

LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH

PLANNING AND DEVELOPMENT SERVICES COMMITTEE

6 JANUARY 2005

Minutes of meeting held in the Council Offices, 7 Connell Street, Limavady at 7.30 pm on the above date.

PRESENT:

Aldermen M Carten and J Dolan. Councillors A Brolly, B Chivers, M Coyle, L Cubitt, B Douglas (in the Chair), D Lowry, M McGuigan, G Mullan, E Stevenson and J Rankin.

IN ATTENDANCE:

The Acting Town Clerk & Chief Executive and Committee Clerk. Mr A Brown and Mr J Corry, Planning Service.

APOLOGIES:

Alderman G Robinson, Councillors B Brown, M Donaghy and the Town Clerk.

MAYOR'S ASIAN TSUNAMI APPEAL:

Members expressed their sorry on the large number who had died through the Indian Ocean earthquake and subsequent tsunami waves in Asia. All stood in silence for one minute as a mark of respect for the victims and their families.

Members paid tribute to the Mayor Jack Rankin on his fundraising efforts since the launch of the Mayor's Tsunami Appeal. Councillor Cubitt said that staff from within Council had shown an example by contributing approximately £1,000 to the Mayor's soup kitchen and proposed as a goodwill gesture, that Councillors donate their attendance money for two meetings to the appeal. He also proposed that Council donate £10,000 towards the fund, on the proviso that Council comply with its legal obligations. In seconding the proposals Councillor Coyle said that people had been greatly affected by television coverage of the destruction and that any financial contribution would bring stability to the economy in areas worst effected by the disaster.

Councillor Rankin confirmed that he had set up an account for donations to the appeal at the Northern Bank in Dungiven & Limavady and said that he was making every effort to ensure that any donation went straight to the area rather than through agencies.

MINUTES:

Minutes of meeting dated 3 December 2004 were approved and signed on the proposal of Councillor Cubitt, seconded by Councillor Rankin.

Councillor Coyle requested that his apologies be noted for non attendance at the Planning & Development Committee meeting of 3 December 2004.

MATTERS ARISING:

Environmental Improvement Scheme, Connell Street Car Park: The Acting Town Clerk & Chief Executive reported that a meeting had taken place between Mr Martin White and Paul Laughlin from DSD Development and representatives from Lidl, Mr Stephen Reid, had approved the overall scheme and it had been agreed that work would commence in February 2005.

Greysteel House: The Acting Town Clerk & Chief Executive reported that the Environment & Heritage Service had written in letter dated 7 December 2004 to advise that the Department now intends to list Greysteel House and that correspondence that the building would be listed would be issued to Council in the near future.

Social Care in the Community: The Acting Town Clerk & Chief Executive said that he had written to Social Services regarding waiting lists for social care services to residents in the community but as yet had received no response.

PLANNING APPLICATIONS:

Mr Duffy reported that the following applications were still under consideration by the Planning Service:

B/2001/0401/O – proposed site for 4 dwellings adjacent to 5 Priory Lane, Dungiven (Mr M Coyle);

B/2003/0277/F – change of use of land to greyhound farm exercise facilities opposite 14 Farlow Road, Farlow, Limavady (Mineola Kennels);

B/2003/0453/O – site for 2 tourist chalets adjacent to Aghanloo Orange Hall, Windyhill Road, Magheraskeagh, Limavady (Ms M Hasson);

B/2003/0697/O – site for traditional rural dwelling with detached garage/store, 200 m north east of 394 Drumrane Road, Dungiven (Mr J Orr);

B/2003/0698/F - site for replacement traditional one and half storey dwelling with detached garage/store at 77 Bolea Road, Mullane, Limavady (Mr J Caskie);

B/2003/0708/O – site for dwelling to the rear of 125 to 129 Seacoast Road, Limavady (Mr & Mrs M O’Kane);

B/2003/0723/0 – site for traditional rural dwelling with detached garage/store 190 metres south east of 47 Newline Road, Moyse, Limavady (Mr W Riley);

B/2003/0766/O – site for traditional rural dwelling with detached garage/store, north of 57 Magheramore Road, Magheramore, Dungiven (Miss N O’Kane);

B/2004/0049/O – site for traditional two storey dwelling with detached garage/store, 200 m west of 316 Seacoast Road, Oughtymoyle, Bellarena, Limavady (Mr A McLaughlin);

