – site for dwelling adjacent to 232 Baranait Road, Limavady (Ms L Glass);

B/2005/0417/O – site for dwelling adjacent to 230 Baranait Road, Limavady (Ms K Gamble);

B/2005/0437/O – site for rural dwelling with detached domestic garage/store adjacent to 21 Mulkeeragh Road, Drumaduff, Limavady (Mr J Dale).

Members noted that the following applications had been withdrawn:

B/2005/0138/O – site for replacement dwelling 70 metres south west of 261 Ballyquin Road, Limavady (Mrs I Smyth);

B/2005/0165/O – site for dwelling 220 metres south east of 128 Terrydoo Road, Limavady (Mrs V McGregor);

B/2005/0317/O – site for single storey dwelling and domestic garage 100 metres north east of 23 Moys Road, Limavady (Mr O Brown);

B/2005/0339/O – site for traditional rural dwelling with detached domestic garage approximately 180 metres east of 1 Gortnagross Road (Off Legavallon Road) Dungiven (Mr S Hasson);

B/2005/0454/O – site for two storey dwelling and domestic garage 260 metres south east of 29 Drumbane Road, Dungiven (Mr M Robinson).

The following applications refused in June, August, September and October 2005 schedules affected by the Draft Area Plan 2016 were put on hold at the request of Council until the November 2005 Planning & Development Committee Meeting:

B/2003/0405/O – site for farm house 200 metres east of 51 Largy Road, Limavady (Mr & Mrs D Gillespie);

B/2004/0193/O – site for replacement dwelling at Feeny Road, Feeny (Mrs V Bond);

B/2004/0194/O – site for dwelling east of 631 Feeny Road, Feeny (Mrs V Bond);

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/2004/0527/O – site for traditional rural dwelling with detached garage/store 315 metres west of 67 Baranait Road, Drumacarney, Limavady (Mr G Alcorn);

B/2004/0528/O – site for traditional rural dwelling with detached garage/store 240 metres west of 67 Baranait Road, Drumacarney, Limavady (Mr G Alcorn);

B/2004/0547/O – site for dwelling and garage 50 metres south east of 22 Rallah Road, Dungiven (Mr E McCloskey);

B/2004/0564/O – site for dwelling adjacent to 39 Birren Road, Tamniarin, Dungiven (Mr J McCloskey);

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

B/2004/0646/O – site for rural dwelling with detached garage/store 100 metres west of 75 Baranait Road (Drumacarney Lane), Ballykelly (Mr J Sherrard);

B/2004/0687/F – erection of petrol/service station with shop unit at Broad Road, Fruithill, Limavady (Linley Properties Ltd);

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

B/2004/0736/O – site for dwelling 30 metres north of 10 Tartnakilly Road, Ballykelly (Mr D J Forbes Snr);

B/2004/737/O – site for dwelling 30 metres north of 10 Tartnekilly Road, Ballykelly (Mr J Forbes);

B/2004/0773/O – site for traditional rural dwelling with detached garage/store, Carlaragh Road, Moys, Limvady (200 metres northwest of 178 Glenhead Road) (Mr B Millar);

B/2004/0798/O – site for dwelling with detached garage/store, 80 metres east of 67 Baranait Road, Drumacarney, Limavady (Mr & Mrs Heatherington) *Mr Brown reported that this application was being considered under reserved matters and approval would be issued.*

B/2004/0855/O – site for dwelling adjacent to 305 Clooney Road, Carrickhugh, Ballykelly (Baronhill Construction Ltd);

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

B/2005/0010/O – site for housing development adjacent to 297 Foreglen Road, Foreglen Village (Fernwave Ltd);

B/2005/0017/O – site for traditional rural dwelling with detached garage/store, Glenhead Road (160 metres north west of Baranait/Glenhead Crossroads) Limavady (Mr & Mrs Hamilton);

