

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

PLANNING & SERVICES COMMITTEE

21 JUNE 2011

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 7.00 pm on the above date.

PRESENT:

Aldermen G Robinson and J Rankin. Councillors O Beattie, A Brolly, B Chivers, B Douglas, T McCaul, J McCorkell, S McGlinchey, G Mullan, D Nicholl (Chair), A Robinson and E Stevenson.

IN ATTENDANCE:

Committee Clerk, Chief Executive, Ms Sharon Mulhern and Mr Paul McCahill, Planning Service.

APOLOGIES: - Alderman M Coyle and Councillor C McLaughlin.

APPOINTMENT OF CHAIRPERSON:

It was agreed on the proposal of Councillor Brolly seconded by Councillor Chivers that Councillor Nicholl would chair the Planning & Services committee for the year 2011/12.

MINUTES:

The minutes of meeting dated 15 March 2011 were approved and signed on the proposal of Councillor Brolly, seconded by Councillor Chivers.

MATTERS ARISING:

Page 1 – D8/B2010/0305/F (Mr Paul McArthur): Councillor Brolly referred to the above planning application which had been refused in March 2011 and subsequent decision by Council not to accept the recommended refusal. She proposed that Council now agree for a Management Board referral to be made on the application due to significant policy issues that were unique and not previously encountered or addressed. The proposal was seconded by Councillor Chivers and agreed by members.

Page 3 - Sale of Shackleton Army Barracks: The Chief Executive informed members that he had written to the OFMDFM to request that consideration be given to gifting part of Shackleton Army Barracks back to the local community. He said that the office of the First Minister had responded that Shackleton would remain the property of the Ministry of Defence until it was sold and Ministers are not in a position to transfer any portion of the site to a third party. Members voiced their disappointment to this.

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

The Chair welcomed Ms Sharon Mulhern, newly appointed Senior Professional & Technical Officer for the Limavady area and Mr Paul McCahill, Planning Service to the meeting.

Mrs Mulhern answered queries on the applications listed on the deferred applications schedule and the decisions were accepted subject to the following.

D3 – B/2009/0022/F – erection of replacement dwelling and detached garage at 410 Ballyquin Road, Limavady (Mr & Mrs McCloskey) Ms Mulhern advised that a request to withdraw this application should be put in writing to Planning Service.

D5 - B/2009/0291/F – erection of replacement single storey dwelling with detached garage and storage opposite Ballyquin House, 155m north of 214 Ballyquin Road (Mr K McDonald) It was agreed that decision on this application would be held for 10 days.

D7 - B/2010/0057/F – erection of 250kw wind turbine with an overall height of 52m approximately 365 metres North West of 141 Altmover Road, Dungiven (Mr D Moore) It was agreed that decision on this application would be held for 10 days.

D12 – B/2010/0319/F – 15m x 30m agricultural barn finished in profiled metal cladding with concrete walls around at 120 metres south east of 17 Duncrun Road, Milltown, Bellarena (Mr William Goligher) It was agreed that decision on this application would be held for 10 days.

D22 – B/2010/0423/O – site for replacement dwelling with traditional rural dwelling 110m west of 102 Duncrun Road (Mr Noel McGee) It was agreed that decision on this application would be held for 10 days.

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

Ms Mulhern answered queries on applications listed on the new applications schedule and outlined the nature of objections. The recommendations were accepted subject to the following:

B/2008/0235/F - proposed housing development, Church Lane, Drumrane Road, Burnfoot (Mr A Miller) Office meeting agreed.

B/2010/0022/O – site for farm dwelling and detached garage, 50m south of 35 Glenedra Road, Feeny (Mr D O'Neill) Office meeting agreed.

B/2010/0283/F – proposed A27/22kw wind turbine with 30m hub, 155m north west of 145 Polly's Brae Road, Dungiven (Mr Malcolm Maxwell) Office meeting agreed.

B/2010/0324/O – site for farm dwelling adjacent to 13 Cloghan Road, Drumsurn (Mr Thomas Andrews) Office meeting agreed.

B/2010/0336/F – erection of 1no 250kw wind turbine with a hub height of 40m, 250m north west of 16 Magheramore Road, Dungiven (Mr William Canning) Office meeting agreed.

B/2010/0339/F – replacement of existing wind turbine with a single 50m high, 250kw wind turbine, 40m south west of 59 Magheramore Road, Dungiven (I Buchanan) Office meeting agreed.

B/2010/0346/F – erection of a single 50m high 250kw wind turbine, 35 Straw Road, Dungiven (P Buchanan) Office meeting agreed.

B/2010/0348/F – one and a half storey side extension to dwelling to provide grandparent annex, 96 Dowland Road, Limavady (Mr & Mrs K Doherty) Members welcomed that amended plans had been submitted and this application was now recommended for approved.

