

**LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH
ENVIRONMENTAL SERVICES COMMITTEE**

10 JANUARY 2005

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 7.30 pm on the above date.

PRESENT:

Present: Aldermen J Dolan and M Carten. Councillors A Brolly, B Brown, B Chivers, M Coyle, L Cubitt (in the chair), B Douglas, D Lowry, G Mullan, M McGuigan, J Rankin and E Stevenson.

In Attendance: Committee Clerk, Acting Town Clerk & Chief Executive, Chief Environmental Health Officer and Acting Chief Technical Service Officer.

APOLOGIES:

Alderman G Robinson, Councillor Donaghy and the Town Clerk

MINUTES:

The minutes of previous meeting dated 6 December 2004 were approved and signed on the proposal of Councillor Coyle, seconded by Alderman Dolan. Councillor Lowry said that he had arrived at December's Environmental Service Committee meeting after the Chief Environmental Health Officer had presented his report, but had he been present, concerns would have been raised on finding a chicken's head in a product purchases from a local supermarket. Noted

TESCO RE-DEVELOPMENT:

The Chair welcomed Mr Shaun Edgeley, Tesco Property Corporate Affairs Manager to the meeting.

Mr Edgeley informed members that 2005 was an important year for Tesco's Limavady branch as the lease on the current property would expire after 10 years and that the supermarket chain had plans for a new store development.

Mr Edgeley tabled outline drawings for the new development and members noted that the plans included:

- relocation of smaller shops beside Tesco to alternative premises in Limavady;
- improvement and retention of façade at the front of former Royal Mail Sorting Office (listed building);
- rear of Royal Mail building to be demolished to create additional space for the new Tesco building;
- tile shop be retained;
- new service yard entrance (moved from Connell Street to main Tesco entrance);

- modern building to be twice the size of current store;
- 100 extra jobs created and
- increased range of products from local producers (ensuring customers do not have to travel to Lisnagelvin or Coleraine branches).

Mr Edgeley pointed out that the store would have to close for 6 months when refurbishments were taking place and that Tesco were investigating how to accommodate both staff and customers whilst this work was being undertaken. He said that the following options were available:

1. relocate staff to Lisnagelvin or Coleraine, with a bus service laid on for elderly customers to get to the stores or the *exclusive proposal of*
2. building a temporary store (8 – 10 thousand square feet) in the car park of the existing store.

Mr Edgeley recommended option 2 as the best solution for Limavady town, as this would ensure local shoppers and staff were not inconvenienced when the new building was being constructed. He added that the key issue for Tesco was the timescale and requested that Council give option 2 full support, as planning consent was required by March for the temporary store.

In welcoming the development, Councillor Lowry said the presentation demonstrated the haemorrhage of trade from Limavady to Coleraine and Londonderry and that his main concern would be that by doubling store size, this would draw trade away from other local shops. Alderman Carten said he also had concerns for smaller shops but acknowledged that people would stop where prices were cheaper. Mr Edgeley responded that Limavady had lots of individualist stores who do not compete with Tesco and that evidence showed that if people valued local shops, they would continue to survive.

In response to Councillor Douglas, Mr Edgeley said that he understood that the small car park at Tesco's main entrance was to be sold and if Tesco were successful in buying same, it would remain free parking and be open after Tesco normal closing time to local residents.

Councillor Mullan pointed out that currently access to and from the store was a problem, with vehicles and pedestrians finding it difficult to turn right or get across the busy road and queried if an exit could be created via Connell Street. Councillor Rankin concurred with this view. Mr Edgeley clarified that Tesco planned to retain the current entrance/exit points, with the view that the by-pass had alleviated the problem of heavy traffic. He added that whilst Tesco had no plans to create a new exit point, member's comments could be taken on board.

The Chair thanked Mr Edgeley for attending the meeting.

MATTERS ARISING:

Unlicensed Disposal of Waste – Magilligan: The Chief Environmental Health Officer reported that he had written to the Department of Environment for help and guidance on the disposal of waste at Magilligan and when a response was received, he would bring this back to Council.

