

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

PLANNING & SERVICES COMMITTEE

21 AUGUST 2012

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

PRESENT:

Aldermen M Coyle, G Robinson and J Rankin. Councillors O Beattie, A Brolly, B Chivers, B Douglas, T McCaul, J McCorkell, S McGlinchey, C McLaughlin, G Mullan, A Robinson and E Stevenson.

IN ATTENDANCE:

Chief Executive, Committee Clerk and Mr Kenny Donaghey, Planning Service.

APOLOGIES: - Councillor D Nicholl

APPOINTMENT OF CHAIRPERSON:

It was agreed that the Mayor, Councillor McLaughlin would chair the meeting in the absence of Councillor Nicholl.

MINUTES:

The minutes of meeting dated 26 June 2012 were approved and signed on the proposal of Councillor McCaul, seconded by Councillor Brolly.

MATTERS ARISING: -

Page 1 - D6 – B/2011/0149/F – two story rural dwelling with attached garage/store on a farm immediately south of 168 Ballyquin Road, Limavady (Mr & Mrs Robinson). Members were advised that the planning refusal was issued because of insufficient information.

Page 2 - B/2011/0289/O – proposed housing development 10 Windyhill Road, Limavady and lands immediately to the rear (Mr Sean Canning). A concept master plan has been requested from the agent. Planning Service is awaiting a response to a consultation sent to the Roads Service.

Councillor McCorkell joined the meeting at 7.05 pm.

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

Mr Donaghey answered queries on the applications listed on the deferred applications schedule and the decisions were accepted subject to the following:

D2 - B/2008/0343/F – change of use from former flax mill to two self catering holiday units and entrance porch extension to same at part of “The Carrick Mills”, Ballyquin Road, Terrydremond, Limavady (Messrs N & R Hylands). Agreed to hold for 10 days.

D5 – B/2011/0083F – the erection of a single ACSA A27 wind turbine on a 31.5m monopole mast with a total height of 45m on land 1250 metres north-west of 3 Killunaght Road, Dungiven (Ash Park Energy). In response to a member's query Mr Donaghey advised that there would not be a further opportunity for a meeting on this application as a meeting had already been held.

D6 – B/2012/0001/O – site for petrol filling station, including ancillary shop, car wash facilities, vehicle parking and landscaping at land opposite 30 Glengiven Avenue and 35 and 15 Glenside Brae, Ballyquin road, Limavady (SPR Developments). Planning Service accepted a 2nd deferral on the planning application and agreed an office meeting.

D10 – B2012/0075/O – site for farm dwelling adjacent to and north of 55 Craigbrack Road, Eglinton (Peter Casey). It was agreed on the proposal of Alderman Coyle, seconded by Councillor Mullan that Council would not accept the recommended refusal on this application.

D11 – B/2012/0143/O – infill dwelling and garage adjacent to 55 Glenedra Road, Feeny. Agreed to hold for 10 days.

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

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

B/2011/0284/F – proposed two storey dwelling (farm dwelling) 50m east of Coolagh Road, Faughanvale (Mr T Whiteside). Office meeting agreed.

B/2012/0093/F – erection of 250 KW wind turbine with 32.3 hub height and 32m blade diameter (power to farm, surplus to grid) approximately 500m south-east of 66 Dunlade Road, Greysteel (Mr T Whiteside). Office meeting agreed.

B/2012/0190/O – site for dwelling and garage 60m NE of 76 Ringsend Road, Limavady (Mr I McAllister). Office meeting agreed.

B/2012/0191/O – site for dwelling and detached garage immediately north of 38 Seacoast Road, Limavady (Mr Howe). Office meeting agreed.

Alderman Robinson joined the meeting at 7.10 pm.

Mr Donaghey left the meeting at 7.10 pm.

A member revisited the deferred application **D5 – B/2011/0083F – the erection of a single ACSA A27 wind turbine on a 31.5m monopole mast with a total height of 45m on land 1250 metres north-west of 3 Killunaght Road, Dungiven (Ash Park Energy)** and following a discussion Council agreed on the proposal of Councillor Mullan, seconded by Alderman Coyle that Council would not accept the refusal decision on this application.

PRESENTATION BY RENEWABLE ENERGY PROVIDER SIMPLE POWER LTD:

The Chair welcomed Mr Paul Carson, CEO Simple Power, Mr Ryan McBirney, Planning Consultant and Mr Nick Bell, Public Affairs Consultant from Strategic Planning to the meeting.

