

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

PLANNING & SERVICES COMMITTEE

07 FEBRUARY 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 J Rankin. Councillors A Brolly, P Butcher, M Carten, B Chivers, M Coyle, M Donaghy, B Douglas, C O hOisin (chair), J F McElhinney, A Robinson and E Stevenson.

IN ATTENDANCE:

Committee Clerk, Director of Support Services and Mrs Andree McNee, Planning Service.

APOLOGIES: - Alderman Robinson, Councillor Cubitt and the Chief Executive.

PRESENTATION BY NORTHERN IRELAND FEDERATION OF HOUSING ASSOCIATIONS (NIFHA):

The Chair welcomed Chris Williamson, Chief Executive Officer NIFHA, Paul Kerr, Habinteg Housing Association and Yvonne Johnson, North & West Housing Association to the meeting.

Mr Williamson explained that housing associations were independent, voluntary, non profit making organisations who were dedicated to helping people obtain decent, affordable accommodation, improve social well-being and equity purchasing.

Mr Williamson informed members that the associations provided 30,000 units of accommodation; 10,000 units of sheltered housing; employed over 2,500 people and build virtually all new social homes. He said the associations funded capital projects through housing association grants, disposal from proceeds fund and by private finance; however, the associations funded the administration, repair and maintenance of properties from their own sources.

He indicated that the challenges for the associations were budgets, private loans, procurement, affordability, planning, land availability and Local Government Reform. He asked elected members for support by suggesting available land, helping with planning (article 40) and the availability of Councils' surplus land.

The deputation answered a number of queries in relation to procurement of properties, latent demand, downturn in the housing market, selection & vetting of housing applications and the process of dealing with assaults and anti social behaviour. Members noted that it was unlikely that the 400 ex army homes in Ballykelly would be purchased for social housing.

The Chair thanked the deputation for attending the meeting.

MINUTES:

The minutes of meeting dated 3 January 2008 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor McElhinney.

MATTERS ARISING:

Sewerage System – Bovally: Members were tabled a letter dated 18 January 2008 from Northern Ireland Water which confirmed that a number of attempts had been made to clear blocked sewerage pipes in the Bovally area but in order to rectify the problem on a permanent basis, Northern Ireland Water would be laying a new section of the sewer from the Medical Centre. Welcomed.

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:

D1/Refusal: B/2003/0698/O – site for replacement traditional one and a half storey dwelling with detached garage/store, 77 Bolea Road, Mullane, Limavady (Mr J Caskie) It was agreed that refusal of this application would be held for 3 weeks so that the application would be withdrawn.

D2/Refusal: B/2005/0093/O – site for dwelling house and detached domestic garage adjacent to 196 Legavallon Road, Dungiven (Mr & Mrs S Farrell) It was agreed that decision on this application would be deferred for 1 month.

D3/Approval: B/2006/0090/F – erection of one and a half storey dwelling and detached domestic garage 80 metres east of 31 Derrychrier Road, Dungiven (Mr M McCloskey) Welcomed.

D4/Approval: B/2006/0470/A – retention of existing hoarding temporary development sign, Faughanvale GAC, Clooney Road, Greysteel, (Faughanvale GAC) Welcomed.

D5/Refusal: B/2006/0553/F – first floor extension to existing bungalow, single storey side extension and attached garage to rear of dwelling, 76 Ballynarrig Road, Limavady (Mr & Mrs J Connor) It was agreed that refusal of this application would be deferred for 2 weeks.

D6/Approval: B2006/0568/F – erection of two storey off-site replacement dwelling with detached garage on site approximately 200 metres south east of 45 Corrick Road, Dungiven (Mr P McCloskey) Welcomed.

D7/Refusal: B/2007/0137/F – retrospective retention of commercial business with two single storey side extensions, 94 Legavallon Road, Dungiven (Mr A Murphy) Mrs McNee explained that additional information had been received and after review, a revised decision would be brought back to Council.

D8/Approval: B/2007/0149/RM – erection of two storey replacement dwelling on lands adjacent to 50 Carrowclare Road, Myroe (S.G.P. Ltd) Welcomed.

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/2006/0126/O – site for traditional two storey rural dwelling with detached garage/store on site at Legavallon Road, Ballyness, Dungiven (Mr J F Mullan M. D. D. Sc) Deferred for 1 month.

B/2006/0421/F – erection of housing comprising of 12 dwellings (7 two and a half storey and 5 two storey townhouses) with roadways at 267 Drumsurn Road, Dungiven (B Mullan & Sons (Developments) Ltd) Deferred for 1 month.

B/2007/0203/F – erection of 4 townhouses, 2 two storey & 2 two and a half storey dwelling with integrated garages, 115 Glenroe Park and lands to North West (abutting 60 Glenroe Park) (T O’Connell & Sons) Deferred for 1 month.

B/2007/0280/O – site for dwelling adjacent to & west of 40 Lackagh Park, Dungiven (Mr B Devine) Deferred for 1 month.

B/2007/0296/F – erection of single storey temporary dwelling adjacent to 31 Mitchell Park, Dungiven (F McTaggart) Deferred for 1 month.

B/2007/0386/O – site for dwelling 50 m north east of 32 Glenconway Road, Dungiven (V Kealey) Application deferred until after review of PPS 14.

B/2007/0401/O – site for dwelling and domestic garage 250 metres north of 219 Drumsurn Road, Limavady (Mrs C McLaughlin) Application deferred until after review of PPS 14.

B/2007/0403/O – site for dwelling and garage 180 metres south of 304 Altinure Road, Colnamonan, Feeny (Mr P O’Kane) Application deferred until after review of PPS 14.

