

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

**PLANNING & SERVICES COMMITTEE  
15 SEPTEMBER 2009**

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

**PRESENT:**

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

**IN ATTENDANCE:**

Administration Officer and the Chief Executive. Ms Katrina Hope, Planning Service.

**APOLOGIES:**

Councillors B Douglas and A Robinson. Mr Brendan Adams, Northern Ireland Housing Executive.

**CONDOLENCE:**

Members were informed of the death of Mrs Kathleen Killen and Council's condolences were extended to her niece, Mrs Edwina McCaul, Committee Clerk.

**MINUTES:**

The minutes of meeting dated 18 August 2009 were approved and signed on the proposal of Councillor Chivers, seconded by Councillor Coyle subject to the following amendment:

**Page 2 D11/Refusal – retention of reinstated agricultural barn between 209 & 211 Seacoast Road, Ballyhenry, Myroe, Limavady (Mr D Quigley) ... *refusal decision should NOT be accepted.***

**MATTERS ARISING:** - None.

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

The Chair welcomed Ms Katrina Hope, Planning Officer Limavady area to the meeting. Mrs Hope advised that an error had been made on the first blue planning schedule issued on 8<sup>th</sup> September 2009 and that this had been superseded by a white schedule issued the following day. Ms Hope said that the wrong schedule had been uploaded to Planning Services website and in order to ensure that no applicants would be disadvantaged, any planning applications with objections or deferred applications would be held until next month. Office meetings for applications with refusals will be arranged automatically for next month. It was noted that Planning Services have taken corrective action to ensure that this type

of error did not occur in the future. It was also noted that the three applications deferred from the previous meeting had now been approved.

**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:

**B/2008/0132/F – amendments to previously approved application B/2005/0752/F to include amendments to plans & elevations of house types A,B,D,G,N with additional house types K,L,Y,Y1,Y2,Y3 & Z and uplift in units from 157 to 162 to lands to the rear of 40 Chapel Road, Dungiven. It was agreed that this application would be held for one month.**

**B/2009/0175/F – Retention of a temporary (twenty four months) fifty metre high wind monitoring pole, Smulgedon, Legavallon Pot, Legavallon Road, Garvagh, Co Derry (approx 0.4km south of B64, 0.5km north of Gortnamoyagh Forest). Hold for one month.**

It was agreed that office meetings would be held for the following applications on Friday 25<sup>th</sup> September 2009:

**B/2009/0254/F – repositioning of approved dwelling (B/2004/0248/O) site and amended proposals for single storey dwelling and detached garage adjacent to 330 Seacoast Road, Ballymultimber, Bellarena (Miss M Doherty) – *agreed at the August meeting.***

**B/2009/0246/F – Demolition of agricultural shed & construction of 4 no self-contained tourist chalets on lands 300m southwest of 11 Dunlade Road, Greysteel (Ms P Dalon);**

**B/2009/0268/O – gap site for 1 No dwelling adjacent to 25 Foyle Avenue, Greysteel (Mr R Moran);**

**B/2009/0280/O – replacement of existing vacant farm dwelling with two storey traditional dwelling complete with detached garage/store, site 1, Killyblight Road (240 metres west south west of 52 Boveveagh Road), Dungiven. (Mr J Wray);**

**B/2009/0284/O – erection of new dwelling house to replace existing dwelling house, 41 Craigbrack Road, Eglinton (Mr C Milligan);**

**B/2009/0275F – erection of infill dwelling with detached garage (1 & 1/2 storey) to the rear of 160a Seacoast Road, Limavady (Mr K McDonald);**

**B/2009/0309/O- infill site for two number detached single storey vernacular dwellings between number 40 & 42 Windyhill Road, Artikelly, Limavady (Mr C Spratt).**

**B/2007/0467/F – proposed new residential development comprising of 10 No houses and 4 apartments, 8 & 9 Loughermore Road, Ballykelly. Ms Hope**

outlined that she had written to Council asking permission to include this application for discussion. She said whilst this was not the normal practice, the applicant was in financial difficulty and had urgently requested that this be brought before Council. She added what the views of 3 objectors to the application had not been previously heard and proposed that the application be deferred for an office meeting. Agreed.

