

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

**PLANNING & SERVICES COMMITTEE**

**25 JUNE 2013**

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

**PRESENT:**

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

**IN ATTENDANCE:**

The Chief Executive, Head of Finance, Committee Clerk, Administration Officer and Ms Rosemarie McMenamin, DoE Planning Service.

**APOLOGIES:** - Alderman G Robinson

**APPOINTMENT OF CHAIRPERSON:**

Councillor T McCaul was nominated as Chair of the Planning & Services Committee for the year 2013/14 on the proposal of Councillor B Chivers, seconded by Councillor C McLaughlin.

**MINUTES:**

The minutes of meeting dated 21 May 2013 were approved and signed on the proposal of Councillor B Chivers, seconded by Councillor C McLaughlin.

**MATTERS ARISING:** - None.

**SCHEDULE OF PLANNING APPLICATIONS:**

**(Deferred applications – see appendix)**

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

**D3: B/2011/0290/F – anaerobic Digester and combined heat and power plant (Thomas Craig) Hold for 10 days.**

**D4: B2012/0001/O – site for petrol filling station, including ancillary shop, car wash facilities, vehicle parking and landscaping, land opposite 30 Glengiven Avenue and 3 5 and 15 Glenside Brae, Limavady (SPR Developments) Members were advised that 2 late objections had been received for this application and that following review of these, if there were no change of opinion, Planning Service would issue an approval.**

The policy on submitting objections was queried. It was highlighted that taking consideration of the late objections was unusual and outside of the normal planning guidelines.

**D5: B2012/0246/F – proposed wind farm dwelling and garage adjacent to 914 Glenshane Road, Dungiven (Mr J O’Kane)** It was agreed that issue of recommended refusal would be delayed until new proposals for access was investigated.

**D10: B/2013/0044/O – provide gap infill site for dwelling in site adjacent to 159 Pollysbrae Road, Dungiven, (Mr K Logan)** Application withdrawn.

**(New applications – see appendix)**

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

**B/2011/0201/F – proposed single 250kw turbine 61m high to blade tip, associated upgrade of existing access laneway, new substation, crane pad and other ancillary works at lands adjacent to Dunbeg Quarry, Broad Road, Limavady, (Conolly McCausland)** Deferred for office meeting.

**B/2012/0292/F – erection of single wind turbine with hub height of 46m to supply electricity to commercial premises and dwellings at 132 and 140 Muldonagh Road, Claudy (S McFeely)** Ms McMenamin advised that following consultation with the City of Derry Airport, if there were no further outstanding issues that this application would be approved.

**B/2012/0336/F – installation of a 250kw wind turbine with tower height of 30m, and a blade span of 30m accessed via existing laneway on lands 150m west of 16 Seacoast Road, Limavady (DA Forgie)** Deferred for office meeting.

**B/2013/0024/O – site for detached dwelling 80m SW 74 Duncrun Road and 90m NE 69 Duncrun Road, Limavady (O’Hagan)** Deferred for office meeting.

**B/2013/0025/O – site for detached dwelling 60m SW 74 Duncrun Road and 110m NE 69 Duncrun Road, Limavady (O’Hagan)** Deferred for office meeting.

**B/2013/0067/O – site for dwelling and detached garage lands directly south of 211 Seacoast Road, Limavady (D Quigley)** Deferred for office meeting.

***Planning Issues outside of Schedule:***

**Consultation – Planning Applications for Windfarms:** The Chief Executive circulated to members details of two planning applications for windfarms in which the views of Council were sought.

- 1. B/2012/0268/F – proposals for a windfarm comprising ten turbines, including a hardstanding pad at each turbine for crane erection, upgraded site entrance, mast, temporary construction compound, road widening and improvements works at Craiggore in the townlands of Moneyguiggy and Graiggore Forest.**

- 2. B/2013/0120/F** – proposals for a windfarm comprising 14 wind turbines, electrical substation and control building, construction of internal access tracks, spoil deposition areas temporary construction compound, passing bays on land 600 metres south of 175 Gelvin Road and east of the American Road in the townland of Evishagaran and Cruckanim.

There was no objection put forward by members to the applications, however it was suggested that the companies erecting the windfarms consider meeting with local residents. It was also stressed that residents were extremely worried about visual amenities being lost because of the number of windfarms.

### **UNAUDITED ACCOUNTS FOR THE YEAR END 31 MARCH 2013:**

The Head of Finance presented unaudited accounts for year ending 31 March 2013 which had been approved by the Audit Committee at a meeting held 14 June 2013. He drew member's attention to the financial report on page 3 of the explanatory forward which detailed that for the year 31 March 2013 Council had increased its General Fund reserve by £69,222 to £816,739. He said that when the 2012/13 rates were struck, there was a positive balance applied of £211,753, of this amount £108,553 related to the rates claw back reserve charge for the year. Therefore in effect, the balance applied was £103,200, which meant that a surplus of £103,200 had been forecast for 2012/13. This resulted in an adverse variance of £34k.

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

- \* Water Charges - £166,632 adverse. This was due to clerical error by Water Service.
- \* Derv - £51,499 favourable as a result of Council introducing a Vehicle Tracking System.
- \* Statutory Provision for the Financing of Capital Investment/Interest Charges - £38,773 adverse due to increased capital expenditure in February/March 2012, the Statutory Provision being higher than expected.
- \* Interest Receivable - £41k favourable.

The Head of Finance gave an overview of capital expenditure, pension liability, investment plans, sources of finance, provisions/landfill reserve accounting, property revaluation and significant changes in accounting treatment. He answered queries on cost & grant for the sculpture trail and fixture & fittings for Roe Valley Arts & Culture Centre. It was confirmed that proposals for upgrade of changing facilities at Burnfoot was still included in Councils capital plan.

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

### **ROADS:**

It was agreed that contact be made with Minister Kennedy's Office regarding items for inclusion on agenda when the Minister meet with Council. These included Gortcorbies Climbing Lane, Seacoast Road closure in September 2013, Dungiven Bypass and potential Railway halt at Ballykelly. The Chief Executive advised that dates for the meeting with the Minister would be brought to the August 2013 Monthly meeting.

**WATER & SEWERAGE:** - None.

**HOUSING:** - None.

**ANY OTHER BUSINESS:**

**Flying of flags on Edenmore Road:** A number of residents from Edenmore Road were seated in the viewing gallery.

A member highlighted that the residents of Edenmore Road estates had expressed the right to live in an area, which was free of flags that caused intimidation and had requested that elected members talk with the residents and take their views on board with regard to the flags in an attempt to ease tensions in the area.

There followed a discussion around the flying of flags in general and to successful negotiations that had taken place on flags being removed in Dungiven. It was highlighted that pointing the finger of blame at why flags were flown did not help resolve the problem.

Councillor B Chivers proposed, seconded by Councillor S McGlinchey that a meeting be set up with elected members, and residents on finding a way to resolve the flags issue. It was also suggested that a letter would be forwarded to Office of First Minister and Deputy First Minister regarding the matter.

**Request for funding:** It was agreed that £500 would be contributed to Limavady Youth FC summer scheme. It was pointed out that Council helped the group by letting them use Council facilities at a reduced rate.

In response to a member, the Chief Executive agreed to discuss with the relevant Officer/Director formation of a policy on requests for funding.

**DATE OF NEXT MEETING:** - 20 August 2013.

**THE BUSINESS CONCLUDED AT 8.20 PM.**

**Chair:** \_\_\_\_\_