

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

**PLANNING & SERVICES COMMITTEE
20 JANUARY 2009**

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

PRESENT:

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

IN ATTENDANCE:

Committee Clerk, Chief Executive and Mrs A McNee, Planning Service.

APOLOGIES: Alderman G Robinson.

DIVISIONAL PLANNING MANAGER:

The chair welcomed Ms Mary McIntyre, Divisional Planning Service Manager to the meeting.

Ms McIntyre thanked members for their co-operation in agreeing to be the first rural Council to pilot the streamlined planning application process which commenced in June 2008. She said initially it had been agreed that the process would be trialled for 6 months and suggested that this method continue indefinitely as it had proved positive in ensuring that applications were processed promptly. She added that if Council agreed, the planning schedule would be forwarded one week in advance of the Planning & Services meeting.

Ms McIntyre indicated that a public consultation would be launched by Minister Sammy Wilson to seek the views of stakeholders before planning controls were transferred to Council in 2011. She said this would help ensure that the service was fit for purpose and that a quality service continued.

Members were advised that the streamlining process had reduced processing time from 89 to 28 days and given the current economic climate, this was helpful to small subcontracting businesses. Members were also advised that Derry City Council had extended the scope of applications included in the streamlined scheme and that could be considered for Limavady at some point in the future.

Council unanimously agreed to the suggestion that the streamlined process continue and for the schedule to be forwarded to members a week in advance of the Planning & Services meeting.

In response to members' queries, Ms McIntyre said that the Draft Northern Area Plan was delayed due to legal difficulties. She also advised that a number of public information days were being held with regard to PPS21, which including an event in Gortnaghey Community Centre on 12 February 2009. The chair thanked Mrs McIntyre for attending the meeting.

MINUTES:

The minutes of meeting dated 4 December 2008 were approved and signed on the proposal of Alderman Rankin, seconded Councillor Robinson.

MATTERS ARISING:

Alleyway – 28 Market Street: The Chief Executive advised that the Countryside Recreation Officer was investigating if the alleyway adjacent to 28 Market Street was a public right of way.

Winter Gritting Programme: Members were informed that Roads Service were assessing Gortnaghey, Killhoyle and Altnagarron Roads to ascertain if they met the criteria for inclusion on the gritting rota. It was noted that Roads Service had pointed out that they had to balance putting funds into salting or continuing to spend on other worthwhile demands on limited resources.

Reference was made to the number of accidents on the routes and how icy conditions prevented children getting to school. Council was of the view that if a road had a church or a school, it should be included in the gritting rota. It was agreed Roads Service would be made aware of the views expressed.

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

Mrs McNee answered queries on the applications listed on the deferred schedule and the recommendations were accepted subject to the following:

D7/Refusal: B/2008/0099/O – site for 12 no two-bed apartments (existing properties on site to be demolished) to rear of 77 Main Street, Ballykelly, site no's 73a, 73b and 422 Main Street, Ballykelly (M McMichael) Mrs McNee agreed to defer issue of refusal decision for 5 days.

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

Mrs McNee answered queries on applications listed on the new application schedule and the recommendations were accepted subject to the following:

B/2007/0515/F – erection of 8 residential units (4 apartments and 4 townhouses) with associated car parking & landscaping and alteration of existing KFC car park (amended proposal) (Herbal Restaurants Ltd) Councillor Coyle objected to the recommended approval of this application and was of the opinion that the views of the objectors should have been further explored.

B/20080139/F – erection of pedestrian footbridge at Roe Valley Country Park, 41 Dogleap Road, Limavady (Environment & Heritage Service) Mrs McNee agreed to defer issue of refusal decision in respect of this application for 1 month.

Office Meetings: It was agreed that an office meetings would be held for the following application:

B/2008/0360/F – redevelopment of site to provide 2 no retail units and office units at 42 and 44 Catherine Street, Limavady (Messrs Kand & McBride);

B/2008/0431/F – proposed self-catering holiday accommodation comprising 5 no 4 bed chalets and 1 no 2 bed chalets and communal amenity space at 401 Seacoast Road, Limavady (Mr E Kelly).

ROADS:

Blocked Gullies – Clooney Road: It was agreed that Road Service would be asked to clear blocked gullies at Clooney Road near the airport entrance.

WATER & SEWERAGE:

Flooding - Glenroe Park: A member highlighted that 61 & 62 Glenroe Park, Dungiven had been damaged by flood water during the recent heavy rain and requested that Rivers Agency take action to prevent this happening in the future.

Water Ponding - Glenshane Pass: A member requested that the Chief Executive write to Northern Ireland Water to address the problem of water ponding and drains overflowing onto Glenshane Pass in the vicinity of the quarry.

HOUSING: - None.

APPEAL AGAINST ENFORCEMENT NOTICE – MR G CONN:

Members were advised that Mr G Conn was appealing against enforcement notice issued on 31 July 2008 regarding the alleged unauthorised use of land for the deposit of waste materials on lands at Tirmacoy Road, Ballykelly and that the Planning Appeal Commission had requested representations from Council for appeal due to be held 10 February 2009.

In the discussion which followed it was pointed out that the waste material were stones which Mr Conn had rotivated from his land over the years. Councillor Douglas proposed, seconded by Councillor Cubitt that a letter of support to the appeal would be forwarded to the Planning Appeals Commission. The proposal was put to the meeting and declared carried, 7 for, 2 against and 5 abstentions.

TABLED FOR INFORMATION:

- ◆ Letter from Roads Service on queries arising from Autumn Consultation meeting held 25 November 2008.
- ◆ Letter from Planning Service which outlined that a number of decisions previously approved by Council would now be issued.
- ◆ Information relating to dates, location and time for series of public information days with regard to PPS21.

ANY OTHER BUSINESS:

Provision of Bus Shelter: In response to a query, the Chief Executive agreed to write to the relevant authority regarding provision of bus shelter at Termoncanice School.

DATE OF NEXT MEETING: - 17 February 2009.

THIS CONCLUDED THE BUSINESS
(The meeting ended at 8.00 pm)

Chair: _____