

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND SERVICES COMMITTEE

7 SEPTEMBER 2006

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

PRESENT:

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

IN ATTENDANCE:

Committee Clerk, Chief Executive, Mr Adrian Brown and Miss Michelle Gormley, Planning Service.

APOLOGIES – Councillor Chivers

MINUTES:

The minutes of meeting dated 3 August 2006 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor McElhinney.

MATTERS ARISING:

The Chief Executive updated members on the following matters arising:

- **Working Group for Communication with Planning Service** – It was agreed that the Working Group to discuss communication with Planning Service would meet after the office meetings with Planning Service on 22 September 2006.
- **Blocked Sewer at Mullaghmesh Road** – Water Service discovered that two bricks were jammed in the pipe and this has since been cleared.
- **Request to Extend Consultation Deadline of the Rural Development Programme** – Members noted with disappointment that DARD would not be extending the consultation deadline for response to the Rural Development Programme.
- **Roads Service – Various Issues:** Members noted Road Service response to issues raised as follows:
 - Sale of Vehicles on lay-by's - enforcement action was difficult due to the problem of identifying offenders, however, Roads Service staff were actively pursuing this matter.
 - £400 Million Budget Allocation for Roads – members noted that the extra £400 million package was earmarked exclusively for major improvements to the trunk road network and would not be used to upgrade rural roads.

- Request for Safety Barrier at Knock Cullen Road – this particular location does not meet the criteria for installation of a road restraint system and Roads Service are unable to agree to this request.
- Additional Car Parking Spaces at Drumavalley – Roads Service pointed out that provision of additional parking in NIHE housing developments were the responsibility of the Executive.

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

D1/Refusal: B/2004/0333/O – site for “cottage” style replacement bungalow with detached garage adjoining 917 Glenshane Road, Carn, Dungiven (Mr M McLaughlin) It was agreed on the proposal of Councillor Douglas, seconded by Councillor Donaghy not to accept the refusal decision.

D2/Refusal: B/2004/0334/O – site for two storey replacement dwelling at 917 Glenshane Road, Carn, Dungiven (Mr M McLaughlin) It was agreed on the proposal of Councillor Douglas, seconded by Councillor Donaghy not to accept the refusal decision.

D3/Approval: B/2005/0573/F – redevelopment of former nightclub for residential development comprising 21 units (13 dwellings and 8 apartments) and associated car parking on lands at 145 Main Street, Dungiven (M B C Developments Ltd) Noted.

D4/Refusal: B/2005/0639/O – site for farm dwelling adjacent to 88/90 Carlaragh Road, Limavady (Mr R Crown) Noted.

D5/Refusal: B2005/0704/F – erection of one and a half storey dwelling and detached garage on site adjacent to 19 Dungullion Road, Greysteel (Mr & Mrs McFeely) Members expressed outrage at the refusal, given that the application had been on the schedule as an approval in August 2006. Mr Brown explained that his hands were tied as a combination of factors by Planning Service and the agent had resulted in the application being approved by mistake. He said that when the application had been audited, Planning Service had to take into consideration legislation which came into effect on 12 June 2006 regarding the Draft Area Plan. He pointed out that any recommendation taken to Council was subject to change if additional information became available and said applicants should not commence work on any project until the official green form of approval was issued by Planning Service. He added that the applicant had the option of appeal or to seek legal advice.

Councillor Coyle said that was a serious mistake to which the applicant would pay dearly for due to work already undertaken. He proposed that Council do not accept the refusal decision. This was seconded by Councillor McElhinney.

D6/Approval: B2005/0778/O – site for retirement farm dwelling and garage 40 metres north of 392 Foreglen Road, Dungiven (Mr D McReynolds) Welcomed.

D7/Refusal: B2005/0897/O – site for retirement dwelling approximately 220 metres south west of 862 Glenshane Road, Magherabuoy, Dungiven (Mr J Kealey) Noted.

D8/Refusal: B2006/0031/O – site for two storey dwelling and garage 160 metres north east of 45 Dernaflaw Road, Dungiven (Mr K Haslett) Noted.

D9/Refusal: B2006/0058/O – site for traditional rural dwelling with detached garage store 210 metres SSE of 47 Newline Road, Limavady (Mr & Mrs W J McDaid) Councillor Douglas proposed and Alderman Mullan seconded that Council disagree with the refusal decision.

D10/Refusal: B2006/0146/F – two storey extension to dwelling to provide self contained unit of accommodation (granny flat) located at 45 Tully Road, Limavady (Mr & Mrs A Sherrard) It was agreed on the proposal of Alderman Robinson, seconded by Councillor Carten not to accept the refusal decision.

D11/Approval: B/2006/0160/O – site for one and a half storey dwelling and domestic garage 200 metres west of 145 Carnamuff Road, Limavady (Mr S Roddy) Welcomed.

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/2000/0109/F – change of use from dwelling and rough ground to caravan park and associated site works located 15 Benone Avenue, Benone, Limavady (Beighans Caravans) Mr Brown agreed to hold this application for 1 month before issuing a refusal decision.