CHIEF ENVIRONMENTAL HEALTH OFFICER'S REPORT – JANUARY 2005:

The Chief Environmental Health Officer presented his report and enlarged thereon. The report was adopted, on the proposal of Councillor Coyle, seconded by Councillor Rankin subject to the following:

Food Safety – General Food Hygiene (Amendment) Regulations (NI) 2001:

The Chief Environmental Health Officer reported that the General Food Hygiene Regulations 2001 require the licensing of any retail butcher's shop that sells both unwrapped and raw meats and ready to eat foods to the consumer from the same premises. He said that following receipt of applications and payment of the fee of £100, the following butcher's premises had been inspected and found to comply with the licensing criteria and their licences would be renewed:

Norman Hunter & Son	Supervalu
Culbertsons Spar	McKays Family Butchers
Gregory's Meats.	

Street Trading Act (NI) 2001 – Fees and Charges: The Chief Environmental Health Officer informed members that section 15 of the Street Trading Act gave Council the power to set fees and charges for the grant, renewal or variation of a street trading licence. It was agreed on the proposal of Councillor Brolly, seconded by Councillor Rankin that the schedule of fees adopted by Council in December 2001 remain unchanged. Councillor Cubitt requested that his objection to the granting of temporary trading licences be noted.

Street Trading Act (NI) 2001 – Designated Streets: The Chief Environmental Health Officer explained that section 3 of the Street Trading Act allowed district council to designate specific streets or parts of streets as being suitable for street trading. He said that in 2001 Council resolved to designate the following areas for the purposes of street trading:

- between No 10 and No 16 Main Street, Limavady
- between No 28 and No 38 Catherine Street and
- between No 127 and 135 Main Street, Dungiven.

The Chief Environmental Health Officer explained that there were currently 7 traders licensed to trade from the designated section in Main Street and Catherine Street Limavady and that no traders had made application to trade in the designated area in Dungiven. It was agreed on the proposal of Alderman Dolan, seconded by Councillor A Brolly that the existing designated trading areas remain unchanged.

Request for Designation of Additional Street Trading Areas: The Chief Environmental Health Officer reported that Council had received a number of requests from catering traders to have additional areas designated for the purpose of street trading as follows:

- lay-by at Clooney Road, Greysteel
- lay-by at Ballykelly Road and
- parking area in front of Spar, Ballyquin Road/Woodland Walk, Limavady.

Members voiced their concern at the shortage of parking spaces in Catherine Street due to street traders and suggested that banks and local businesses be consulted regarding where these were to be sited.

However, it was agreed on the proposal of Alderman Dolan, seconded by Councillor A Brolly that having consulted with the PSNI, DRD Roads Service and the NIHE that the existing streets designated for allocation of stationary street trading licenses should remain unchanged.

CHIEF TECHNICAL SERVICES OFFICER'S REPORT – JANUARY 2005:

The Acting Chief Technical Service Officer presented his report and enlarged thereon. The report was adopted, on the proposal of Councillor Lowry, seconded by Alderman Carten subject to the following:

North West Regional Waste Management Group Staff Resources: The Acting Town Clerk & Chief Executive reported that a confidential paper had been received from Mr Eamon Molloy of the North West Regional Cross Border Group for members' consideration. It was agreed that given the scale of the Group investment required to meet targets and avoid fines over the next two to three years, that Council increase payment to £9,500 per year for the benefit of the Group Services.

The Northern Ireland Landfill Allowances Schemes (NILAS): The Acting Chief Technical Service Officer explained to members that a consultation had been received on the methodology for allocating landfill allowances and the Department of the Environment's policy on partnership and civil financial penalties. He outlined the salient points of the consultation and detailed a suggested response from Council for members comment. Members welcomed the proposed response and it was agreed that the Acting Chief Technical Service Officer would forward the response to the Department.

Paperless Council Meetings: The Acting Chief Technical Service Officer reported that preliminary investigations into the possibility of a 'Paperless Council' concluded that power sockets and wired network switches could be provided into main desktops in the Council Chamber for £600 - £800. He said that alternatively, wireless network access points and PCMCIA 802.11g cards for members laptops could also be a solution but could cost £2,000.

In welcoming the concept, Councillor Coyle proposed that the wireless network be installed in the chamber and said that it would be beneficial to members for checking previous minutes and for viewing presentations. This was seconded by Councillor Lowry. Councillor Douglas proposed an amendment that Council defer any decision until after the forthcoming elections. This was seconded by Councillor Stevenson.