B/2010/0388/F – proposed wind turbine, 50kw generator, hub height 37m on site 240m north west of 89 Teeavan Road, Dungiven (Solo Renewable Ltd) Office meeting agreed.

B/2010/0405/F – 330kw wind turbine, with 50m hub height and 33m rotor diameter, 490m from 32 Glenconway Road, Dungiven (Peter Kealey) Office meeting agreed.

B/2010/0458/F – 250kw wind turbine on 30m tower, 475m north west of 149 Polly's Brae Road (Nigel Quigley) Office meeting agreed.

B/2011/0015/F – erection of one and a half storey farm dwelling and detached single garage on lands 280m south east of 184 Drumsurn Road (Mr John Loughery) Office meeting agreed.

B/2011/0035/F – erection of 1no 4 bed dwelling on lands to the south of 64 Sheskin Road, Greysteel (Mr Jimmy Duffy) Office meeting agreed.

B/2011/0056/O – dwelling and garage approximately 100m north of 2 Muldonagh Cottages, Claudy (Mr Lawrence Doherty) Office meeting agreed.

B/2011/0071/F – proposed conversion of workshop to a traditional style dwelling with a living area in the attic space and a small ground floor extension to the rear for a porch and wc, immediately to the rear of 36 Dunlade Road, Greysteel (Mr L M McGuinness) Office meeting agreed.

B/2011/0090/A – proposed poster panel sign board, 30 Church Street, Limavady (E Kelly) Office meeting agreed.

Queries outside the Schedules:

- Ms Mulhern requested that Council consider holding the Planning & Services meeting in the afternoon as this was the practice followed by other Councils. The Chief Executive agreed to discuss the request with Council in August 2011.

- Ms Mulhern indicated that she would discuss the layout of the schedule so that deferred applications would be differentiated from those on the new applications schedule.

HOUSING EXECUTIVE – DISTRICT HOUSING PLAN:

The Chair welcomed Mr Sean Mackie, Western Area Manager; Ms Dolores Ferran, Acting Director for Design & Property Services; Mr Brendan Adams, Area Planner and Mr Brendan Doherty, District Manager Housing Executive to the meeting.

Speaking on behalf of the Housing Executive (HE), Ms Ferran stated that the recession continued to have an impact on the entire public sector and departmental budgets, which pointed to continuing reductions in public expenditure, especially in capital projects for the foreseeable future. She said that in addition, the collapse of the property market impacted on the amount of income the HE received from selling houses and land.

Ms Ferran indicated that despite the economic situation, in the past year housing associations in partnerships with the HE and the DSD started work on a record 2,418 social housing units, which exceeded the target of 2,000. She said that the number of improvements they would be carried out this year was limited compared to previous years and that the recent severe winter weather highlighted the need to invest in HE stock and especially to ensure houses were as warm and as energy efficient as possible. She added that 2011 marked the 40th anniversary of the HE and as in its previous history; the HE would work to serve the community and continue to move forward to meet the housing challenges ahead.

Mr Mackie outlined achievements in 2010/11 and plans for 2011/12 as follows:

- The HE spend £3,018 million in Limavady in the past year and projected spend for 2011/12 was £2,279 million.
- 49 homes had heating installation updated; 149 smoke alarms had been installed and 21 replaced.
- A total of 74 grants had been completed and 269 homes insulated.
- 219 homeless applications had been received; 130 were assessed as full duty applicants and 38 homeless were provided with temporary accommodation.
- The HE supports the development of social housing on lands at Hass Road, Dungiven. Unfortunately the proposed scheme for 12 general needs social housing units at Tamlough Park had been delayed until 2012.
- HE staff participate in the Limavady Neighbourhood Renewal Partnership and significant improvements had been made to the Hospital Lane estate.
- The HE committed £65k to two projects. Gortnaghey Community Woodland scheme on the HE estate whereby raised beds, a nature walk, wormery, bird boxes and a quiet area had been provided. The second project is adjacent to the Glens Community Centre and includes raised beds, a seated area, fruit trees, stone feature and beech hedging.
- The HE would continue to support the private rental sector on affordable housing options and would continue to work with DSD and DOE to help formulate policy to deliver developer contributions for affordable housing through the planning system.

- Over the next three years, the HE in partnership with Tides Training and the Rural Development Council would be rolling out a new programme 'Building Relationships in Communities' designed to deliver good relations programmes across Northern Ireland.

In the discussion which followed the following was highlighted:

- ◆ The bungalows at Eventide Gardens should be demolished. It was noted that the HE were looking at the key elements of the site and at capital resources.
- ◆ The Community Garden project at Gortnaghey was welcomed and it was suggested that the initiative be extended to other areas. It was pointed out that community buy in to the scheme was important.
- ◆ It was confirmed that the HE worked with developers on getting completed properties occupied. It was suggested that Council lobby DSD with regard to the extending the boiler scrappage scheme.
- ◆ DSD were bidding for funding towards rescue packages for those who were unable to pay their mortgage.
- ◆ The HE indicated that they had a heating system that could be placed in attics to prevent pipes from freezing during extreme cold weather.
- ◆ Members paid tribute to Brendan Doherty and to HE staff for their help in dealing with the many queries directed towards them by elected members. They also praised the good working relationship between Council and the HE.

