

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

**PLANNING & SERVICES COMMITTEE
21 SEPTEMBER 2010**

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

PRESENT:

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

IN ATTENDANCE:

Committee Clerk, Chief Executive, Paul McCahill and Mr Adrian Brown, Planning Service.

APOLOGIES: - Councillors M Donaghy, J F McElhinney and A Robinson.

MINUTES:

The minutes of meeting dated 17 August 2010 were approved and signed on the proposal of Alderman Coyle, seconded by Councillor Ó hOisín.

MATTERS ARISING:

Applications Refusal due to PPS21: Mr Brown advised that half of those applicants contacted with regard to PPS21 had requested a second office meeting, several applicants had not responded and a limited number of applications had been withdrawn.

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

Mr Brown answered queries on applications listed on the deferred applications schedule. It was agreed that Planning Service would contact the following applications refused on the deferred schedule due to PPS21 to advise that they had the option of submitting additional information, withdrawing their application, appealing the refusal decision or availing of the opportunity for an additional office meeting:

Alderman Coyle declared an interest in No 1 B/2001/0401/O and took no part in the discussion.

1. B/2001/0401/O – Mr M Coyle
2. B/2007/0157/F – Mr McMullan
3. B/2007/0538/O – Mr N McFeely
4. B/2007/0566/O – Mr & Mrs Pollock
5. B/2008/0091/F – ROEcrete
6. B/2008/0098/F – Mr K Quigg
7. B/2008/0168/F – Mr & Mrs S Ross
8. B/2008/0249/F – Mr J Nutt

9. B/2008/0295/F – Mr D Lynch
10. B/2008/0309/F – Mr S Quigley
11. B/2008/0315/F – Mr & Mrs D Shields
13. B/2008/0461/F – Mr D O'Connor
14. B/2008/0463/O – Mr & Mrs R Crothers
15. B/2008/0465/F – Mr & Mrs G McAneney
16. B/2009/0010/F – Mr & Mrs G McAneney
17. B/2009/0022/F – Mr & Mrs McCloskey
18. B/2009/0025/O – Mr & Mrs P Hamilton
20. B/2009/0061/F – Mr S Young
21. B/2009/0105/O – Mr M S Colgan
23. B/2009/0124/O – Mr P McNicholl
24. B/2009/0127/O – Mr P Millar
25. B/2009/0132/O – Mrs S Farrell
27. B/2009/0187/O – Mr F Kelly
28. B/2009/0191/O – Mr U Mackey
29. B/2009/0210/F – Mr P Haran
30. B/2009/0240/F – Mr J Gillen

The following decisions for the remaining applications on the deferred schedule were accepted:

12. B/2008/0438/F – Ms S Hynds: office meeting requested
19. B/2009/0042/F – J'O'Connor: office meeting requested
22. B/2009/0116/O – Mr P O'Connor: application withdrawn
26. B/2009/0180/O – Mr P McCloskey: office meeting requested
31. B/2009/0325/O – Mr P Murphy: application withdrawn
32. B/2009/0401/F – Mr S O'Brian: approval to issue
33. B/2010/0041/F – Mr S O'Kane: office meeting requested
34. B/2010/0064/RM – Mr J Grant: approval to issue
35. B/2010/0078/O – Mr J Ross: refusal to issue
36. B/2010/0132/F – Mrs B Quigg: hold for 2 weeks
37. B2010/0266/F – Mr P O'Connor: refusal to issue
38. B/2010/0214/F – Mr W Irwin: hold for 2 weeks.

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

Reference was made to item numbers 12 & 19 on the new planning schedule which was recommended for refusal, even though both applications had been brought to Council through the Streamlined Consultation Process. Members were of the view that applications on the streamlined list were non-contentious and would be approved if there were no objections from Council. Mr Brown accepted that there was some confusion about the purpose of the Streamlined Consultation Process, however, he said it was not stipulated on the streamlined list that applications listed were necessarily going to be approved.