B/2007/0404/O – site for dwelling and domestic garage 430 metres north of 219 Drumsurn Road, Limavady (Mr D McLaughlin) Application deferred until after review of PPS 14.

B/2007/0419/F change of house type from large two storey rural dwelling to a one & a half storey chalet style dwelling, 139 Carnamuff Road, Dunbrock, Ballykelly (Mr & Mrs D Shields) Deferred for 1 month.

B/2007/0422/O – site for traditional rural dwelling with detached garage/store immediately behind (to west) of 100 Highlands Road, Limavady (Mr E Harper) Application withdrawn.

B/2007/0424/O – site for traditional rural dwelling with detached garage/store behind (to the west) of 100 Highlands Road, Limavady (Mr G Alcorn) Application withdrawn.

B/2007/0431/O – sites for two replacement 2 storey dwellings 125, 127 Altmore Road, Ballyhargan, Dungiven (Mr L O’Hara) Mrs McNee informed members that amended drawing had been received and after review a further recommendation would be brought back to Council.

B/2007/0449/O – site for dwelling & domestic garage adjacent to 19 Dungullion Road, Greysteel (Mr J O’Kane) Application deferred until after review of PPS 14.

B/2007/0450/O – site for dwelling & garage on site to northeast of 730 Glenshane Road, Dungiven (Mr G Gormley) Application deferred until after review of PPS 14.

B/2007/0456/O – site for one and a half storey dwelling, Loughermore Road, lands 370 m south of the Loughermore/Carnamuff Crossroads, Limvady (Mr J Tierney) Application deferred until after review of PPS 14.

B/2007/0459/O – site for traditional rural dwelling with detached garage/store 100 metres south west of 98 Highlands Road, Limavady (Mr G Alcorn) Application withdrawn.

Office Meetings: Office meetings were arranged for Friday 15 February 2008 for the following applications:

B/2007/0281/F – demolition of existing dwelling & erection of 6 no. apartments at 70 Scroggy Road, Limavady (J. J. Butcher);

B/2007/0396/F – erection of semi detached two storey dwelling adjacent to 54 Lilac Avenue, Aghanloo, Limavady (Mr D McClelland);

B/2007/0415/O – site for housing development on land adjacent to & to the rear of 285b Drumsurn Road, Drumsurn (Mr C Heaney);

B/2007/0421/O – erection of 6 no. two storey townhouses, with associated car parking, access road & open space (T Hasson);

B/2007/0465/F – erection of car fitting workshop for windscreens/security devices/bodywork/valeting/tyre fitting (non-retail) to rear of 315 Clooney Road, Carrichue, Limavady (Mr J O’Hara);

B/2007/0475/F – one and a half storey side extension to dwelling and garage to form car port and stores to existing garage, 258a Foreglen Road, Claudy (Mr N McFeely);

B/2007/0537/O – demolition of existing garage. Construction of 4 no. 1 ½ storey detached dwellings & domestic garages – (2 no. to North-East & 2 no. to South-West of existing dwelling) (Mr Devlin).

Queries/Comments outside the Schedule:

- Mrs McNee informed members that it was up to the applicant to gain control of the land before applying for planning permission and if guidance on visibility splays were not adhered to, enforcement action could be taken.

ROADS:

The following issues in relation to roads were endorsed by members.

- the proposed adoption of 88 metres of carriageway at Glengiven Avenue, St Columbas Walk & Ashfield Road, Greysteel.
- proposed legislation on shared use of pedestrian/cycle paths at Clooney Road Greysteel and Limavady By-Pass.

WATER & SEWERAGE:

- **Dungiven Waste Water Treatment Works (WwTW)** – Members welcomed that NIW intended to progress a Restricted List in August 2008 for a new treatment facility, with a view to appointing a Contractor as preferred bidder in December 2008.
- **Ballykelly** – It was noted that following the closure of the MOD site, the WwTW was under loaded and that NIW were proceeding with a number of quick win options to improve works performance.
- **Drainage Area Plan (DAP) Limavady** – The DAP highlighted network improvements as well as improvements directly related to Limavady WwTW, including 1 hydraulic upgrade and 2 environmental upgrades that would be carried out as part of the on-going work.
- **Roe Mill Road** – NIW intended to raise the weir level of the storm overflow from 14.468 metres to 17 metres and replace the existing 300 mm diameter with 1200 sewer for a length of 295 metres.
- **Main Street, Alexander Road & Ballyclose Street** – NIW intended to complete a number of works at the above locations in the next financial year once a procurement strategy had been decided.

HOUSING: - None.

REVIEW OF DRAFT PPS 14 – STAKEHOLDERS ENGAGEMENT ON EMERGING FINDINGS:

The Director of Support Services outlined that 4 spaces, 2 at two events had been preliminary booked for members/officers to attend the series of stakeholder's engagement on emerging findings from review of PPS 14, Sustainable Development in the Countryside to be held 19 February in the Everglades Hotel and 21 February 2008 in Flowerfield Arts Centre, Coleraine.

It was queried if more than 2 members could attend each event as Councillor Butcher, Councillor Coyle, Councillor Carten, Councillor Stevenson, Alderman Rankin, Councillor Ó hOisín, the Director of Support Services and the Chief Executive had been nominated to attend. It was agreed that members would be updated regarding attendance when clarification was obtained from the event organisers.

ANY OTHER BUSINESS: None

NEXT MEETING: - 6 March 2008.

THE BUSINESS CONCLUDED AT 8.35 PM.

Chair: _____