B/2005/0019/O – site for traditional ‘cottage’ style bungalow with detached garage/store behind 87/89 Baranailt Road, Dromore, Limavady (Mr Alcorn);

B/2005/0040/O – site for traditional ‘cottage’ style rural dwelling with detached garage/store 175 metres west of the Dungullion/School Road junction, Dungullion, Greysteel, Limavady (Mr P Bryson);

B/2005/0062/O – site for dwelling 80 metres south east of 35 Glenedra Road, Coolnamonon, Feeny (Mr & Mrs E McDermott);

B/2005/0094/O – site for dwelling adjacent to 19 Dungullion Road, Greysteel (Mr J O’Kane);

B/2005/0098/F – site for traditional chalet style dwelling with detached domestic garage/store between 668/670 Seacoast Road, Benone, Limavady (Mr R Gaile);

B/2005/0103/O – site for traditional rural dwelling with detached garage/store behind 82 Carlaragh Road, Ballymore, Limavady (Mr R Hylands);

B/2005/0124/O – site for dwelling 70 metres south east of 8 Coolagh Road, Coolagh, Greysteel (Mr R Harper);

B/2005/0139/O – site for dwelling 50 metres east of 69 Brisland Road, Greysteel (Mr P Bardley);

B/2005/0141/O – site for dwelling and garage adjacent to 72 Corrick Road, Dungiven (Mr H O’Kane);

B/2005/0153/O – site for dwelling 40 metres south west of 106 Drumrane Road, Limavady (Mr G Gillespie);

B/2005/0157/O – site for dwelling 80 metres north of 738 Feeny Road, Knockan, Feeny (Mr A McMurray);

B/2005/0158/O – site for farm dwelling 1900 metres north east of junction between Broad Road and Drumalief Road, Limavady (Mr R Carmichael);

B/2005/0164/O – site for dwelling adjacent to 160 Baranailt Road, Limavady (Mr & Mrs W Deehan);

B/2005/0168/O – site for dwelling and detached domestic garage adjacent to 59 Barnailt Road, Drumacarne, Limavady (Mrs T McConway);

B/2005/0169/O – site for traditional “cottage” style bungalow with detached domestic garage/store behind 80 Ringsend Road, Keady, Limavady (Mr F Donaldson);

B/2005/0173/O – site for dwelling 270 metres southwest of 20 Gortgarn Road, Limavady (Mr B McDevitt);

B/2005/0174/O – site for dwelling 100 metres east of 78 Ringsend Road, Limavady (Mr B McDevitt);

B/2005/0175/O – site for dwelling, site 2 – 200 metres southwest of 20 Gortgarn Road, Limavady (Mr B McDevitt);

B/2005/0179/O – site for traditional dwelling and garage/store opposite 191 Baranailt Road, Drumraighland, Limavady (Mr T Hamilton);

B/2005/0180/O – site for traditional rural dwelling with detached domestic garage/store adjacent to 27 Ballydarrog Road, Limavady (Mr T Hamilton);

B/2005/0181/O – site for traditional rural dwelling with detached domestic garage/store located at former school, Ballydarrog Road (north of 33 Ballydarrog Road), Ballydarrog, Limavady (Mr T Hamilton);

B/2005/0182/O – site for traditional rural style dwelling and garage/store opposite 19 and 20 Dromore Cottages, Dromore, Limavady (Mr T Hamilton);

B/2005/0187/O – site for dwelling on land northwest of 450 Seacoast Road, Limavady (Mr L McCloskey);

B/2005/0189/O – site for 10 dwellings (extension to existing approved housing development) Ashford Park, Mullaghmesh Road, Feeny (Mr P McCullagh);

B/2005/0192/O – site for traditional cottage style rural dwelling with detached domestic garage/store 220 metres southeast of Tullanlee/Killylane Cross Road, Tullanlee Road, Eglinton (Mr P Bryson);

