

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

**PLANNING & SERVICES COMMITTEE  
18 AUGUST 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, L Cubitt, B Douglas, G Mullan, J F McElhinney and C O hOisin,

**IN ATTENDANCE:**

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

**APOLOGIES:**

Councillors E Stevinson and A Robinson.

**CONDOLENCE:**

Reference was made to the tragic death of Stuart Murray from Ballykelly who had been killed in a roadside ambush in Afghanistan and members stood in silence as a mark of respect. A member appealed to the media to leave the wife of the late Mr Murray alone as she was being hounded for stories or pictures.

**MINUTES:**

The minutes of meeting dated 16 June 2009 were approved and signed on the proposal of Alderman Robinson, seconded by Alderman Coyle.

**RETIREMENT:**

Best wishes for a long and happy retirement were extended to Councillor Brolly on her recent decision to step down as principle of St John's Primary School. Councillor Brolly apologised for her non attendance at a number of Council meeting due to ill health problems.

**MATTERS ARISING:**

- Northern Ireland Water confirmed that the recent flooding in Dungiven was due to exceptional rainfall, however, the water infrastructure was not expected to cope with such events as under normal circumstances there is not a capacity issue at this location. Northern Ireland Water were desilting the sewer to help increase the capacity of the network.
- Members were tabled with response from Roads Service to various roads issues raised at meeting held 19 May 2009.

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

The Chair welcomed Ms Katrina Hope, Planning Officer Limavady area and Mr Tony McIvor, Planning Officer Quality Initiative Team to the meeting. Ms Hope & Mr McIvor answered queries on applications listed on the deferred schedule and the recommendations were accepted subject to the following:

**D1/Approval - B/2006/0261/F – erection of residential development comprising of 158 semi-detached terraced townhouses, maisonettes & apartments with associated car parking and common open spaced AMENDED SCHEME (McCloskey & O’Kane)** A number of members were opposed to the approval of this application as in their opinion it was too close to the cemetery; would increase the volume of traffic in the area; had the potential to increase vandalism; area had not been included in the Area Plan and could add to flooding problems in the area.

Mr McIvor outlined that he was aware of residents concerns and after looking at separation distances/hedge lines, a condition of approval was that Planning Service had insisted on provision of a semi-mature plantation of 5 – 6 metres in height, in addition to what had been outlined in the planning application. He said the proposed nursery at the top of the site had been removed and that Planning Service were satisfied that there would be a substantial boundary to ensure the tranquillity of the area would be retained. He added that the views of statutory bodies had been sought on roads layout & flooding and these, alongside report by the PAC made it difficult for Planning Service to arrive at a refusal decision.

Alderman Robinson proposed, seconded by Councillor Cubitt that Council do not accept the recommended approval. The proposal was put to the meeting and declared carried, 4 in favour, 1 against and 8 abstentions.

**D9/Refusal – site for 1 no building adjacent to 7 Bolea Park, Bolea, Limavady (Mr C Henry)** Members were advised that this application had now been withdrawn.

**D11/Refusal – retention of reinstated agricultural barn between 209 & 211 Seacoast Road, Ballyhenry, Myroe, Limavady (Mr D Quigley)** Councillor Douglas proposed, seconded by Alderman Rankin that the refusal decision be accepted. Agreed.

**D13/Refusal – change of use from 3 no first floor service units to a indoor play facility for children, Eurospar, 39 Station Road, Dungiven (Mr & Mrs P McCloskey)** Ms Hope agreed to hold a site meeting and to bring back decision on visit the site and to hold issue of refusal decision for two weeks.

**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/2009/0171/F – two storey side extension to dwelling to include garage and bedroom at 54 Drummond Manor, Limavady (Mr & Mrs Hazlett)** Members were informed that following the submission of amended plans, it was recommended that this application be approved. Agreed.

**B/2009/0178/RM – erection of 5 no. dwellings and garages adjacent to 301 Drumsurn Road, Limavady (Mr M Loughery)** It was noted that this application had been removed from the schedule.

**B/2009/0212/F – erection of traditional two storey farm dwelling, 70 metres north of 133 Baranait Road, Drumraighland, Limavady (Mr & Mrs P Hamilton)** Ms Hope stated that if new plans were submitted without derogatory comments, that the application would be amended to an approval. Welcomed.