B/2004/0091/0 - site for one and half storey dwelling and garage adjacent 128 Carrowclare Road, Myroe, Limavady (Mr & Mrs G Miller);

B/2004/0092/0 - site for one and half storey dwelling and garage adjacent 128 Carrowclare Road, Myroe, Limavady (Mr & Mrs G Miller);

B/2004/0093/0 - site for one and half storey dwelling and garage adjacent 128 Carrowclare Road, Myroe, Limavady (Mr & Mrs G Miller);

B/2004/0140/F - erection of 3 storey building to provide 6 two bedroom flats at 83 Catherine Street, Limavady (Mr S Mullan);

B/2004/0252/0 - site for traditional rural dwelling with detached garage/store 50 metres east of 138 Carrowclare Road, Carrowclare, Limavady (Mrs M Colgan);

B/2004/0313/0 – site for 3 dwellings adjacent to 75 Lomond Road, Limavady (Mr D O’Neill);

B/2004/0442/F – erection of apartment block with 12 two bedroom apartments and associated car parking, Connell Street, Limavady (opposite St Patrick’s Hall) (Mr & Mrs P Murphy);

B/2004/0494/O – site for traditional rural dwelling with detached garage/store, 100 m north of Windyhill Road, Stradreagh, Limavady (Mr K Johnston);

B/2004/0502/O – site for traditional cottage style bungalow with detached garage/store, 125 m south of 162 Baranailt Road, Glenhead, Limavady (Mr & Mrs Whiteside);

B/2004/0529/O – site for dwelling adjacent to 725 Feeny Road, Dungiven (Mr S Smyth);

B/2004/0533/F – 2 dwellings each with detached garage/store approximately 350 m north west of 171 Glenhead Road, Moys, Limavady (Mr W Deehan);

B/2004/0578/O – site for dwelling, 100 m east of junction of Vale Road/Sheskin Road (300 m north of 58 Sheskin Road), Greysteel (Mr & Mrs Ferguson);

B/2004/0580/O – site for detached dwelling with detached garage, Terrydoo Road, Aughansillagh, Limavady (200 m north west of 102 Terrydoo Road) (Mrs J Loughery);

B/2004/0594/O – site for dwelling, 100 m from 23 Larch Road, Glack, Limavady (Mr L Kelly);

B/2004/0598/O – site for dwelling, Temain Road, Limavady (Mr W Loughrey);

B/2004/0599/O – site for dwelling, Temain Road, Limavady (Mr W Loughrey);

B/2004/0600/O – site for dwelling, Temain Road, Limavady (Miss L Loughery);

B/2004/0602/O – site for dwelling, Temain Road, Limavady (Mrs H Peppard);

B/2004/0604/O – site for dwelling with detached garage, rear of 105 Aghanloo Road, Limavady (Miss A McConway);

B/2004/0607/O – site for dwelling to the rear of 99a Baranailt Road, Limavady (Mr I Carlin);

B/2004/0612/O – site for dwelling adjacent to 155 Duncrun Road, Bellarena, Limavady (Mr C Kelly);

B/2004/0668/O – site for dwelling 160 m north east of 44a Gortnarney Road, Limavady (Mr G Smith).

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

B/2003/0076/F – erection of shooting range consisting of 9 lane 125m indoor pistol range, 8 lane 25m outdoor pistol range, 15 lane 200m outdoor range and clay pigeon trap with associated landscaping and carparking (N.I. Target Sports Association) Mr Brown reported that Planning Service refused this application due to insufficient need being demonstrated; failure to integrate; application had not met Roads Service requirements and was detrimental to residential amenity. Councillor Coyle said he was disappointed at the refusal decision as the range could have helped tourism and been beneficial in encouraging future Olympic contestants into shooting. It was proposed by Councillor Coyle, seconded by Councillor Cubitt not to accept the refusal decision. On being put to the meeting the proposal was declared carried, with 8 voting for, 2 against and 1 abstention.

B/2003/0430/F – change of use from existing ground floor pet shop/retail outlet to hot food restaurant and takeaway (Mr S Sama) Mr Brown reported the Planning Service's decision to refuse this application remained unchanged and undertook to hold the application for one month before issuing a refusal decision.

B.2003/0579/F – two storey side extension to dwelling at 3 Ardcairn Road, Dungiven (Mr & Mrs C Mullan) On the request of Councillor Coyle, Mr Brown agreed to hold the application for one month before issuing a refusal decision.