Mr Mackie requested that it be put on record that the Housing Executive wished to extend thanks to ex Councillor Michael Carten for his work with the Executive and the Housing Council over the years.

The Chair thanked the deputation from the HE for attending the meeting.

BRIEFING ON DRAFT NORTHERN AREA PLAN (dNAP):

IN COMMITTEE on the proposal of Councillor Chivers, seconded by Councillor Brolly.

The Chair welcomed Mr Michael Graham, White, Young & Green to the meeting.

Mr Graham informed members that following the publication in May 2005 of the Draft Northern Area Plan 2016, Council had forwarded a number of objections to various policies and proposals relating to specific proposals within the plan. He said that an Independent Examination into the dNAP was due to commence in September 2011 and Council should now re-evaluate its initial objections, taking into consideration policies introduced since 2005 and the current economic climate within the housing sector for submission to the Department by 1 August 2011.

Mr Graham gave an overview of Council's initial objections and highlighted these which were no longer relevant as they had been superseded by new planning policy. It was noted that although Council had agreed in principle to share the costs for common interest objections with Ballymoney Borough Council to the Examination in Public, Mr Graham would also have to draft a number of site specific objections for both Councils.

It was agreed that a special meeting would be held on 26 July 2011 for Council to adopt the submission to the examination in public. It was also agreed on the proposal of Councillor Brolly, seconded by Councillor Douglas that council formally approve the costs incurred for the submission, which were included in the estimates. **OUT OF COMMITTEE** on the proposal of Councillor Chivers, seconded by Alderman Robinson.

ROADS:

Accident Blackspot: Council welcomed that Roads Service were carrying out a improvement scheme within the 2011/12 programme to prevent the number of accidents at Drumrane Road/Gortnaghey Road junction.

Speed Limit – St Aidens School, Magilligan: It was suggested that Roads Service introduce speed limit at St Aidens School.

Concessionary Parking Rates: It was queried if Roads Service would give concessionary parking rates for those living over shops.

Disabled Parking: Disappointment was expressed that Roads Service was unable to provide a disabled parking space outside Roe Valley Arts & Cultural Centre - Ionad Ealaíon agus Cultúir Ghleann na Ró. It was agreed that Council would provide a disabled space in the rear car park of the centre.

WATER & SEWERAGE: - None.

HOUSING: - None.

UNAUDITED ACCOUNTS FOR THE YEAR ENDING 31 MARCH 2011:

The Head of Finance presented the unaudited accounts for the year ending 31 March 2011 which had been approved by the Audit Committee at a meeting held 15 June 2011. He drew member's attention to the Financial Report on page 3 of the explanatory forward which detailed that for the year ended 31 March 2011, the Council reduced its District Fund reserve by £32,457 to £525,961. He said that when the 2010/11 rates were struck there was a balance applied of £230k, this meant that a deficit of £230k had been forecast for 2010/11, therefore, there was a favourable variance of £198k.

The Head of Finance outlined the main variances against budget as follows:

- ◆ Redundancy Costs - £126,380 adverse
- ◆ Roe Valley Arts and Cultural Centre - £88,204 favourable
- ◆ Technical Services (wages/agency) - £81,700 favourable
- ◆ Loan/Lease Charges - £69,430
- ◆ General Grant - £55,529
- ◆ District Rates - £242,480 favourable
- ◆ Rates Reserve Clawback - £108,552 adverse.

He also gave an overview of capital expenditure, pension liability, significant change in accounting policies, investment plans, sources of finance, provisions,

property revaluation and impact on building control due to current economic climate.

The unaudited accounts were approved on the proposal of Councillor Robinson, seconded by Alderman Robinson.

TABLED FOR INFORMATION:

- Autism NI - Termination of the Autism NI ASD Family Support Service contract with WHSCT.
- Department of Health, Social Services and Public Safety – appointment of 2 local government representative members to the Public Health Agency.
- Department of Enterprise, Trade and Investment – notification of application for mineral prospecting rights under section 11 of the Mineral Development Act (Northern Ireland) 1969.

ANY OTHER BUSINESS:

NILGA Executive Committee: Alderman Coyle was nominated as an observer to the NILGA Executive Committee.

Corporate Plan Workshop: It was agreed that the Corporate Plan Workshop arranged for 28 June would be deferred to 23 August 2011.

Official Council Stamp: The Chief Executive agreed to look at the cost of providing an official stamp for members to stamp passports.

DATE OF NEXT MEETING: - 16 August 2011.

THE BUSINESS CONCLUDED AT 9.40 PM.

Chair: _____