

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND SERVICES COMMITTEE

7 JUNE 2007

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 7.00 pm on the above date.

PRESENT:

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

IN ATTENDANCE:

Committee Clerk and Chief Executive. Mr James Duffy and Mrs Katrina Hope, Planning Service.

APOLOGIES: - None.

APPOINTMENT OF SF CHAIRPERSON:

The Mayor took the chair and sought nomination for the appointment of chair for the year 2007/08. Members were reminded that it had been agreed at the 2005 AGM that Sinn Féin would chair this committee.

Councillor Ó hOisín was agreed on the proposal of Councillor Butcher, seconded by Councillor Brolly.

Councillor Ó hOisín took the chair and thanked members for the nomination.

MINUTES:

The minutes of meeting dated 3 May 2007 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Chivers.

MATTERS ARISING:

The following responses relating to matters arising were noted.

- Northern Ireland Water – confirmed that the blocked manhole at Foreglen had been cleared and that a drainage area study would be carried out to check the capacity of the sewage system.
- PSNI – had written to confirm that the driver of the Ulsterbus did not witness who threw the missile which broke the bus window in the Glens Estate on 5 April 2007. However, following the incident, officers attended the scene and carried out patrols but after speaking to a number of youths, were unable to identify the culprit on this occasion.

- Roads Service – letter dated 1 May 2007
 - (a) Culvert at Legavallon Road – Roads Service to carry out works to the culvert near the junction of Curragh Road in the next financial year.
 - (b) Traffic Calming – Roads Service outlined that the criteria used when assessing for traffic calming included injury collision history for the previous three years, traffic speed, volume, type, characteristics of the site, presence of schools, shops etc and that calming measures included junction platforms, speed cushions, central islands, mini roundabouts, build-outs, central islands and chicanes. Members noted that Roads Service were near completion of the traffic-calming scheme on Edenmore Road and that design work had commenced on the Roe Mill Road scheme.
 - (c) Resurfacing and Kerbing – in response to members concern regarding replacing of kerbs at Dernaflaw, Roads Service pointed out that the proposed housing development at Dernaflaw had been under consideration since 2003. Roads Service had no way of establishing a likely start date or if approval would be issued, therefore, the kerbing work carried out was considered necessary as kerb show would have been reduced and the hazardous condition of the kerbing which already existed would have been increased.

- Roads Service – letter dated 4 June 2007:
 - (a) Season Tickets, Limavady Town Car Parks – Roads Service confirmed that it operated a season ticket scheme for Connell Street and Newtown Square car parks at a cost of £37.80 for 4 weeks and £91.80 for 12 weeks valid Monday to Friday.
 - (b) Car Parking, Dungiven – Roads Service outlined that they are aware that some car parking spaces would be lost when the Castle restaurant was redeveloped but would continue to monitor the situation and assess what impact this had on traffic management arrangements in the town.
 - (c) Birren Road – Roads Service clarified that Birren Road was inspected in early May and that any defects identified would be repaired in accordance with guidelines for inspecting and repairing such roads.

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

Planning Officers answered queries on applications listed on the deferred schedule and the recommendations were accepted subject to the following:

D1/Approval: B/2005/0806/F – erection of indoor arena and retention of existing stables and outdoor paddock area for horse riding school, 31 Loughermore Road, Ballykelly (amended scheme) (Mr & Mrs R Henry)
Welcomed.

D2/Refusal: B/2006/0483/F – erection of single storey dwelling & domestic garage to rear of 110 Aghanloo Road, Shanvey, Limavady (Mr D Anderson)
Noted.

D3/Refusal: B/2006/0489/F – proposed 3 storey apartment block (25 units) with associated carparking, 36 – 38 Irish Green Street, Limavady (St Patrick's Hall) (P & A Developments) Planning Officers outlined that amended drawing had been submitted and requested that the application be withdrawn from the schedule.
Agreed.

D4/Approval: B/2006/0249/F – erection of retirement bungalow, 35m West of 249 Altinure Road, Ballydonegan, Feeny (Rev Collins) Welcomed.

D5/Refusal: B/2006/0502/F – proposed replacement chalet style dwelling & detached garage 180m north west of 81 Coolagh Road, Greysteel (G O’Hara) Planning Officers agreed to hold this application for one month.

D6/Approval: B/2006/0538/F – erection of animal feed store and erection of a cattle handling facility 101 Dunlade Road, Greysteel (Mr & Mrs M & E Duffy) Welcomed.

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

Planning Officers answered questions on the applications listed on the schedule and the recommendations were accepted, subject to the following:

B/2004/0129/F – erection of bus shelter on public footpath at Greystone Road, midway between 40 and 63 Greystone Park (Clear Channel NI Ltd) It was agreed that Clear Channel NI Ltd would be informed that at Councils request, Planning Officers had agreed to defer issuing refusal decision for one month in an attempt that issues in relation to the proposed bus shelter with Roads Service would be resolved.

B/2006/0618/RM – erection of chalet style dwelling adjacent to 45 Shore Avenue, Myroe, Limavady (Mr R McMichael) Members welcomed that Planning Service had changed opinion to approval for this application.

Office Meetings: Members were informed that the office meetings would take place on Friday 22 June 2007 for the following applications and that the Planning Clinic would directly follow this.