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.*

B/2005/0201/O – site for traditional rural dwelling with detached domestic garage/store 100 metres southwest of 103 Baranailt Road, Dromore, Limavady (Mr J Alcorn);

B/2005/0202/O – site for traditional rural dwelling with detached domestic garage/store 350 metres west of 67 Baranailt Road, Drumacarney, Limavady (Mr J Alcorn);

B/2005/0203/O – site for traditional rural dwelling with a detached domestic garage/store opposite 18 Rallagh Road, Rallagh, Dungiven (Mr M Gibson);

B/2005/0204/O – site for traditional rural dwelling with detached domestic garage/store 400 metres west of 67 Baranailt Road, Drumacarney, Limavady (Mr J Alcorn);

B/2005/0205/O – site for traditional rural dwelling with detached domestic garage/store 80 metres east of 83 Highlands Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0206/O – site for traditional rural dwelling with detached domestic garage/store 80 metres east of 109 Highlands Road, Clagan, Limavady (Mr G Alcorn);

B/2005/0208/O – site for traditional cottage style bungalow with detached domestic garage/store 320 metres W.N.W. of 109 Highlands Road, Clagan, Limavady (Mr G Alcorn);

B/2005/0214/O – site for traditional cottage style bungalow with detached domestic garage opposite 25 Rallagh Road, Dungiven (Mr C Gibson);

B/2005/0215/O – site for traditional rural dwelling with detached domestic garage/store adjacent to 32 Rallagh Road, Dungiven (Mr C Gibson);

B/2005/0216/O – site for replacement of existing agricultural barns/outbuildings with two detached rural dwellings with domestic garages/stores between 90 and 94 Highlands Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0218/O – site for traditional rural dwelling with detached domestic garage/store immediately behind 83 Highlands Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0219/O – site for traditional rural dwelling with detached domestic garage/store 50 metres behind 83 Highlands Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0221/O – site for traditional rural dwelling with detached domestic garage/store 90 metres west of 103 Baranailt Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0222/O – site for traditional rural dwelling with detached domestic garage/store 350 metres southwest of 67 Baranailt Road Drumacarney, Limavady (Mr G Alcorn);

B/2005/0223/O – site for traditional ‘cottage’ style dwelling with detached domestic garage/store 70 metres east of 78 and 80 Highlands Road, Drumraighland, Limavady (Mr G Alcorn);

B/2005/0225/O – site for traditional ‘cottage’ style dwelling with detached domestic garage/store 70 metres west of 78 and 80 Highlands Road, Limavady (Mr G Alcorn);

B/2005/0226/O – site for traditional ‘cottage’ style dwelling with detached domestic garage/store 60 metres west of 98 Highlands Road, Limavady (Mr G Alcorn);

B/2005/0232/O – site for dwelling with detached domestic garage opposite 10 Scotchtown Road, Bellarena, Limavady (Mr H Allison);

B/2005/0235/O – site for dwelling 100 metres east of 12 Coolagh Road, Greysteel (Ms S O’Neill);

B/2005/0236/O – site for dwelling 200 metres southeast of 12 Coolagh Road, Greysteel (Miss S O’Neill);

B/2005/0237/O – site for dwelling 150 metres southeast of 12 Coolagh Road, Coolagh, Greysteel (Ms A O’Neill);

B/2005/0239/O – site for dwelling 40 metres northwest of 20 Vale Road, Greysteel (Mrs M Barr);

B/2005/0245/O – site for rural style dwelling and detached domestic garage adjacent to 35 Corick Road, Carrownaganagh, Dungiven (Mr N McGilligan);

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/2005/0247/O – site for traditional rural style dwelling and detached domestic garage approximately 280 metres southeast of 62A Glenedra Road, Fincairn, Feeny (Mr P McCullagh);

B/2005/0261/O – site for traditional rural dwelling with detached domestic garage/store 75 metres west of 178 Glenhead Road, Moys, Limavady (Mr B Miller);