### **PRESENTATION BY THE NORTHERN HOUSING EXECUTIVE**

The chair welcomed Mr Sean Mackie, Area Manager; Eddie Doherty, District Manager; Colm McCaughley, Director of Housing & Regeneration and Ms Hazel Faithful, Information Officer from the Northern Ireland Housing Executive to the meeting.

Mr McCaughley gave an overview of the Limavady District Housing Plan & Local Housing Strategy 2009-2010. The Housing Executive was committed to providing quality housing services and working with others to create safe and confident communities. It would ensure that housing makes its full contribution to improving the quality of life for people living in Limavady. In relation to the payment of grants, he explained that there was not enough funding to continue a number of important grants until additional funds were found. Only Disabled Facilities Grants and Statutory Repair Grants would be approved. Some 9,500 cases were in limbo, with 1,500 being priority cases. Applications would be prioritised and paid out as money became available. A member asked for a breakdown of the number of outstanding cases for the Limavady Borough area.

Mr Mackie set out the details of the Housing Executive work for the next five years as follows:

- 20 new social housing units were proposed for Limavady to help meet projected need of 164 units over 5 year period.
- Programmes this year included heating replacement schemes at Ard-na-Smoll & Gortnaghey; kitchen replacements at Bonnahboigh, Connell Street and Beechmount; cyclical maintenance at Greystone Park and Mullaghmeash.
- As from May 2009, the Housing Executive were responsible for management of the Warm Home Scheme.
- Services for homeless people would be fully funded throughout the Borough and service improvements for the most vulnerable would proceed as planned.
- The Housing Executive would continue to help people live independently through vital services for older people and those with disabilities, in particular by investing £0.4m to provide support services.

In response to members' queries Mr McCaughley provided the following information:

- The need for single person living accommodation was primarily met by the private sector. The Housing Executive addresses the need of families and the elderly.
- Next year will see a further 5% reduction in staffing levels across the Housing Executive. It was intended to keep the Limavady office open.
- The Housing Executive would be robust in dealing with anti-social behaviour and if necessary would go through the courts to get properties back.

Mr Mackie advised that it was not possible for the Housing Executive to buy the 317 MoD properties available in Ballykelly as a considerable investment would be necessary to bring them up to the required standard. He confirmed that there was a core housing need in Ballykelly and as the Housing Executive has some land in the area it might be possible to bring forward a small housing scheme. He advised members that tenants could now buy housing executive properties in stages, with no need for an outright purchase but given that the current average price was £49k, he would not advise anyone to equity share the purchase.

The chair thanked the representatives of the Housing Executive for their presentation and reiterated the positive comments made by several members concerning the efficiency and co-operation of the staff in the Limavady office.

**NILGA DRAFT RESPONSE TO DOE NI PLANNING SERVICE CONSULTATION DOCUMENT ON PROPOSALS FOR PLANNING REFORM 2009:**

Members discussed the draft response jointly prepared by SOLACE and the NILGA Planning Working Group, following a major consultation workshop in Craigavon on 26 August 2009. In order to prepare Council's response by 2 October, the Chief Executive proposed that a workshop be held, with an expert facilitator being in attendance for members to discuss the main issues. The provisional date for the workshop was agreed for Monday 21 September 2009 at 2.30pm as this would allow the response to be drafted and taken to the next Monthly meeting.

**ROADS**

- It was noted that although efforts have been made to repair parts of Baranault Road & Glenhead Road, further work is still required.

**WATER AND SEWERAGE:** - None.

**HOUSING:** - None.

**ANY OTHER BUSINESS:**

- It was agreed that attendance by members at seminars being held on "Planning the Future of Local Government" being organised by RTPI to assist members carry out their duties in the new councils post RPA would be an approved duty. Members to contact the Chief Executive's Department to reserve places at any of the 3 seminars.
- Members were advised of a Community Planning seminar being held in Garvagh on 18 September 2009. It was noted that the Chief Executive would be a keynote speaker and this was open to all members, with attendance being an approved duty.

**DATE OF NEXT MEETING:** - 20 October 2009.

**THE BUSINESS CONCLUDED AT 8.05 PM**

**Chair:** \_\_\_\_\_