B/2006/0525/RM – erection of two storey dwelling with detached garage 150 metres west of 12 Drumalief Road, Drumalief, Limavady (Mr R Wilson);

B/2006/0579/F – two storey rear extension to existing dwelling including garage, store, car-port and first floor bedroom and ensuite (Mr M Canning);

B/2007/0009/O – site for replacement dwelling 750 metres east of 245 Barnailt Road, Limavady (Mr K O’Kane);

Additional Requests to Planning Officers: Members requested that Planning Officers issue approval as soon as possible on B/2006/0321/F – erection of portacabin to be used as solid shelter, toilet facilities and cooking facilities for campers using camp site at Benone Guides Campsite, Magilligan. Agreed.

PRESENTATION BY WESTERN HEALTH & SOCIAL SERVICES BOARD:

The chair welcomed Mr Eugene Gallagher, Head of Primary Care and Mr Eugene Dunn, General Manager Western Health & Social Services Board to the meeting.

Mr Gallagher outlined that the Board planned to introduce changes to opening hours at 5 Health Centres in respect of out of hours ‘Urgent Care Service’ and that this was

due to the Department asking for reduction on spend by 1.5 million in 2007/08 and 1 million in 2008/09. He said the Board had looked at service use and how best to reduce spend, whilst at the same time not putting lives at risk and that from 1 July 2007 the Roe Doc Urgent Care Service would be unavailable between 6 & 7 pm and 11pm to 12 midnight, except in emergency cases. He added that patients could still phone as normal as 98% of calls were answered within 14 seconds and that a doctor or nurse would call back to give advice for less urgent cases.

Mr Gallagher explained that the WHSSB were collaborating with other boards on cost savings for 2008/09 and that the public would be informed at an early stage of any change to the Roe Doc service, which would continue to be nurse lead.

In the question and answer session which followed, members voiced unhappiness about the cutbacks and queried if this was the shape of things to come, with the service being phased out completely. It was also pointed out that the service was invaluable and that the cutbacks could lead to an increase in 999 calls. Mr Dunn clarified that the board were trying to alleviate public fears and could continue to employ suitably qualified doctors and nurses. The chair thanked Mr Gallagher and Mr Dunn for their open and honest presentation.

ROADS:

Preferred Option – Main Street Loop Road: It was agreed on the proposal of Councillor Cubitt, seconded by Councillor Carten that Council approve the preferred option by Roads Service for realignment of Main Street bus station loop road.

Railings on Footpath Main Street: It was suggested that Roads Service check the condition of the railings on the footpath below McNulty's Chip Shop on Main Street, Limavady.

Construction Work – Limavady By-pass: Members voiced concern at traffic management by the contractor and build up of traffic in Limavady due to work being completed on the by-pass.

WATER & SEWERAGE:

Limavady Sewage System: Members welcomed that the new sewage system for Limavady was scheduled to commence in December 2007.

Wastewater Treatment Plant – Benone: The Chief Executive confirmed that no further correspondence had been received from Water Service on results of tests of significance for sites identified for wastewater treatment plant, including new inlet works, control building and treatment processes at Point Road, Benone.

HOUSING: - None.

‘INTENT TO SUBMIT’ – PLANNING APPLICATION FOR WIND FARM AT FARKLAND LIMAVADY:

It was noted that under Regulation 7(1) of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 1999, that Ted Walsh & Associates had indicated they ‘Intended to Submit’ an Environmental Statement in support of the planning application for a 17 turbine wind farm at Farkland, Limavady.

**COUNCIL CONSULTATION ON PLANNING APPLICATIONS –
MANAGEMENT BOARD REFERRAL PROCESS:**

The Chief Executive explained that Planning Service had issued revised guidance in an effort to provide greater clarity and advice for Councils on the operation of the Management Board Referral Process. He said that following consultation with NILGA, Planning Service had begun a review of Council consultation arrangements introduced in October 2005 and that BearingPoint had been appointed to review consultation process with key stakeholders, including Local Government, Planning Service staff, applicants and the Planning Appeals Commission.

It was agreed that as there were a number of glaring issues within Planning Service which needed to be addressed that the Corporate Policy Officer would respond to the consultation by the July 2007 deadline. It was also agreed that elected members and Building Control Officers would attend a meeting with BearingPoint on Friday 22 June 2007 to discuss the review of consultation procedures.

TABLED FOR INFORMATION:

- letter dated 28 May 2007 from Limavady Jazz and Blues Festival Committee thanking Council for its support in 2007 and to inform members that the festival officially launched on Wednesday 6 June 2007 and would continue over the weekend.

ANY OTHER BUSINESS:

Car Park Development – City of Derry Airport: The Chief Executive tabled letter dated 29 May 2007 from Derry City Council which requested that Council indicate its support for the development of an additional car park at City of Derry Airport. Members expressed its support for the proposal as outlined in the plan, and in so doing, it was agreed that if Planning Service was of the mind to approve the application, an approval decision would be issued without further consultation with Council.

Broadband in Drumsurn: It was agreed that the query on why residents in Drumsurn were unable to access broadband would be forwarded to the Development Services Manager for comment.

NEXT MEETING - Thursday 2 August 2007

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 8.30 pm)**

Signed: _____
Chair of Meeting