B/2005/0265/O – site for traditional rural dwelling with detached domestic garage/store 170 metres north of 31 Sheskin Road, Greysteel Beg, Greysteel, Limavady (Mr J Murray);

B/2005/0266/O – site for traditional rural dwelling with detached domestic garage/store between 33 and 33a Sheskin Road, Greysteel Beg, Greysteel, Limavady (Mr J Murray);

B/2005/0267/O – site for traditional rural dwelling with detached domestic garage/store immediately northwest of Dungullion/School Road junction, Greysteel (Mr J Murray);

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/2005/0271/O – site for dwelling adjacent to 100 Windyhill Road, Limavady (M A M Developments);

B/2005/0282/O – site for dwelling 30 metres southeast of 12 Coolagh Road, Coolagh, Greysteel (Ms R O’Neill);

B/2005/0297/O – site for dwelling adjacent to 319 Seacoast Road, Limavady (Mr C McCracken);

B/2005/0298/O – site for dwelling 160 metres east of 438 Seacoast Road, Limavady (Mr W Cooke);

B/2005/0299/O – site for single storey dwelling 320 metres north west of 448 Seacoast Road, Limavady (Mr D Payne);

B/2005/0300/O – site for traditional rural dwelling with detached domestic garage/store opposite 15 Dungullion Road, Eglinton (Mrs J Ross);

B/2005/0303/O – site for traditional style dwelling and detached garage adjacent to 14 Carnanbane Road, Carnanbane, Dungiven (Mr G Stephenson);

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

B/2005/0307/O – site for single storey dwelling with domestic garage 60 metres north west of 12 Coolagh Road, Coolagh, Greysteel (Ms S McGill);

B/2005/0310/O – site for traditional rural style dwelling and detached domestic garage approximately 180 metres south east of 143 Gelvin road, Dungiven (Mr R Boyle);

B/2005/0311/O – site for single storey dwelling with detached domestic garage on lands adjacent to 6 Lime Road, Greysteel, Limavady (Mr E McHugh);

B/2005/0319/O – site for traditional rural dwelling with detached domestic garage/store immediately north of 34a Dunlade Road, Limavady (Mr G O’Kane);

B/2005/0320/O – site for traditional rural dwelling with detached domestic garage/store immediately South of 34 Dunlade Road, Limavady (Mr G O’Kane);

B/2005/0324/O – site for dwelling adjacent to 171 Baranailt Road, Limavady (Mr J H McArthur);

B/2005/0326/O – site for traditional rural dwelling with detached domestic garage/store behind 88 Highlands Road, Upper Culmore, Limavady (Mrs J McClarey);

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/2005/0336/O – site for dwelling 60 metres east of 33 Coolagh Road, Greysteel (Mr D O’Neill);

B/2005/0341/O – site for traditional rural style dwelling approximately 100 metres northwest of 29 Sistrakeel Road, Glack, Limavady (Mr C McGonigle);

B/2005/0342/O – site for single storey dwelling and domestic garage north of Burnfoot Bridge, Drumrane Road, Dungiven (Mr I Wilson);

B/2005/0346/O – site for dwelling 50 metres north of 11 Boviel Road, Boviel, Dungiven (Ms C O’Kane);

B/2005/0347/O - site for dwelling 130 metres northwest of 30 Coolagh Road, Coolagh, Greysteel (Mr C O’Neill);

B/2005/0348/O – site for dwelling 100 metres northwest of 30 Collagh Road, Coolagh, Greysteel (Mr C O’Neill);

B/2005/0349/O – site for dwelling adjacent to 59 Magheramore Road, Magheramore, Dungiven (Mrs B Buchanan);

B/2005/0350/O – site for dwelling 360 metres north of 57 Magheramore Road, Magheramore, Dungiven (Mr C Buchanan);