The Chief Executive explained that the Divisional Planning Manager had written to Council in December 2009 requesting an extension to the Streamlined Scheme from what had been agreed in May 2008 and in that correspondence it had been outlined that *'The normal safeguards will of course still apply to all Streamlined applications in that any application recommended for refusal, or to which there is*

an objection or which any Councillor requests will be excluded from this process and included on the normal monthly Council Schedule for discussion. This reaffirmed why members were of the opinion that applications listed on the Streamlined Consultation list were for approval.

In the discussion which followed, it was suggested that applications on the streamlined list should only be for approvals and that Council should withdraw from the Streamlined Consultation Process until this was clarified. Mr Brown indicated that the consultation list should have in bold **NOT NECESSARILY FOR APPROVAL** and that if it would help, he would attach a list of approvals issued to the end of the schedule. He said he would request the Divisional Planning Manager to respond to members concerns.

Mr Brown answered queries on applications listed on the new applications schedule and the recommendations were accepted subject to it being agreed that an office meeting would be held for the following applications:

B/2009/0475/O – erection of traditional rural dwelling with detached garage/store, 60m west of 140 Windyhill Road, Stradreagh Lane, Limavady (Mr J Buchanan);

B/2010/0097/F – relocate existing agricultural shed 10m north east, rebuild existing shed (square floorplan) with (rectangular floorplan) same floor area, 30m south east of 125 Altmover Road, Dungiven (Mr G O'Hara);

B/2010/0122/O – two 2 storey detached rural dwelling on a small gap site between 275 & 279 Clooney Road, Faughanvale, Greysteel (Mrs R Watterson);

B/2010/0181/O – replacement of derelict dwelling with farm workers dwelling and garage, 72 Teeavan Road, Dungiven (Mr J Hill);

B/2010/0186/F – replacement of 14 non-residential units with 4 dwellings and garages (chalet bungalows), 454a Seacoast Road, Margymonaghan, Limavady (Mr Higgins);

B/2010/0195/F – proposed retention of alternation to an existing access to dwelling, 89 Drumsurn Road, Limavady (Mr V Scott);

B/2010/0212/F – demolition of existing dwelling and erection of 4 no terraced 1 ½ dwellings, 100 Scroggy Road, Limavady (Mr & Mrs P & N Ford);

B/2010/0218/O – infill site for dwelling and garage adjacent to 155 Ballyquin Road, Limavady (Mr F McLaughlin);

B/2010/0242/F – erection of dwelling (two storey) and detached domestic garage at cluster adjacent to 108 Altmover Road, Dungiven (Mr C O'Kane);

B/2010/0247/O – sites for 3 no. dwelling (Policy CTY2a – new dwellings in existing clusters) opposite no's 1 – 7 Limestone Road, Ballyscullion, Limavady (Mr J Hawthorne);

B/2010/0257/F – erection of replacement dwelling with retention of existing dwelling for use as domestic store (Mr J Brolly).

Concerns Outside the Schedules:

It was suggested that Planning Service take cognisance of the size of sites when approving applications for apartments .

ROADS:

- It was agreed that members would discuss multiple roadwork's, grass cutting and improvement work to the Point Road with Roads Service during their Autumn Consultation with Council.

WATER AND SEWERAGE:

- It was agreed that members would discuss flooding on Seacoast Road, sewage in Dungiven and replacement of pipes in Main Street, Limavady with NI Water during their Autumn Consultation with Council.

HOUSING: - None.

ANY OTHER BUSINESS:

- Members were reminded that a workshop to discuss the Northern Area Plan would be held on Tuesday 28 September at 7 pm, with Council's consultant Michael Graham being in attendance.
- It was agreed that RES would present to Council Phase III proposals for extension to Altahullion Wind Farm at the October Planning & Services meeting.

DATE OF NEXT MEETING: - 19 October 2010.

THIS CONCLUDED THE BUSINESS
(The meeting ended at 7.50 pm)

Chair: _____