

# **LIMAVADY BOROUGH COUNCIL**

## **AREA PLAN WORKSHOP**

**7 JUNE 2005**

Minutes of workshop held in the Council Offices, 7 Connell Street, Limavady at 10 am on the above date.

### **PRESENT:**

Aldermen G Mullan, J Rankin and G Robinson. Councillors P Butcher, M Carten (in the chair), M Coyle, L Cubitt, B Douglas, C Ó hOisín, J McElhinney J Rankin, A Robinson and E Stevenson.

### **IN ATTENDANCE:**

Personal Assistant, Chief Environmental Health Officer, Chief Recreation & Tourist Officer, Chief Technical Services Officer, Senior Technical & Waste Management Officer, Countryside Recreation Officer and Mr M Graham, DTZ Peda.

### **APOLOGIES:**

Councillors A Brolly, M Donaghy and the Town Clerk.

### **RESPONSE TO DRAFT NORTHERN AREA PLAN 2016**

The Chairperson introduced Mr Michael Graham, who attended the meeting to hear members' views on the draft Northern Area Plan. Mr Graham explained at the outset that he would object to any of the development limits which had been reduced and to the fact that the revised Housing Growth Indicators had not been used. He added that he would also object regarding the hamlets which had been omitted from the draft Northern Area Plan, namely, Ballynarrig, Bolea, Carrowclare, Myroe, Killywool and Drumleighland and that the proposed green belts in Limavady and Dungiven were too extensive. In addition, the following comments were noted:

#### **Volume 1 – Plan Strategy & Framework**

- SET 1 – Settlement Hierarchy – noted that Mr Graham would object to the fact that Ballykelly had been listed as a large village and not a small town.
- SET 2 – Development within Settlement Development Limits - Mr Graham pointed out that the Key Site Requirements were too prescriptive; that conditions attached to PAC approvals should outweigh Key Site Requirements and that, where possible, housing developments should be identified (para 1.4.8).

- SET 3 – Proposals on Development Opportunity Sites – referring to the Town Hall site, Mr Graham advised that he would object that this policy was not flexible enough for regeneration purposes and questioned the need for the identification of target sites.
- SET 4 – Improving the Quality of New Non-Residential Development – noted that Mr Graham would object to the requirement for views/vistas to be afforded from within, over and out of the site.
- HOU 3 – Apartments in Settlements with Pressure for Second Homes – noted that Mr Graham would object to the criteria for apartments in that it was too prescriptive.
- HOU 4 – Maintaining the Residential Stock - noted that Mr Graham would object to restriction on the redevelopment or conversion of all or part of residential properties to other uses outside the town, district, or local centres as defined by the Plan.
- HOU 5 – Meeting Community Housing Needs - noted that Mr Graham would object to the requirement for a minimum of 20% of the total number of dwellings in developments of more than 25 dwellings to be for social or specialist housing.
- IND 1 – Industrial/Business/Distribution Land - noted that Mr Graham would request the removal of industrial zoning on a portion of land at Aghanloo for open space.
- RSO 1 – Developments Attracting Large Numbers of People - noted that Mr Graham would emphasise the need for retailing and investments to be retained in the town centres as opposed to outside or on the edge of town centres.
- RSO 3 – Protection of Existing/Established Commercial Uses – noted that Mr Graham would question how the viability of commercial properties would be measured.
- TOU 1 – Tourist Facilities and Attractions – referring to Council’s interests at Benone, noted that Mr Graham would object to the use of the words “will only be permitted on sites within the settlement development limits ....” and the use of “exceptional need” in rural areas
- TOU 2 – Tourist Accommodation within Settlements - noted that Mr Graham would object to the criteria for tourist accommodation within settlements in that it was too prescriptive.

- TOU 3 – Tourist Accommodation in the Countryside - noted that Mr Graham would object to the criteria for tourist accommodation in the countryside in that it was too prescriptive and could lead to the inability to develop accommodation in the countryside.
- ENV 1 – Biodiversity - noted that Mr Graham would object to the criteria in relation to biodiversity in that it was too prescriptive.
- ENV 6 – Areas of Townscape/Village Character – referring to the Town Hall development, noted that Mr Graham would object to the criteria for planning permission within areas of townscape/village character.
- ECU 1 – Education, Health, Community and Cultural Facilities - noted that Mr Graham would object to this policy as it could lead to the proposed zoning of lands at the Gorteen for an integrated primary school being considered as too small.
- ECU 2 – Protection of Community Facilities - noted that Mr Graham would question how the viability of community facilities would be measured.
- Transportation - noted that Mr Graham would object to the omission of the Lough Foyle Car Ferry Service between Magilligan and Greencastle, Ballykelly/Greysteel bypass and dualling on the Clooney Road. It was also agreed that Mr Graham would call for reference to be made to the retention of the railway link between Londonderry and Ballymoney.
- TRA 1 – Rural Route Protection - noted that Mr Graham would object to the wording of this policy in that it was too prescriptive.
- TRA 2 – Rural Route Protection - noted that Mr Graham would request that the provision of a relief road between Edenmore Road and Ballyavelin Road and the upgrading of the Broad Road and Point Road be included in the list of proposed road schemes.
- TRA 3 – Rural Road Improvement Schemes/TRA 4 – Rural Road Improvement Schemes/TRA 5 – Road Schemes and Development - noted that Mr Graham would object to the above policies in that they were too prescriptive.

### **Volume 2 – District Proposals**

- LYH 14 – rear of Shanreagh Park – a number of members expressed their opposition at the proposed zoning of Council lands at Shanreagh Park. However it was agreed that this matter be considered at the special Planning & Development Services Committee meeting scheduled for 29 June 2005.

- LYO 01 – Lands adjacent to the Castle River and Bovally Housing Area – Councillor Cubitt expressed his opposition at the decision of Council at the Planning & Development Services Committee meeting on 7 April 2005 that B Mullan & Sons would provide lands at Bovally (with additional constructed features) free of charge to Council and sell part of their lands at Rathbredy Beg to meet Council's further recreational needs, subject to that firm being granted permission to construct private dwellings on the balance of the zoned lands at Bovally. It was also suggested that if planning permission was not granted for a playing field at Rathbredy Beg, that lands in the vicinity of Limavady Cricket & Rugby Club (owned by the same developer) be pursued for this purpose.
- LYT 04 – Area of Townscape Character, Main Street, Limavady - referring to the Town Hall development, noted that Mr Graham would object to the criteria for planning permission on this site.
- Dungiven – Mr Graham suggested that Council request that its lands in the vicinity of Bleach Green Lane be zoned for housing. However, members did not concur with this suggestion.
- Ballykelly – para 4.3 – noted that Mr Graham would request that the wording of paragraph be amended to read “The Department will require the provision of open space in conjunction with housing development on adjacent land via Article 40 Agreement”.
- Bellarena – Mr Graham highlighted that a maximum of only 22 houses had been zoned in this village, some of which would be undeliverable because of access requirements on third party lands. Councillor Butcher requested that Mr Graham request that a development limit be established for Oughtymoyle.
- Artikelly - noted that Mr Graham would request the removal of industrial zoning on a portion of land at Aghanloo for open space and request that land also be zoned for housing as opposed to solely industry.
- Dernaflaw – referring to the fact that no lands had been zoned for housing, noted that Mr Graham would request that the lands north of the playground be zoned.

## **THIS CONCLUDED THE BUSINESS**

**(The meeting ended at 5.15 pm)**