B/2005/0353/O – site for dwelling 180 metres south of 8 Coolagh Road, Coolagh, Greysteel (Ms S O’Neill);

B/2005/0354/O – site for dwelling 200 metres southeast of 8 Coolagh Road, Coolagh, Greysteel (Mr S O’Neill);

B/2005/0355/O – site for dwelling 320 metres west of 59 Magheramore Road, Dungiven (Mrs B Buchanan);

B/2005/0356/O – site for dwelling 130 metres south of 8 Coolagh Road, Greysteel (Ms D O’Neill);

B/2005/0358/O – site for dwelling adjacent to 40 Vale Road, Greysteel (Mr L McKeever);

B/2005/0359/O – site for dwelling 50 metres north of 8 Coolagh Road, Greysteel (Ms A McGill);

B/2005/0361/O – site for dwelling adjacent to 35 Rallagh Road, Dungiven (Mr E O’Kane);

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

B/2005/0375/O – site for single storey dwelling and detached domestic garage approximately 250 metres north of 12 Lime Road, Killywool, Limavady (Mr C McGuinness);

B/2005/0377/O – site for dwelling 280 metres south east of 20 Dungullion Road, Greysteel (Mr J O’Kane);

B/2005/0378/O – site for replacement dwelling with detached domestic garage/store 650 metres southwest of Ash Park, Killunaght Road, Feeny (Mr J Stevenson);

B/2005/0379/O – site for replacement dwelling with detached domestic garage/store 650 metres southwest of Ash Park, Killunaght Road, Feeny (Mr J Stevenson);

B/2005/0381/F – erection of replacement fire damaged bungalow with dwelling and detached domestic garage, Benone Avenue, Benone, Limavady (Mr T Deighan Jnr);

B/2005/0382/O – site for dwelling adjacent to 725 Feeny Road, Dungiven (Mr & Mrs S Smyth);

B/2005/0383/O – site for single storey dwelling & domestic garage adjacent to 27 Ringsend Road, Limavady (Mr L Barbour);

B/2005/0388/O – site for dwelling adjacent/southwest of 260 Seacoast Road, Bellarena, Limavady (Mr C Kelly);

B/2005/0389/O – site for dwelling 100 metres south east of 42 Carnamuff Road, Limavady (Mr I Townley);

B/2005/0390/O – site for dwelling and domestic garage 50 metres east of 42 Carnamuff Road, Limavady (Mr I Townley);

B/2005/0391/O – site for two storey farm workers dwelling north west of 112 Duncrun Road, Bellarena, Limavady (Mr C Kelly);

B/2005/0392/O - site for dwelling to rear of 260 Seacoast Road, Bellarena, Limavady (Mr C Kelly);

B/2005/0393/O - site for dwelling north west of 386 Seacoast Road, Bellarena, Limavady (Mr C Kelly);

B/2005/0401/O – site for dwelling 80 metres south of 123 Gelvin Road, Dungiven (Mr P McNicholl);

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);

B/2005/0408/O – site for 4 detached dwellings opposite 40 Ballydarrog Road, Ballydarrog, Limavady (Mr T Cassidy);

B/2005/0412/O – site for housing development to form 12 dwellings located at 157 Glenhead Road, Limavady (Mr T Cassidy);

B/2005/0415/O – site for retirement dwelling with domestic garage 10 metres north of 11 Boviell Road, Dungiven (Ms M McNicholl);

B/2005/0419/O – site for traditional rural style dwelling and detached garage approximately 60 metres west of 32 Coolnasallagh Road, Dungiven (Mr F O’Kane);

B/2005/0420/O – site for traditional style rural dwelling and detached garage, 32 Coolnasallagh Road, Dungiven (Mr D Hasson);

B/2005/0421/O – site for dwelling adjacent to 104 Glenedra Road, Drumslieve, Fincairn, Feeny (Mr B Donaghy);

B/2005/0422/O – site for dwelling 120 metres south of 12 Coolagh Road, Greysteel (Mr G M O’Neill);