B/2004/0344/0 – site for traditional two story farmhouse with detached garage/store 120 metres north of 116 Highlands Road, Clagan, Limavady (Mr & Mrs Alcorn) Mr Brown reported that an office meeting had taken place but the site was still unacceptable and undertook to hold the application for 10 days so that the application could be withdrawn.

B/2004/0373/O – site for traditional 'cottage' style bungalow with detached garage/store, 130 m south west of 48 Dunlade Road, Killywool, Limavady (N O'Hara) Mr Brown undertook to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2004/0394/0 – site for two storey dwelling adjacent to 128 Terrydoo Road, Lislane, Limavady (Mr S Oliver) Mr Brown undertook to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2004/0448/0 – site for bungalow with detached garage rear of 25 Scotchtown Road, Bellarena, Limavady, BT49 0JP (Mr M McConway) Mr Brown undertook to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2004/0558/O – site for traditional rural dwelling with detached garage/store, Bolea Road (265 m north of metal suspension bridge), Limavady (Mr C McClarey) Mr Brown undertook to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

B/2004/0565/O – site for traditional rural dwelling with detached garage/store, south of Largantea Bridge, Windyhill Road, Largantea, Limavady (Mr D Smyth) Mr Brown undertook to allow the applicant 10 days to withdraw the application before issuing a refusal decision.

Members welcomed the change of opinion to a recommended approval in respect of the following applications:

B/2003/0482/RM – erection of dwelling and domestic garage junction of Gortnarney Road and Termain Road, Aghnasillagh, Limavady (Mr & Mrs A Craig); It was agreed on the proposal of Councillor Cubitt, seconded by Councillor McGuigan that this application be approved subject to the applicant demonstrating satisfactory access.

B/2004/0332/F – erection of two storey dwelling with detached garage/store adjacent to 75 Baranailt Road, Drumacarney, Ballykelly, Limavady (Mr & Mrs J Craig);

B/2004/0377/F – erection of detached dwelling approximately 50 m east of 36 Corick Road, Benady, Dungiven (Mr & Mrs M Corr);

B/2004/0501/O – site for replacement chalet style dwelling with detached garage, 284 Ballyquin Road, Mulkeeragh, Limavady (Mr C Fulton).

The recommended refusal of the following applications was noted:

B/2004/0320/F – erection of dwelling and garage on lands adjacent to 7 Corrick Road, Cashel, Dungiven (Mr H O’Kane);

B/2004/0366/0 – site for dwelling 110 metres south east of 22 Gortnacross Road, Derryork, Dungiven (Mr A McFarlane);

B/2004/0344/0 – site for traditional two storey farmhouse with detached garage/store 120 metres north of 116 Highlands Road, Clagan, Limavady (Mr & Mrs Alcorn);

B/2004/0479/O – site for rural dwelling with detached garage/store, 100 m west of 205 Drumrane Road, Leeke, Limavady (Mr A Smyth);

B/2004/0482/O – site for traditional rural dwelling with detached garage/store, 230 m west of 205 Drumrane Road, Leeke, Limavady (Mr A Smyth);

B/2004/0496/O – site for traditional rural dwelling with detached garage/store, 300 m north of 57 Sheskin Road, Greysteel, Limavady (Mr H O’Kane);

B/2004/0541/O – site for traditional rural dwelling with detached garage/store, junction of Flanders and Ballygudden Roads, Dungiven (Mr A Faulkner);

B/2004/0557/O – site for traditional rural dwelling with detached garage/store, Dunlade Road (north of the junction with the Monnaboy Road, Dunlade Glebe, Greysteel (Mr P Orr);

B/2004/0570/O – site for traditional rural dwelling with detached garage/store, 175 m west of 72a Sheskin Road, Gortgare, Greysteel, Limavady (Mr M McKinney).

Members noted that the following applications had been withdrawn:

B/2004/0447/O – site for dwelling, Carse Road, Limavady (Mrs D Peoples);

B/2004/0567/O – site for dwelling adjacent to 39 Ballyavelin Road, Limavady (Mr & Mrs Turpin).

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

Mr Brown answered various questions on the applications listed on the schedule and the recommendations were accepted, subject to the following:

B/2004/0249/0 – site for dwelling on lands off Carnamuff Road, Limavady (Mr J Henderson) Mr Brown reported that there were a number of objectors to this application. He said that whilst the Planning Service’s opinion was to refuse this application due to unsatisfactory access arrangements, he agreed to hold the application for one month before issuing a refusal notice.

