

**LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH**

**PLANNING & SERVICES COMMITTEE
15 JUNE 2010**

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

PRESENT:

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

IN ATTENDANCE:

Committee Clerk, Chief Executive and Ms Katrina Hope, Planning Service.

APOLOGIES: - None.

APPOINTMENT OF CHAIRPERSON:

Councillor Brolly proposed, seconded by Councillor Chivers that Councillor Butcher would chair of the Planning & Services committee for the year 2010/11.

BLOODY SUNDAY INQUIRY:

A member referred to the Bloody Sunday inquiry and publication of the Saville Report on 15 June 2010. He said this was a historical day worth noting by Council as the report concluded that deliberate gun fire by soldiers had led to the death of innocent people. Noted.

MINUTES:

The minutes of meeting dated 18 May 2010 were approved and signed on the proposal of Alderman Coyle, seconded by Councillor McElhinney.

MATTERS ARISING:

Roads Service – Spring Consultation: Members were tabled with a copy of letter from Roads Service which responded to queries raised during their spring consultation with Council.

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

Items listed on the deferred list as approvals or refusals were noted without comment.

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

Ms Hope answered queries on applications listed on the new applications schedule and the recommendations were accepted subject to the following:

Office Meetings: It was agreed that office meetings would be held on Friday 25 June 2010 for the following applications:

B/2009/0431/F – erection of 10 two storey semi-detached dwellings – amendment to previous approval on sites 19 to 25 for 7 dwellings on site at 19 to 25 Ashford Park, Mullaghmesh Road, Feeny (Mr P McCullagh);

B/2009/0452/F – replacement of existing outdated barns/stores and wallsteads with new agricultural barn, existing enclosed farmyard, opposite 5 Benone Avenue, Benone, Limavady (Mr T Deighan);

B/2010/0102/O – erection of rural dwelling with the reinstatement of the existing outbuildings/wallsteads to form ancillary domestic accommodation (garage, stables and store) (DDR C/o W J Dickson).

Appeals lodged and decisions notified were noted by members.

Best wishes were extended to Ms Hope on her new position within Planning Service. She thanked members for their co-operation over the year and advised that her post was being replaced by Mr Adrian Brown.

VERBAL UPDATE ON DRAFT NORTHERN AREA PLAN:

The Chair welcomed Ms Heather McSparran, Development Planning Manager, Planning Service to the meeting.

Ms McSparran outlined that following the withdrawal by Seaport (NI) Limited from two judicial reviews relating to Strategic Environmental Assessments undertaken for the draft Northern Area Plan, Minister Poots had now indicated that this decision would enable the plan to proceed towards Independent Examination and adoption, thereby lifting the uncertainty surrounding the planning and development framework for Ballymoney, Coleraine, Moyle and Limavady Councils.

Ms McSparran highlighted that three monitoring papers relating to housing, industry and retailing would be placed on Planning Service website prior to the Independent Examination and that these would provide Council with information to 2009 on the baseline position within the Council area on main land uses.

HOUSING EXECUTIVE – LIMAVADY DISTRICT HOUSING PLAN & LOCAL HOUSING STRATEGY:

The Chair welcomed Walter Mullan, Brendan Adams, Eddie Doherty and Hazel Faithful, Northern Ireland Housing Executive to the meeting.

Mr Mullan stated that the recession had affected the housing market and that the fall in sales of Housing Executive (HE) homes had a significant impact on funding. He said cutbacks by the new coalition government and by the assembly would affect everyone and that the HE would have to make some difficult and painful decisions.

Mr Mullan explained that the HE were committed to providing quality housing services and working with others to create safe and confident communities and to ensure that Limavady housing makes its full contribution to improving the quality of life for its residents. In 2009/10 the following was achieved:

- £1.5m had been spent on maintenance and improvements to homes in Limavady.
- £0.28m had been invested to assist vulnerable people through the Supporting People programme and that there were currently 5 supported housing accommodation based schemes in the area.
- £0.68m grant aid had been provided to improve housing conditions in the private sector.
- £236,440 had been invested to adopt 32 homes in the district
- 1,324 private sector tenants had received Housing Benefit assistance, an increase of 70% since March 2006.
- The HE had worked with 9 community groups in Limavady.