B/2005/0423/O – site for dwelling & domestic garage 320 metres south of 12 Coolagh Road, Coolagh, Greysteel (M Tobin);

B/2005/0424/O – site for dwelling 30 metres west of 12 Coolagh Road, Greysteel (Mr N O’Neill);

B/2005/0425/O – site for dwelling 140 metres south east of 15 Coolagh Road, Greysteel (Ms R O’Neill);

B/2005/0426/O – site for traditional rural style dwelling and detached domestic garage adjacent to 42 Corick Road, Tullyard, Dungiven (Mr A McCloskey);

B/2005/0427/O – site for dwelling and domestic garage adjacent to 41 Craigrack Road, Killylane, Eglinton (Mr A Faith);

B/2005/0429/O – site for traditional rural dwelling with detached domestic garage/store 100 metres west to south west of 98 Highlands Road, Limavady (Mr G Alcorn);

B/2005/0431/O – site for traditional rural dwelling with detached domestic garage/store 380 metres west to north west of 109 Highlands Road, Clagan, Limavady (Mr J Alcorn);

B/2005/0432/O – site for one and a half storey dwelling located in landway adjacent to 54 Craigrack Road, Eglinton (Mr B Ferguson);

B/2005/0440/O – site for dwelling adjacent to 38a Vale Road, Greysteel (Mr & Mrs S McGuinness);

B/2005/0441/O – site for single storey dwelling incorporating the re-sitting of an existing sub standard access to 76 Killylane Road located adjacent and to the rear of 76 Killylane Road, Dungullion, Greysteel (Mr Meehan);

B/2005/0450/O – site for dwelling 160 metres north east of 15 Coolagh Road, Greysteel (Ms D Conwell);

B/2005/0459/O – site for a traditional rural style dwelling & detached garage 330 metres south east of 185 Gelvin Road, Garvagh (Mr J McNicholl);

B/2005/0462/O – site for dwelling and domestic garage approximately 110 metres north of 28 Carlaragh Road, Limavady (Mr S Gilfillan);

B/2005/0463/O – site for dwelling and detached garage approximately 280 metres east of 185 Gelvin Road, Garvagh (Mr J McNicholl);

B/2005/0471/O – site for dwelling and domestic garage 100 metres south west of 12 Coolagh Road, Bolie, Greysteel (Mr O’Neill);

B/2005/0473/O – site for dwelling and domestic garage 240 metres south west of 12 Coolagh Road, Greysteel (Mr O’Neill);

B/2005/0474/F – erection of two storey dwelling with detached garage 150 metres north of 128 Windyhill Road, Stradreagh, Limavady (Mr R Morrison);

B/2005/0475/O – site for dwelling, Site A, between 17 & 25 Spallan Road, Ballyspallan, Ballykelly (Mr & Mrs Forrest);

B/2005/0484/O – site for dwelling, Site B, between 17 & 25 Spallan Road, Ballyspallan, Ballykelly (Mr & Mrs Barr);

B/2005/0485/O – site for dwelling and domestic garage 120 metres south of 71 Killylane Road, Magheramore, Eglinton (Mr A Faith);

B/2005/0487/O – site for dwelling with detached domestic garage adjacent to 73 Drumalief Road, Limavady (Miss N Morrison);

B/2005/0503/O – site for dwelling 125 metres north west of 11 Tartnakilly Road, Ballykelly (Mr D J Forbes);

B/2005/0504/O – site for dwelling 125 metres north west of 11 Tartnakilly Road, Ballykelly (Mr D J Forbes);

B/2005/0538/O – site for dwelling adjoining 103 Glenhead Road, Limavady (Mr K Moore);

B/2005/0566/O – site for replacement of existing vacant primary school with dwelling and domestic garage (former primary school building to be retained as garage for existing dwelling) adjacent to 22 Dunbrock Road, Dunbrock, Ballykelly (Mr & Mrs McGuinness);

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) *Mr Brown reported that Planning Service were waiting reserved matters submission and subject to this, the application would be approved.*

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/2005/0394/O – site for dwelling east/southeast of 211 Legavallon road, Drumsurn, Limavady (Mr D Lagan) Mr Brown agreed to hold this application for 1 month before issuing a refusal decision.