B/2006/0051/F – erection of multi – purpose civic centre incorporating a new public town square 24 0 30 Main Street, Limavady (Limavady Borough Council) Councillor Coyle welcomed the recommended approval and suggested that approval be issued speedily so that work on the project would commence. Councillor Cubitt referred to objections to the application by Roe Fold resident and said it was obvious that the Fold Management team took no notice of the elderly residents concerns. He requested that his support for the viewpoint of the residents be noted.

B/2006/0078/O – site for private housing development on lands located at Gortnaghey Road/Whistlebare Road Junction, Gortnaghey Dungiven (Mr F McManus) Mr Brown agreed to hold the application for 1 month before issuing a refusal decision.

Site/Office Meetings: Site/office meetings were arranged for Friday 22 September 2006 commencing at 9.30 am for the following applications:

B/2006/0179/F – erection of detached one and a half story domestic dwelling and garage 350 metres north of 264 Foreglen Road, Dungiven (Mr P Nicholl);

B/2006/0187/O – site for dwelling 176 metres northwest of 41 Glendra Road, Feeny (Mr J O’Kane);

B/2006/0194//O – replacement two storey dwelling and associated garage/store (to be relocated 70 metres to the west of present position so as to be further away from active farmyard) (Mr & Mrs J Alcorn);

B/2006/0197/O – site for dwelling with detached garage to the rear of 184 Baranait Road, Limavady (G Miller);

B/2006/0201/F – erection of two storey dwelling with detached garage 158 Carrowclare Road, Ballymacran, Limavady (Mr J O’Neill);

B/2006/0205/F – erection of 2 storey (traditional) replacement dwelling with detached garage ‘Eden Villa’ 60 Ballyavelin Road, Ballymully, Limavady (Mr L Deans);

B/2006/0211/O – site for replacement dwelling 20 Point Road, Limavady (Mr J Canning);

B/2006/0212/F – erection of single storey detached dwelling adjacent to 24 Dernaflaw Cottages, Dernaflaw, Dungiven (C O’Kane);

B/2006/0216/F – erection of single storey dwelling and detached domestic garage located at Drumaduff Road/Gortnacross Road, Drumsurn Lower, Limavady (200 metres northwest of 103 Gortnacross Road) (Mr McReynolds);

B/2006/0217/F – renovations and two storey rear extension to derelict dwelling approximately 200 metres south of 21 Largy Road, Limavady (Mr S Stewart);

B/2006/0227/O – site for chalet type bungalow with detached garage rear garden of 12 Dukes Lane, Ballykelly (Mrs N O’Connor);

B/2006/0233/F – erection of replacement two storey dwelling and double garage 500 metres south west of 99 Coolagh Road, Killywool, Greysteel (Mr R McWilliams);

B/2006/0241/F – erection of single storey dwelling with detached domestic garage site adjacent to 25 Newline Road, Limavady (Mr M McCauley).

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

General Planning Concerns: Members voiced concern at businesses operating without planning permission and to the excess amount of flyers/posters that had been erected in the town in the previous week. Mr Brown agreed to pass on members concerns to the Enforcement Officer.

ROADS:

40 mph Speed Limit – Muldonagh Road: Members welcomed that Roads Service were introducing a 40 mph speed limit on Muldonagh Road, Dungiven. Councillor Butcher suggested that Roads Service explain the criteria used to designate the limit at 40 mph and queried how many similar cases had been reviewed over the past year. He said local residents had requested that paint be removed from the kerbs and that

the overgrown bush at the end of the junction needed to be clipped back as it impaired motorist's vision.

Selling of Vehicles from Lay-Bys: It was agreed that members concerns regarding the sale of vehicles from lay-bys would be brought to the attention of Roads Service Headquarters. Members pointed out that the vehicle owner could be easily identified by the PSNI or by the vehicle registration number.

Street Lighting – Castle Park: Alderman Rankin requested Roads Service to consider providing additional street lighting on pathway at 22 – 22a Castle Park.

WATER & SEWERAGE:

Limavady WWTW: Members requested an update from Water Service on provision of new sewer along the bypass.

HOUSING:

Additional Car Parking – Drumavalley: It was agreed that the Chief Executive would write to NIHE regarding provision of additional car parking spaces in the green area at Drumavalley.

DOCUMENTS TABLED FOR INFORMATION:

- Literature regarding Councillor Brolly's trip to Zomba.

ANY OTHER BUSINESS:

Hands That Talk - Request for Council Assistance in Provision of Car Parking Spaces: The Chief Executive tabled letter dated 17 August 2006 from Michael Boyle, Architect for Hands That Talk. He explained that it was likely that DOE Roads Service would ask Hands That Talk to provide up to thirty car park spaces, in addition to the eight spaces they could achieve for the proposed Mixed Use Facility off Beach Green, Dungiven. Council agreed to assist by allowing Hands That Talk to make use of the existing parking spaces adjacent to Dungiven Sports Pavilion, subject to shared insurance between the Community Hall and the Health Centre.

Corporate Plan – Meeting to Discuss 1st Draft: Members noted that the meeting to discuss 1st draft of Corporate Plan would now take place on 19 October 2006 at 7 pm.

NEXT MEETING - Thursday 5 October 2006

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 8.35 pm)**

**Signed: _____
Chair of Meeting**