

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND DEVELOPMENT SERVICES COMMITTEE

8 JANUARY 2004

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 2 pm on the above date.

PRESENT:

Aldermen M Carten, J Dolan and G Robinson. Councillors A Brolly, F Brolly, L Cubitt, M Coyle, B Douglas (in the Chair), D Lowry, M McGuigan, J Rankin and E Stevenson.

IN ATTENDANCE:

Committee Clerk and the Chief Technical Services Officer. Mr A Brown and Mr J Duffy, Planning Service.

APOLOGIES:

Alderman M Carten, Councillors A Brolly, B Brown and the Town Clerk.

QUALITY HOUSING INITIATIVE:

The Chair welcomed Mr Martin White and Ms Anne O'Neill who attended the meeting to advise members of the Quality Housing Initiative which was introduced in 1996 and Planning Policy Statement 7, Quality Residential Environments. Mr White said that the purpose of the initiative was to provide open space (which developers were responsible for maintaining), pedestrian linkages and neighbourhood facilities in urban sites which allowed for comprehensive development by a single developer; to ensure that such developments were sympathetic to the natural surroundings/adjacent properties and that an appropriate housing mix of styles and types of dwellings was provided. Councillor Cubitt referred to the various phases of development in the vicinity of Edenmore Road and felt that developers with less than 50 dwellings should also be required to provide an area of open space. Mr White and Ms O'Neill answered a number of queries put to them by members, who welcomed this initiative, after which they left the meeting.

MINUTES:

Minutes of meetings dated 4 and 8 December 2003 were approved and signed on the proposal of Councillor Coyle, seconded by Councillor Rankin.

MINUTES OF RESTRICTED CAR PARKING SUB COMMITTEE:

Minutes of meeting held on 5 December 2003 were tabled and noted.

MATTERS ARISING:

Traffic Calming Measures: The Chief Technical Services Officer advised that the Town Clerk had written to the Divisional Planning Manager on 5 December 2003 to highlight the need for traffic calming measures in Gortnaghey and to enquire whether Roads Service would consider an arrangement with Gortnaghey Community Association and a local developer, who had offered to undertake the work free of charge on behalf of and in accordance with Roads Service standards and was awaiting a response thereon.

Mr Duffy reported that the following applications were still under consideration by the Planning Service:

B/2001/0401/O – proposed site for 4 dwellings adjacent to 5 Priory Lane, Dungiven (Mr M Coyle);

B/2002/0477/F – erection of three storey house at the junction of Farkland Road and Muldonagh Road, Muldonagh, Limavady (Mr S McLaughlin);

B/2001/0580/F – retention of change of use from rear garden to fuel oil distributor unit, 166a Clooney Road, Greysteel, Limavady (Vale Fuels);

B/2002/0613/F – erection of 12 No two storey dwellings between No's 68 & 78 Dunlade Road, Killywool, Limavady (Tullyverry Developments);

B/2003/0132/LB – proposed new sun lounge, Ballymaclary House, 573 Seacoast Road, Magilligan (Mr Boyd);

B/2003/0217/F – erection of 2 No. semi detached dwellings beside 20A Pollysbrae Road, Largy, Limavady (R Wilson);

B/2002/0230/F – Domestic store for tractor/trailor mover, quads, garden equipment etc, 40 Laurel Road, Glack, Limavady (Mr S Canning);

B/2002/0621/O – site for traditional rural dwelling and garage, 100 metres southwest of 133 Glenhead Road, Magheramore, Limavady (Mr B Maclurg);

B/2003/0406/O – site for dwelling adjacent to 23 School Road, Greysteel (Mr M Lynch);

B/2003/0562/F – erection of dwelling and domestic garage, site adjacent to 62 Craigbrack Road, Eglinton (Mr L King);

B/2002/0542/F – proposed roads and site layout for industrial/commercial development, Dowland Road, Limavady (Moylehill Properties Ltd);

B/2003/0525/O – site for traditional rural dwelling with detached garage/store, Belraugh Road, Moneyguiggy, Drumsurn, Limavady (Mrs Dudgeon);

B/2003/0526/O – site for traditional rural dwelling with detached garage/store, Belraugh Road, Moneyguiggy, Drumsurn, Limavady (Mrs Dudgeon);

B/2003/0466/F – erection of housing development of 12 townhouses and 2 apartment blocks, 94/96 Irish Green Street, Limavady (Mr S Mullan);