B/2005/0400/O – site for dwelling 40 metres north of 123 Gelvin Road, Dungiven (Mr P McNicholl) Mr Brown agreed to hold this application for 1 month before issuing a refusal decision.

B/2005/0609/O – site for dwelling 60 – 80 metres south of 116 Carnamuff Road, Limavady (Mr & Mrs Morrison) Mr Brown agreed to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2005/0644/A – erection of free standing sign on lands 50 metres south of 44 Chapel Road, Dungiven (O’Kane & Devine Ltd) Councillor Coyle voiced his

objection to the refusal of this application and said there were a large number of signs throughout the countryside which were not subject to enforcement by Planning Service. Mr Brown indicated that this would change with Planning Service having a dedicated member of staff dealing with such signs.

Site/Office Meetings: Site/office meetings were arranged for Tuesday 18 October 2005 commencing at 9.30 pm for the following applications:

B/2004/0845/F – erection of nursing home and associated boiler house building at 51 Seacoast Road, Limavady (Mr J Nutt);

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

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 Gortanima and Petrie Place, North of Whispering Pines, Rossair Road, Bovally, Limavady (B Mullan & Sons (Developments) 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/2005/0540/O – site for pair of semi-detached dwellings North of 5 Duncrun Road, Limavady (Messrs McLaughlin & Doherty);

B/2005/0567/O – site for replacement dwelling at 21 Gortnaghey Road, Dungiven (Mr J Wilson);

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 dwellings) 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/2005/0638/F – erection of one and half storey dwelling 90 metres south of 205 Drum Road, Dungiven (Mr S McCaul);

B/2005/0642/O – site for dwelling and garage 150 metres west of 12 Drumbane Road, Dungiven (Mr & Mrs D Murphy);

B/2005/0646/O – site for dwelling 350 metres north west of 15 Drumbane Road, Dungiven (Mr G Semple).

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

ROADS:

It was agreed that issues relating to roads would be highlighted when Roads Service met with Council for their autumn consultation.

WATER AND SEWERAGE:

None

HOUSING:

None

ANY OTHER BUSINESS:

Completion of Rossair Road: Councillor Butcher explained that residents of Whispering Pines were complaining that a strip of land on Rossair Road had been left unfinished and this was being used for fly tipping and vandalism. He said there was a need to keep pressure on both the contractor and Roads Service to ensure the road was completed. Noted.

Roads Service – Autumn Consultation: It was agreed that Roads Service would present their Autumn Consultation with Council at the Monthly meeting of Council on 23 November 2005. Councillors Douglas and Cubitt voiced their disappointment that Roe Valley Business Awards had been arranged on the same date as the November 2005 monthly meeting. Councillor Coyle pointed out the Town Centre Forum Committee, which included 5 Councillors who had previously agreed that date.

Stradreagh/Windyhill Road – Objection to Planning Applications: The Town Clerk tabled letter of objection from Mr Victor Miller to planning application B/2005/0634 and B/2003/0172, both for same dwelling. Noted.

Limavady Food Market: The Town Clerk reminded members that Limavady Food Market would take place on Saturday 8 October from 10 am until 3 pm and that local farm produce, organic and speciality foods would be on display. It was agreed that the Development Manager would outline cost of market at next Development Committee meeting.

Graffiti – Scroggy Road Playing Fields: Alderman Rankin requested that graffiti be removed from changing rooms at Scroggy Road Playing Fields.

NEXT MEETING:

2 November 2005

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 9.15 pm)**