The amendment, on being put to the meeting was carried, with 9 voting for, 2 against and 1 abstention.

Signage – Cemetery: The Acting Chief Technical Service Officer informed members that problems had occurred over the Christmas period when household waste had been disposed of in the Cemetery skip. He said that the Cemetery litter bins had been filled with beer bottles, cans and packaging from chip shops and that there was also evidence of dog foul in the bins, which would indicate that the

public were walking their dogs in the Cemetery. It was agreed by members that signs be erected that dogs were prohibited from entering the Cemetery grounds. Councillor Lowry requested that the signage be in keeping with the grounds and that those with poor eyesight be considered.

Provision of Bus Shelters: Members welcomed the site meeting between the PSNI, Roads Service and Ulsterbus to discuss the various options available on the re-location of the bus shelter at Beech Road, Drumsurn.

On Alderman Carten's request, the Acting Chief Technical Service Officer agreed to investigate the provision of a bus shelter at Riverview in Ballykelly. Members also noted with disappointment that the residents of Lilac Avenue had not agreed on the location for the proposed bus shelter at Aghanloo.

Prevention of Legionella Bacteria in Council Premises: The Acting Chief Technical Services Officer informed members that Council's insurance company had recommended measures in line with the Health & Safety Commissions Approved Practice for the control of Legionella bacteria in Councils' water systems. Members agreed to accept the tender submitted by Healthy Building International, Belfast for the sum of £2,340 + VAT.

DDA – Benone: The Acting Chief Technical Service Officer reported that a DDA audit of Benone Tourist Complex had highlighted a number of non-compliant effects. He said that consideration had been given to each of these and a prioritised programme of work needed to be carried out over a number of financial years. It was agreed that the Acting Chief Technical Service Officer would provide a costed programme of works to Council once the programme was completed.

BUILDING REGULATIONS APPLICATIONS (schedule enclosed):

The District Chief Building Control Officer's report detailing applications approved, acknowledged and issued between 1 December 2004 and 3 January 2005 was tabled and noted.

ANY OTHER BUSINESS:

Housing Grant Aid: Councillor Lowry queried if Council had authority to provide grant aid for housing repairs. The Chief Environmental Health Officer clarified that Council had no role in the payment of grant aid for housing repairs as this function was the remit of the Housing Executive.

Flood Damage – Country Tavern: Alderman Carten referred to the heavy rain over the previous weekend when the newly refurbished Country Tavern had been flooded. He said that the building had been filled with muck and raw sewage up to 6 inches deep and that wooden floors had been ruined. Members commented that the pipes had not been able to carry the water away following torrential rain and that the overflow pipe at the pumping station was not at the correct height. The Acting Town Clerk & Chief Executive agreed to write to Roads Service and the Rivers Agency requesting an investigation into the problem.

Heavy Traffic – Scotchtown Road: Councillor Mullan said that due to increased housing development in Scotchtown Road and wide lorries using the road to carry away sewage, local residents were finding it difficult to either pass or overtake

vehicles on this narrow road. The Acting Town Clerk & Chief Executive agreed to write to Roads Service requesting that a pull over space be provided for vehicles to pass.

Bag Lady Campaign: The Acting Town Clerk & Chief Executive said that Ms Shirley Lewis, commonly known as the ‘bag lady’ due to her campaign on the use of plastic bags, had been in Limavady the previous week, where she had met the Mayor and had visited local shops promoting the ‘need a bag’ campaign rather than shops giving plastic bags out needlessly. Members welcomed the initiative and suggested that shops should start charging for bags in an attempt to cut down on their use.

Road Service – A2 Northern Key Transport Corridor: The Acting Town Clerk & Chief Executive reminded members that as part of Roads Service consultation arrangements on the proposed dual carriageway from Maydown to City of Derry Airport, an event would take place at 1 pm in the White Horse Hotel, Clooney Road on 25 January 2005. It was agreed that members attendance would be considered an approved duty.

NEXT MEETING:

7 February 2005

THIS CONCLUDED THE BUSINESS

(The meeting ended at 9.50 pm)