Mr Carson explained that the Department of Enterprise, Trade and Industry had set a target of achieving 40% of Northern Ireland's electricity requirements by 2020 through renewable resources. He advised that his company Simple Power, a local company established in 2010, was an innovator in the research, planning and provision of renewable energy via medium scale single wind turbines for Northern Ireland. Members noted that suitable rural sites were leased from land owners to erect 250kw single wind turbines with all electricity generated sold back to the grid and that projects were financed and supported by Simple Power including planning issues, legal requirements, construction and on-going maintenance.

Mr Carson continued by informing members that the company planned to invest £100 million in the next 5 years (50% of which would be retained locally) and had already identified and assessed over 1,200 wind sites throughout Northern Ireland. He added that it was planned to have 200 operational turbines by 2015 generating 50MW of wind energy which would represent a 30% increase on current renewable energy generation in the province.

Mr McBirney explained that certain issues had negatively impacted on the development of their business model:

1. Siting of Turbines/Visual Impact. There was a general reluctance by the Planning Service to approve turbines in their optimum position on exposed hilltop sites. Moving a turbine down a slope would reduce its performance but not necessarily reduce the visual impact.
2. Telecommunication Links – an increasing number of turbine applications had been objected to and refused on the basis that wind turbines interfere with fixed links signals being transmitted across wide tracts of land.
3. Consultation Issues – speed and variation in timescales.

Councillors were asked to realise the economic and social benefits which would be offered to their constituencies as a result of renewable energy investments and were requested to encourage the development of renewable energy projects in their own areas.

A member referred to a recent report in a national newspaper which alleged a reduction in house prices for properties in the vicinity of wind turbines and asked if home owners could claim compensation if that was proved. In response Mr Carson stated that the article in the press was not factual and had not been proven and that he could provide equivalent information from an agency in England which would disprove this allegation. With regard to the issue of noise he explained that all wind turbines were manufactured to strict standards and conformed to the UK regulations relating to wind farms ETSU-R-97. He concluded that as the responsibility for noise lay with local Councils, any complaints would be referred to their Environmental Health departments and that the Planning Service would not grant approval if it was thought the wind turbines would have a detrimental effect on the environment.

The Chair thanked Mr Carson, Mr McBirney and Mr Bell for attending the meeting.

ROADS: -

Market Street Paving Scheme: A member highlighted his concerns about the newly laid pavers which had lifted as a result of the number of vehicles using the street for deliveries and was advised that the Roe Valley Chamber of Trade would be addressing the problem.

Market Street Entries and Alleyways: In response to members' concerns about the dilapidated state of the 3 entries leading onto Market Street, they were informed that as part of the Town Centre Regeneration Plan, the clean up of the entries and alleyways would be part of the initial quick-win projects, if agreed by the Department for Social Development which could include lighting and relevant artwork. The project, if agreed, would be taken forward within the Economic Development programme within the next 12 months.

WATER & SEWERAGE:

Drumsum Road: _ Council agreed to contact Northern Ireland Water to advise them that the ongoing water leak on the Drumsum Road was being caused by a broken natural well.

HOUSING: - None.

ANY OTHER BUSINESS:

Local Paralympian – Sally Brown: It was agreed that Council would look into the suggestion of erecting a “Good Luck” banner in the town for Sally Brown, a local schoolgirl taking part in the forthcoming 2012 Paralympics in London.

SSE Renewables Site Visit: - Members were asked to contact the Chief Executive's department if they wished to take up SSE Renewables' invitation to host a visit for Council members to their wind farm construction site at Glenconway in September 2012.

Future of Magilligan Prison: - Noted that Council had recently sent a letter to the Minister of Justice, Mr David Ford, asking for a meeting to discuss the proposed closure of Magilligan Prison and that the Minister had received a similar request from Coleraine Borough Council. Following a discussion it was agreed on the proposal of Alderman Robinson, seconded by Councillor Robinson that the Chief Executive would liaise with Coleraine Borough Council to discuss the possibility of a joint deputation from Limavady Borough Council, the Roe Valley Chamber of Trade and Coleraine Borough Council. Details of the makeup of the delegation to be agreed when the date of the meeting is known.

DATE OF NEXT MEETING: - 18 September 2012.

THE BUSINESS CONCLUDED AT 7.55 PM.

Chair: _____