It was agreed that office meetings would be held for the following applications:

**B/2009/0180/O – site for rural style dwelling, garage and septic tank 60 metres north east of 8 Coolagh Road, Greysteel (Mr P McCloskey);**

**B/2009/0185/O – site for farm dwelling adjacent to 35 Corick Road, Dungiven (Mr N McGilligan);**

**B/2009/0187/O – replacement dwelling with the existing vernacular building to be converted into a double garage/store and linked to the new building adjoining 10 Upperlane Road, Killylane (Mr F Kelly);**

**B/2009/0189/F – proposed demolition of single storey gable extension and erection of two storey end of terrace dwelling, including off street parking, 12 Magheraboy Terrace, Dungiven (Mr P O'Connor);**

**B/2009/0197/O – site for replacement rural dwelling with detached garage/store 600 metres west of the Newline and Drumrane Road junction (The Pollock Estate);**

**B/2009/0205/F – single storey farm dwelling with integrated garage in the basement on site approximately 250 metres south of 7 Corrick Road, Cashel (Oisín O'Kane);**

**B/2009/0208/F – removal of existing dwelling (no4) and alterations & extension to existing retail unit including provision of additional on-site parking for customers & delivery vehicles, 2 & 4 Glenroe Park, Chapel Road, Dungiven (Mr V Doherty);**

**B/2009/0211/F – single storey side extension and two storey rear/side extension, 21 Dunlade Road, Greysteel (Mr & Mrs K Moore);**

**B/2009/0215/F – 1 no new two storey dwelling and construction of new access drive on vacant land at rear of house 213 Clooney Road, Greysteel (Foyle Property Services);**

**B/2009/0216/O – site for farm dwelling 100 metres south of 118 Drumrane Road, Limavady (Mr J Donaldson);**

**B/2009/0220/F – erection of single storey dwelling on site adjacent to 107b & 109 Dunlade Road (Mr M O’Hara);**

**B/2009/0221/O – gap site for two dwellings approximately 80 metres north west of 149 Carnamuff Road, Limavady (Kamas Properties Ltd);**

**B/2009/0225/F – retention of existing conservatory & existing first floor walkway link between existing first floor extension to dwelling & first floor of existing building, 258a Foreglen Road, Foreglen (Mr N McFeely);**

**B/2009/0234/F – retention of change of use from former hairdressing salon, store and domestic garage (with small single storey front extension) to three social housing units, 16a, 16b & 16c Roemill Road, Limavady (Mr S Wilson);**

**B/2009/0238/F – proposed single storey dwelling with rooms in the attic on land adjacent to 57 Shanreagh Park, Limavady (Mr R Wilson);**

**B/2009/0239/F – proposed replacement dwelling with integrated garage on land 450 metres north west of 26 Point Road, Ballymagoland (Mr C Sherrard);**

**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).**

*Comments outside the Schedule:*

- Ms Hope clarified that a meeting had been held with applicants who had applied for funding to the Rural Development Programme on projects requiring planning permission. She confirmed that queries to Planning Officers were not restricted to those from agents or elected members and that the general public would contact Planning Service directly. Welcomed.

**ADDITIONAL PLANNING ISSUES:**

- Members were circulated with executive summary of consultation document by Planning Service ‘Reform of the Planning System in Northern Ireland: Your chance to influence change.’ It was agreed that individual parties would respond by deadline of 2 October 2009.
- The Chief Executive advised that a joint NILGA SOLACE and DOE Planning Service consultation event would take place on 26 August 2009 in Craigavon Civic Centre and two officers and five elected members were invited to attend. It was agreed that if members attended, it would be an approved duty.
- Members were informed that Planning Service were holding a series of consultation events throughout September on the reform of Northern Ireland’s planning system. Attendance an approved duty.
- Members were circulated with an invitation to attend the Chartered Institute of Housing conference being held on 24 September 2009 in the Hilton Hotel Belfast to examine the proposals to the reform of planning service and the impact this would have on homes and communities.

**ROADS:**

**Ballykelly By-Pass:** Councillor Cubitt proposed, seconded by Councillor Douglas that Council receive a presentation on preferred route the proposed by-pass in Ballykelly from local landowners. Agreed.

**A2 Ballykelly By-Pass – Stage 2 “Preferred Route” Assessment:** The Chief Executive explained AECOM who were assisting with the development of a preferred route for the A2 Ballykelly by-pass were seeking the views of Council on seven options which would lead to the selection of a preferred route. It was agreed that Council would respond to AECOM after listening to the views of local landowners on route options.

**WATER & SEWERAGE:**

**Application for Consent to Discharge Sewage to a Waterway under Water (Northern Ireland) Order 1999:** Council approved the application for consent to discharge effluent to a waterway under Water (NI) Order 1999 from 3 & 5 Killunaght Road, Dungiven.

**HOUSING:**

**Northern Ireland Housing Conference:** Reference was made to decision not to support the request by Northern Ireland Housing Council for £200 funding from each Council to host a housing conference. A member who had attended the conference said Limavady Borough Council was the only Council to refuse the request. It was agreed that such requests would be looked at more closely in the future.

**ANY OTHER BUSINESS:** - None.

**DATE OF NEXT MEETING:** - 15 September 2009.

**THE BUSINESS CONCLUDED AT 8.30 PM**

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