B/2003/0551/F – erection of temporary portacabin for beauty therapy use, 31 Mitchel Park, Dungiven (Mr F McTaggart);

B/2003/0488/O – site for dwelling, lands 100 m south west of 125 Almover Road, Dungiven (Mr P Moore);

B/2003/0550/O – site for dwelling rear of 96 and 102 Bolea Road, Limavady (Mr W Irwin);

B/2003/0561/O – site for dwelling and garage 160 m north of 34 Teeavan Road, Dungiven (Mr P McCloskey);

B/2003/0565/O – site for dwelling approximately 100 m to the east of 11 Cloghan Road, Drumsurn (Mr G Foster);

B/2003/0614/F – erection of bungalow and detached garage 306 m north east of 130 Bolea Road, Largantea, Limavady (Mr & Mrs McDonald);

B/2003/0493/O – site for traditional two storey rural dwelling with detached garage/store 150, north of 38 and 40 Mill Road, Drumsurn, Limavady (Mr C Feeney);

B/2003/0076/F – erection of shooting range consisting of 9 lane 125 m indoor pistol range, 8 lane 25 m outdoor pistol range, 15 lane 200 m outdoor range and clay pigeon trap with associated landscaping and carparking, lands to rear of 17 Corrick Road, Dungiven (Northern Ireland Target Sports Association);

Members noted that the following applications had been withdrawn:

B/2003/0508/O – site for domestic dwelling and detached garage adjacent to 22 Rallagh Road, Dungiven (Mr E McCloskey);

B/2003/0625/O – site for single storey dwelling and detached double garage adjacent to 41 Pollys Brae Road, Largy, Limavady (Mr R W Whiteside);

B/2003/0641/O – site for dwelling adjacent to 17 Windyhill Road, Artikelly, Limavady (Mr T Oliver).

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

B/2003/0566/O – site for dwelling approximately 50 m south of junction between Cloghan Road and Gornarney Road, Limavady (Mr G Foster): Mr Brown reported that the Planning Service's opinion to refuse the above application remained unchanged. It was, however, agreed on the proposal of Councillor Douglas, seconded by Councillor Cubitt not to accept the recommended refusal.

B/2003/0620/O – site for traditional two storey dwelling with detached garage/store to the rear of Ardinarive Orange Hall, Drumrane Road, Limavady

(Mr M Douglas): Members welcomed the change of opinion to a recommended approval in respect of the above application.

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:

Site/Office Meetings: Site/office meetings were arranged for Tuesday 20 January 2004 commencing at 9.30 am for the following applications:

B/2003/0513/O) – site for dwelling 200 m south east of 10 Tarnakilly Road, Limavady (Messrs B&R Laughlin);

B/2003/0515/O) – site for dwelling 160 m west of 10 Tarnakilly Road, Limavady (Messrs B&R Laughlin);

B/2003/0544/O – site for dwelling, north of playing field at Killane Road, Limavady (Mrs L Bradley);

B/2003/0602/O – site for two storey country house (Georgian style), 150 m North of Templemoyle House, 185 Drumrane Road, Templemoyle, Limavady (Dr K & J Maclurg & Wynn);

B/2003/0603/O – site for dwelling and garage adjacent to 47 Carrowclare Road, Myroe, Limavady (Mr & Mrs Blair);

B/2003/0608/O – site for dwelling, Lomond Road, Ballymacran, Limavady (Sean Mullan & Sons Properties Ltd);

B/2003/0618/O – site for 2 no self catering holiday chalets, 80 m east of 227 Seacoast Road, Ballyhenry East, Limavady (Mr C Morrison): A number of members expressed concern at the increasing number of planning applications that were being recommended for refusal following consultation with Rivers Agency as they were considered to be contrary to Policy PSU10 of a Planning Strategy for Northern Ireland (flooding potential) and requested that a representative from Rivers Agency attend the next meeting of the Committee to outline the current legislation under which planning applications were considered and any proposed changes thereto.

B/2003/0657/O – site for traditional rural dwelling with detached garage/store, 100 m west of 127 Pollys Brae Road, Ardinarive, Dungiven (Mr J McDaid);

B/2003/0669/F – erection of clachan style split level dwelling and domestic garage to the rear of 15 Newline Road, Limavady (Mr & Mrs A Cocking);

B/2003/0686/F – site for 2 no semi detached dwellings and associated detached garages/stores adjacent to 333 Clooney Road, Walworth, Ballykelly (Mr M Kelly);

B/2003/0712/O – site for 4 dwellings adjacent to 474 Seacoast Road, Ballymullond, Limavady (Mr N Morrison);

B/2003/0715/O – site for traditional dwelling with detached garage, 80 m north of 36 Boveagh Road, Burnfoot, Dungiven (Mr D Wilson);

B/2003/0727/O – site for two storey townhouse adjacent to 61 Connell Street, Limavady (Mr R Jeffers).