B/2004/0256/0 – site for two storey dwelling approximately 30 metres north of 117 Drumrane Road, Largy, Limavady (Mr P Cromie) Mr Brown reported that this application had been refused due to unsatisfactory access arrangements. At members request it was agreed to hold the application for one month before issuing a refusal notice.

B/2004/0552/0 – site for traditional rural bungalow with detached garage/store 350 metres north of 36 Straw Road, Straw, Dungiven (Mr & Mrs A Donaldson) Members noted that this application had been withdrawn.

B/2004/0677/0 – site for two-storey dwelling adjacent to 13 Glenbank Walk, Limavady (Mr & Mrs R Shiels) Mr Brown reported that this application had been refused due to over development of site and road safety issues. At members’ request, Mr Brown agreed to allow the applicant 10 days to withdraw the application before issuing a refusal notice.

Site/Office Meetings: Site/office meetings were arranged for Tuesday 18 January 2005 at 10 am for the following applications:

B/2004/0389/0 – site for two storey dwellings adjacent to 3 Brisland Road, Eglinton (Ms R McAlinden);

B/2004/0451/0 – site for dwelling 60 metres to east of 33 Coolagh Road, Greysteel (Mr D O’Neill);

B/2004/0507/0 – site for dwelling with detached garage/store 370 metres north of 31 Sheskin Road, Greysteel Beg, Greysteel, Limavady (Mr J Murray);

B/2004/0538/0 – site for rural style dwelling and detached double garage approximately 300 metres east of 35 Munalohug Road, Dungiven (Mr R McCay);

B/2004/0548/0 – site for dwelling and garage 250 metres south west of 80 Magheramore Road, Dungiven (Mr B Murphy);

B/2004/0551/0 – site for dwelling and detached garage at lands at Derrychrier Road/Glenshane Road, Dungiven (Mr G McGilligan);

B/2004/0585/F – erection of 12 apartments in a three storey block with associated parking, 121 Irish Green Street, Limavady (Devarc Ltd); At the request of Councillor Lowry, Mr Brown agreed to schedule an additional office meeting for this application.

B/2004/0593/0 – site for dwelling opposite 42 Carnamuff Road (site2), Limavady (Mr I Townley);

B/2004/0595/0 – site for dwelling 50m north west of 12 Larch Road, Ballykelly, Limavady (Mr & Mrs O’Kane);

B/2004/0596/0 – site for dwelling at Gortnaghey Road, Dungiven, (approximately 160m to centre of site from junction of Polly’s Brae Road) (Mr P Ferris);

B/2004/0597/0 – site for dwelling opposite 42 Carnamuff Road, Ballykelly (Mr I Townley);

B/2004/0601/0 – site for dwelling access 330m east of Carnamuff Road and Tirmacoy Road junction, site 150m north of Tirmacoy Road and 390m east of Carnamuff Road, Limavady (Mr I Townley);

B/2004/0606/0 – site for dwelling adjacent to south side of 107 Altmover Road, Dungiven (Mr J McLaughlin);

B/2004/0623/0 – site for dwelling adjacent to 12 Coolagh Road, Faughanvale, Limavady (Ms R O’Neill);

B/2004/0631/0 – site for dwelling adjacent to 95 Carlaragh Road, Ballymore, Limavady (Mr & Mrs A Kennedy);

B/2004/0641/0 – site for single storey dwelling and garage approximately 120m south of 37 Derrychrier Road, Dungiven (Mr D McCloskey);

B/2004/0648/0 – site for bungalow approximately 240m north west of 89 Gortnaghey Road, Gortnaghey, Dungiven (Ms L Colgan);

B/2004/0656/0 – site for dwelling 80m north west of 26 Crebarkey Road, Crabarkey, Dungiven (Mr J McCloskey);

B/2004/0695/0 – site for detached dwelling 100m north of 63 Pollysbrae Road, Moys, Limavady (Mr D Leake);

B/2004/0696/0 – site for detached dwelling to replace mobile home adjacent to 63 Pollysbrae Road, Limavady (Mr D Leake);

B/2004/0697/0 – site for detached dwelling above 69 and opposite 75 Pollysbrae Road, Limavady (Mr D Leake).

