

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

PLANNING & SERVICES COMMITTEE

24 JUNE 2014

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

PRESENT:

Aldermen M Coyle, A Robinson and J Rankin. Councillors O Beattie, A Brolly, B Chivers, B Douglas (Chair), T McCaul, J McCorkell, S McGlinchey, R Donaghy, D Nicholl, E Scott and E Stevenson.

IN ATTENDANCE:

Chief Executive, Committee Clerk, Head of Finance, Mr Kenny Donaghey and Ms Julie McMath, DoE Planning Service.

APOLOGIES: - Councillor G Mullan.

APPOINTMENT OF CHAIRPERSON:

It was agreed on the proposal of Alderman J Rankin, seconded by Councillor E Stevenson that Councillor B Douglas would chair the Planning & Services Committee for the year 2014/15.

WELCOME:

The Chair welcomed Mr Kenny Donaghey and Ms Julie McMath, DoE Planning Service to the meeting and advised that Ms McMath would be replacing Mr Walker as lead Planning Officer for the Limavady area.

MINUTES:

The minutes of meeting dated 20 May 2014 were approved and signed on the proposal of Councillor J McCorkell, seconded by Councillor E Scott.

MATTERS ARISING:

Rossmar Special School – New Build: The Chief Executive informed members that the Western Education & Library Board had confirmed that following approval to an Economic Appraisal in October 2013 for £8.3m, consultants were now being engaged to take forward the new build. He said that the current indicative timetable was for construction to commence in May/June 2015, with the new school expected to be completed by October/November 2016. Welcomed.

SCHEDULE OF PLANNING APPLICATIONS:

(Deferred applications – see appendix)

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

D6: B/2013/0055/O – replacement of an existing vacant dwelling and wallsteads, with a new traditional rural dwelling complete with a detached garage/store at 52D Craighbrack Road, Killywool, Eglinton (Mr Brian Ferguson) Council refused to accept the refusal decision.

D8: B/2013/0240/O – site for infill dwelling adjacent to 133 Baranailt Road, Limavady (Andy Moore) Council refused to accept the refusal decision. It was agreed that issue of decision notice would be held for 10 days to allow submission of additional information.

(New applications – see appendix)

Ms McMath answered queries on applications listed on the new applications schedule and the recommendations were accepted subject to it being agreed that office meetings would be held on the following applications:

B/2013/0232/F – erection of a 225kw wind turbine with a tower height of 31 metres approximately 200m south east of 197 Legavallon Road, Dungiven (Legavallon Investments)

B/2013/0261/A – new signage at 37-39 Main Street, Limavady (Bank of Ireland, Limavady)

B/2013/0274/O – proposed site for a one and half storey rural style dwelling approximately 40m south east of 16 Calhome Road, Ardinariff (Mr Deane McClean)

B/2014/0006/O – single storey infill dwelling and detached garage on lands at 63m north east of 72 Legavallon Road, Dungiven (Mr Saoirse O’Neill)

B/2014/0045/F – change of use from vacant industrial unit into fishing and tackle shop, unit 15 Glenshane Enterprise Centre, 15 Ballyquin Road, Dungiven (Brian McGilligan)

B/2014/0062/O – proposed site for dwelling and garage on lands opposite 103 Baranailt Road, Limavady (Mr Alcorn).

CONSULTATION – WINDFARM ON LANDS AT WINDYHILL ROAD:

The Chief Executive explained that Council was being consulted on planning application C/2013/0248/F, erection of wind farm and associated infrastructure on lands at Windy Hill in the townland of Gortmore Avish, Ballyhackett and Altikerragh, 2 km west of Ballyhackett Lane, Castlerock.

Points made on the application included that the wind turbines would be an eyesore at Gortmore, the windfarm would impact on the Gliding Club and that there was a need to gauge the value of windfarms over tourism.

Alderman M Coyle proposed, seconded by Alderman A Robinson that a representative from Planning Service Headquarters who were dealing with the application be invited to attend a meeting to answer members concerns. It was

also suggested that a representative from the Gliding Club be invited to give their views to Council on the application.

Ms McMath agreed to contact Planning Service Headquarters with regard to extending the deadline for response to the consultation.

UNAUDITED ACCOUNTS FOR THE YEAR ENDING 31 MARCH 2014:

The Head of Finance presented unaudited accounts for year ending 31 March which had been approved by the Audit Committee at a meeting held 18 June 2014. He drew member's attention to the financial report on page 3 of the explanatory forward which detailed that for the year 31 March 2014 Council had increased its General Fund reserve by £386,870 to £1,203,609. He said that when the 2013/14 rates were struck, there was a negative balance applied of £87,920, which meant that a deficit of £87,920 had been forecast. Therefore for the financial year 2013/14, there was a favourable variance of £474,790.

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

- Salaries & Wages - £99,000 favourable mainly due to saving in Technical Services as there was less overtime and more efficient working practices.
- Waste Disposal Costs - £98,836 favourable due to 7% less tonnes than expected.
- Central Overheads (Other Expenditure) - £59,849 favourable. The main savings were in procurement (£20,000) and maintenance/materials (£9,669).
- District Rates - £258,435 favourable. LBC had been informed by Land and Property Services that additional rates of £223,058 were due to Council for the year 2013/14. Council is also due £35,377 in respect of previous year.
- Revenue Contribution to Capital - £214,097 adverse. This was where capital expenditure is not fully financed by loans, grants or asset sales. The shortfall is written off to the General Fund. As loans do not need to be taken out for the relevant capital expenditure there would be savings on loan charges in future years.

The Head of Finance gave an overview of capital expenditure, pension liability, investment plans, sources of finance, provisions/landfill reserve accounting, property revaluation and on the current economic climate.

The unaudited accounts were approved on the proposal of Alderman M Coyle, seconded by Alderman J Rankin.

ROADS:

Proposed Addition of Main Street Car Park, Dungiven on the Off Street Parking Order Schedule: Members were circulated with correspondence from Road Service to advise that it was proposed to include Main Street car park, Dungiven on the Off Street Parking Order Schedule. Council had no comment on the proposal.

WATER & SEWERAGE: - None.

HOUSING: - None.

ANY OTHER BUSINESS:

Code of Conduct Training: Members were reminded that Code of Conduct training had been organised for Tuesday 1 July 2014 at 2 pm in Coleraine Council Offices. Members to confirm their attendance.

Be Safe Be Well: Members were advised that the Be Safe Be Well group had gotten through to the final of the Lottery Awards and that the group were encouraging people to vote for their project. It was suggested that the Press Officer get involved to get the message out to the general public.

DATE OF NEXT MEETING: - 19 August 2014

THE BUSINESS CONCLUDED AT 7.50 PM.

Chair: _____