Industrial Action by Planning Service: In light of the ongoing industrial action by the Planners it was agreed on the proposal of Councillor Coyle, seconded by Councillor Cubitt that the Committee meeting be held at 2 pm until the ‘work to rule’ agreement was abandoned.

BUILDING REGULATIONS APPLICATIONS (schedule enclosed):

The District Chief Building Control Officer’s report detailing applications approved, acknowledged and issued between 1 December 2003 and 30 December 2003 was tabled and noted.

ROADS:

Restricted Car Parking: The Chief Technical Services Officer submitted letter dated 30 December 2003 from Roads Service and map outlining revised proposals for restricted car parking in Limavady town centre. A number of members were dissatisfied that the proposed charge of 30p per hour remained. Concern was also expressed that parking was not to be restricted between the Ulster and Northern Banks on Catherine Street; at the bridge end of Catherine Street to Linenhall Street and Main Street to Market Street. Members, did, however, feel that the revised scheme was a starting point and it was agreed on the proposal of Councillor Coyle, seconded by Alderman Dolan that it be introduced, subject to an annual review being carried out by Roads Service.

NORTHERN AREA PLAN:

The Chief Technical Services Officer explained that in its response to the Issues Paper, Council’s map 4 showed the area for proposed recreational/community facilities substantially smaller than that zoned in the South East Lands Plan 1989-99 and recommended that the response be amended to allow for the retention of this zoning in the new Area Plan as follows:

“This large site is undergoing development for housing. The majority of the site is suitable for housing for housing, however it is extremely important that future recreational space is maintained within this area. Provision must be made for recreational/community space as the amalgamation of the adjoining housing developments has provided limited or no open space provision in the wider south-eastern area of the town. In particular, the Council welcome the retention of zoned recreational land as set out in the South East Lands Local Plan 1989-1999. This area is entirely suitable and an excellent opportunity for playing fields as it is well drained and relatively flat. By locating a recreational area at this location within the Bovally lands a high degree of accessibility will be achieved to a large park of the wider residential area.”

Councillor Lowry referred to a previous suggestion at the Leisure Services Committee on 10 December 2003 that, given that the majority of the lands to the south were to be developed for housing, this would inevitably lead to objections from residents if Council were to consider providing an area of open space there in the future, Council consider developing the lands in the vicinity of the Territorial Army Centre prior to any housing development taking place.

The Chief Technical Services Officer stressed the need for this land to be zoned in order to safeguard Council's future interests in relation to the provision of open space in the Bovally area. It was, however, agreed on the proposal of Councillor Coyle, seconded by Councillor Cubitt that consideration of this item be deferred until the Leisure Services Committee meeting on 14 January 2004.

Open Space at Ballykelly: Referring to the presentation on the Quality Housing Initiative by representatives of the Planning Service at the commencement of the meeting, the Chief Technical Services Officer's recommendation that future open space be identified and agreed with the Planning Service and future developers as opposed to being zoned in the Area Plan and provided by Council was agreed by members.

Church Lands at Shanreagh Park: The Chief Technical Services Officer sought members' views on the proposed zoning of an area of land to the rear of Scroggy Road for housing. He pointed out that this could prove beneficial to Council as the lands to access any such development were in its ownership and recommended that Council offer no objection to the zoning of this land. It was, however, agreed on the proposal of Alderman Dolan, seconded by Councillor Coyle that consideration of this item be deferred until the Leisure Services Committee meeting on 14 January 2004 and that a map showing the proposed area to be zoned be provided to members.

Meetings with Planners & Consultants: Members noted that arrangements had been made for an Area Plan workshop to be held on 27 February 2004 and that an agenda would be distributed to members in due course.

Planning Application: Councillor Douglas referred to request from Mr P McCullagh which sought permission from Council to construct a footpath to link the proposed new development in Feeny with the existing open space. Accordingly, it was agreed that the Chief Technical Services Officer be authorised to liaise with the developer as necessary.

NEXT MEETING:

5 February 2004

THIS CONCLUDED THE BUSINESS

(The meeting ended at 4.30 pm)