Mr Mullan set out the HE's agenda for Limavady for the incoming year as follows:

- Although the housing waiting list had declined in Limavady, the HE would continue to review housing need in the area.
- Over the next three years 22 new homes were planned to start at Tamblough Park Limavady and at Hass Road, Dungiven.
- The HE would continue to work hard to provide support services to those facing homelessness.
- £0.28m could be invested to help vulnerable people to live independently.
- HE would continue to provide day to day maintenance to properties. An external maintenance scheme would commence in 33 homes in Kennaught Terrace, a kitchen replacement scheme in 63 homes in Greysteel/Ballykelly and a heating replacement scheme in 50 homes in Roe Mill Gardens.
- £0.5m had been allocated for repair grants but the HE have had to limit private sector grants to protect the Statutory Disabled Facilities Grants and Repair Grants.
- Staff would continue to work diligently with residents to promote and encourage safer, settled and inclusive housing areas.

In the discussion which followed the following problems were highlighted:

- The HE works with the PSNI on antisocial behaviour. Evidence was vital and incidents of antisocial behaviour should be reported.
- The HE was not obliged to house ex prisoners and they would be treated like any other applicant
- Make the HE aware of pockets of land in their ownership which were not maintained.
- The HE would work with Environmental Health on rat infestation.
- The most vulnerable of single males requesting houses would be addressed.
- The HE would be willing to assist Council on a strategy for regeneration of Dungiven.

Mr Mullan and Mr Doherty extended their thanks to Councillors and officers for their support over the past year.

ROADS: - None.

WATER AND SEWERAGE: None.

HOUSING: - None.

UPDATE ON PPS 21 – SUSTAINABLE DEVELOPMENT IN THE COUNTRYSIDE:

Members were informed that on 1 June 2010, Minister Poots had announced the publication of the final version of the new rural planning policy PPS 21 ‘Sustainable Development in the Countryside, which had been agreed by the Executive and replaces the draft version published in November 2008.

Planning Service will now reassess within 6 months applications deferred since November 2008. All new applications and those currently being processed will be assessed under the recently published PPS 21 and opinion presented to council in the normal manner.

UNAUDITED ACCOUNTS FOR THE YEAR ENDING 31 MARCH 2010:

The Director of Support Services presented unaudited accounts for the year ending 31 March 2010 which had been approved by the Audit Committee at a meeting held 9 June 2010. He explained that the Financial Statement had to be passed by a resolution of Council by 31 June 2010.

The unaudited accounts were approved on the proposal of Councillor Cubitt, seconded by Councillor Ó hOisín.

ANY OTHER BUSINESS:

Appeal – Planning Application by B Mullan & Son: The Chief Executive reminded members that B Mullan & Sons had submitted an application in 2005 for development of lands at Bovally, which included housing with associated landscaping of public open space, a grass pitch, play area, pavilion with parking and a riverside park. He said that the application had been refused and was now subject to an appeal, which was scheduled to be held on 22 July 2010. He added that in 2005, the application was under consideration with another application which proposed the creation of multi-purpose sport & recreational facilities on land adjacent to Limavady by-pass.

Council was asked to formally review its position and support the application for the appropriate rounding off for housing and neighbourhood public open space at Bovally on its own merits.

It was agreed that Council would support in principle the application by B Mullan & Sons for site with associated landscaping of public open space, to include a playing field, play area, pavilion with parking and riverside walk.

Council Meetings: In response to member, the Chief Executive agreed to review the current method used for holding Council meetings.

Tabled for Information: Press release from NILGA in response to the decision by Minister Poots to stop local government reform. Noted.

A member stated that the Transition Committee should stop meeting as this was a waste of time and money.

DATE OF NEXT MEETING: - 17 August 2010.

THIS CONCLUDED THE BUSINESS
(The meeting ended at 8.20 pm)

Chair: _____