Planning Appeals: Details of Planning Appeals as listed in the Schedule were noted.

ROADS:

Excess Water at Dunmore Place: At the request of Alderman Dolan, the Acting Town Clerk & Chief Executive agreed to write to Roads Service regarding excess water ponding at Dunmore Place following traffic calming measures being put in place.

Street Lighting – Drumsurn: Councillor Chivers requested that the Acting Town Clerk & Chief Executive contact Roads Service regarding the provision of street lighting in Drumsurn. Agreed

Speeding on By-Pass: Councillor Cubitt referred to number of vehicles who drove at excess speed along the by-pass and suggested that the PSNI should monitor this area. The Acting Town Clerk & Chief Executive responded that the PSNI had been contacted regarding this in the past but agreed to re-look at the matter.

WATER AND SEWERAGE

Sewage Facilities: Councillor Cubitt voiced his concern at the recent decision by the Planning Appeals Commission (PAC) to re-open a number of building applications over fears of inadequate sewage facilities. Mr Brown said that the pressure group Friends of the Earth had disagreed with some of the Planning Authority decisions and had sought legal opinion from a QC on the matter, which had led the PAC to reopen some of its appeals in case they were in breach of the law.

SITE FOR HOUSING DEVELOPMENT – GARVAGH ROAD, DUNGIVEN:

The Acting Town Clerk & Chief Executive explained to members that the Planning Service had received an application for a site for housing development off Garvagh Road, Dungiven and had the department progressed this application to a conclusion, approval would have been recommended. Mr Brown said that the developer had

applied to the Planning Appeals Commission in an attempt to get approval granted quickly. Members agreed to note the non determination appeal of the application.

EXTENSION TO ALTAHULLION WIND FARM:

The Acting Town Clerk & Chief Executive informed members that Wind Farm Developments Limited had submitted an application for the extension to Althullion Wind Farm, which would involve the substitution of 5 approved turbines under planning approval reference B/2000/0118/F and their associated transformers with 9 new turbines (each with a maximum overall height of 83m) and their associated transformers. He said that the application also included a permanent anemometer mast, two temporary anemometer masts, new tracks, and gates, extension of the existing substation building, electrical cabling, a temporary site compound and all other ancillary work.

Councillors Lowry and Coyle welcomed the development as the turbines would contribute to cutting down on the use of fossil fuels as a form of energy.

Alderman Carten and Councillor Cubitt voiced their opposition to the extension due to the destruction of natural resources and visual impact the turbines would have in the area.

Councillor Douglas said that whilst he had opposed the original Wind Farm application, this had been approved and no doubt this extension would also be approved. He added that the financial contribution B9 Energy Services gave to local community groups was to be welcomed.

In the debate that followed, it was agreed on the proposal of Councillor Lowry, seconded by Alderman Dolan that Council offer no objection to this development. It was also agreed that those members who wished to object should forward comments individually to the Planning Department.

ANY OTHER BUSINESS

A6 Chapel Road - Dungiven: The Acting Town Clerk & Chief Executive informed members that Roads Service had confirmed in letter dated 16 December 2004 that reconstruction of Chapel Road, Dungiven was due to commence in mid January 2005 for a period of approximately 6 weeks.

Environmental Impact Assessment – Screening Request for Proposed Transfer Mains Pipeline: The Acting Town Clerk & Chief Executive explained that Council was in receipt of correspondence regarding a screening request for the proposed transfer of mains pipeline located at Ballinrees Water Treatment Works and welcomed member's comments. It was agreed that the screening request be noted.

Environment Statement – Vessel Composting of Organic Waste: The Acting Town Clerk & Chief Executive highlighted that ORM (NI) Limited had submitted application for vessel composting of organic waste based at Drenagh Farms Limited. It was agreed on the proposal of Councillor Cubitt, seconded by Alderman Dolan that Council offer no objection to the application.

Invest Northern Ireland – North West Action Plan: The Acting Town Clerk & Chief Executive reminded members that Invest Northern Ireland was holding a

formal presentation as a follow up the 3 year North West Action Plan and that this would take place on Friday 14 January 2005 in the Radisson SAS Resort. It was agreed that Alderman Carten, Councillor Coyle and Councillor Cubitt would attend, with Councillor Lowry confirming his attendance nearer to the event.

NEXT MEETING:

3 February 2005

THIS CONCLUDED THE BUSINESS
(The meeting ended at 10.30 pm)