

**MINUTES OF MEETING OF DUNGANNON AND SOUTH TYRONE BOROUGH  
COUNCIL HELD ON MONDAY 28 JUNE 2004 IN THE COUNCIL OFFICES,  
CIRCULAR ROAD, DUNGANNON**

**MEMBERS PRESENT:** In the Chair, Councillor McIlwrath, Deputy Mayor

Councillors Burton, Cuddy, Daly, Donnelly, Gildernew, Gillespie, Hamilton, Irwin, McGuigan, McGonnell, Molloy and Monteith

**APOLOGIES:** Councillors Canning, Cavanagh, Morrow and Mulligan

**OFFICERS PRESENT:** Mr Burke and Mrs Smith

The meeting started at 7.37 pm

**1 NORTHERN IRELAND HOUSING EXECUTIVE**

The Deputy Mayor welcomed Mr Eamonn McKeown, Area Manager and invited him to introduce his team and make presentation.

Mr McKeown introduced the team, John Quigley, District Manager, Chris Cunningham, Area Planner, Comghal McQuillan, Area Programme Manager and Joanne Boyd, Information Officer, following which he presented report 'District Housing Plan 2004-2005 Dungannon', copy of which had previously been circulated to members.

Following the presentation the undernoted questions/comments were discussed:

Adaptations – number of dwellings require extension and it appears NIHE would rather change internal layout rather than extension. - **Assessment made on case by case basis the drivers being needs of the family and OT Service. There is issue around availability of contractors and time taken to provide extension and sometimes a through floor lift would suffice and could be delivered within three or four months.**

Latent demand testing ie Bush, Carland and Clonoe – complete waste of time and resources. Could be assessed based on people applying for houses and local knowledge. Private sector has shown demand for houses in these places. - **In order for Housing Associations to get department approval have to have evidence based need. Hidden need being unearthed by Latent Demand Testing.**

Councillor Burton left at 8.20 pm.

Housing benefit issue – 1388 housing benefit cases in Dungannon area. Because of lack of social housing people being trapped in private sector accommodation. – **Point taken, people with significant housing need should be able to get social housing. Social New Build programme is principally determined by comparing demand and supply. On the demand side the level of housing need is measured by the number of applicants in housing stress on the waiting list, also taking into accounts recent and projected trends. On the supply side consideration is given to stock turnover in the form of relets and schemes already committed in the programme.**

Council had agreed need for social housing although not all agreed on the way forward. As shown in appendix 7, Dungannon 1 166 applicants and in Dungannon 2 70 applicants.

Mountcairn – void houses – need for demolition of flats. Consultants currently looking at situation and usually come up with the same answer. Need to cut out red tape. - **Requirement for study and option appraisal prior to taking to Board. Hope to have study complete for presentation to the Board in September.**

Concern expressed by hardship being caused following introduction of new computer system to deal with housing benefits. **Recognition of problem. New system introduced had number of system related problems being resolved at headquarter level.**

Concern expressed in relation to long term empty dwellings when there is significant waiting lists. **Considerable effort is made to get lets. Commitment given to look at this area.**

Dwellings in Coronation Park and Hillcrest Park, Aughnacloy built approximately 1953 need significant improvements – **43 properties in Coronation Park, Hillcrest Park and Grange Park currently under investigation and at consultation/clearance stage. Quite a lot of capital schemes planned for 2005 and subject to available funding should commence end of 2005.** Member expressed dissatisfaction with time scale.

Houses in multiple occupation statutory registration scheme and Council role in this. – **Manager of HMO to provide details to Mr Burke of activity in this area.**

Number of unfit dwellings, how do we address this problem. – **Main method of trying to address that is through private sector grants. Most unfit properties in rural areas and quite a number empty.**

Supply of available land for development. Do the NIHE have any input into area plan. – **Review of available land for development currently being carried out and the NIHE will have input into this.**

Housing development such as Killymerron Park with most sold to private sector has the NIHE any future input to areas like that. – **Input to individual buildings that are retained also maintenance of grass areas, passageways etc.**

Flats, Ashbeg Grove, need for demolition or sell off. – **Consultants looking at range of options, timescale for action depends on option recommended.**

Housing estates where the majority of houses sold to the private sector, impression is that they get less priority. – **Entirely onerous impression. Legal obligation on tenancy agreement with each and every tenant. Exception regarding environment improvement works and if need for extra car parking if holding less than 50 per cent stock normally approach Roads Service to see if they would be willing to fund a scheme on a 50/50 basis.**

Cappagh and Galbally, need for guttering and external cyclical maintenance. – **To be investigated and outcome forwarded to Councillor Gillespie.**

The Deputy Mayor thanked the team for their presentation following which they left the meeting at 8.43 pm.

## **2 DRD ROADS SERVICE**

### **2.1 Proposed Improvements to A4 and A5 Corridors Ballygawley to Dungannon, Annaghilla and Tullyvar Roads**

The Deputy Mayor welcomed Mr Doherty, Divisional Roads Manager and invited him to introduce his team and present update.

Mr Doherty welcomed the opportunity to present an update on the project and introduced Mr James Black, Section Engineer, Michelle

Greer and Lesley Maxwell, members of the Strategic Road Improvement Scheme. With the use of a power point presentation (appendix 1) Mr Doherty outlined the importance of the project, described the options of the proposed route corridors and referred to environmental assessment. He pointed out that the landaspects team is acting as a contact point between the project team and affected parties. A display would be mounted in the Council Offices.

Following the presentation the undernoted questions/comments were discussed:

Apprehension amongst landowners so the sooner project team gets to option stage the better – **hope to have route selected by the Autumn.**

Consultation process was to be welcomed and it was very important that the project be carried out in such a way that local community, their fears and apprehensions be given priority over economics etc right throughout the whole planning process. **Two objectives, strategic need and not to sever the local community, impact on their lives must be kept to a minimum.**

Community concerned that route already chosen - **No decision on route taken, need to take on board engineering issues, environmental issues and comments from public. All information not yet available to enable decision to be taken. Whole approach is to keep people properly informed.**

Can larger maps be issued to Councillors – **to be investigated. Landaspects team contact details on brochure. Working on the ground and willing to meet residents, landowners etc.**

Green option ludicrous.

What structures to be provided – **detail still to be worked out, engineering line not decided – budget set by Headquarters.**

Council owner of substantial site KTIC.

**Will take individual or corporate comments.**

Is Roads Service completely committed to building this road – **scheme in RSTN-TP and has commitment from highest level.**

A4 Eglish Road junction roundabout – still think need for flyover – roundabout helpful coming from Eglish – problem coming from Dungannon crossing A4 – **situation should be clearer when all marking complete. Drawing of final outcome of junction to be provided.**

Officials to consider placing display in the area affected, premises mentioned, Killeeshil Community Centre, Cabragh Post Office and KTIC.

The Deputy Mayor thanked the team for the update following which Michelle Greer and Lesley Maxwell left the meeting.

## **2.2 Annual Report 2004 – DRD Roads Service**

Mr Doherty presented report 'Divisional Roads Manager's Report to Dungannon Borough Council 28 June 2004'. Report had previously been circulated to members. The report described maintenance and improvement works carried out in the Borough during the past financial year and contained the programmes of work for the current 2004/2005 year. Mr Doherty advised that during 2003/2004 the Division was successful in securing an additional £10m which was directed to structural maintenance. In addition European funding had been received from ICBAN to undertake road improvements to U329 Ravella Road, Aughnacloy and B83 Monaghan Road, Clogher. Hopeful of further ICBAN funding this year.

Following presentation the undernoted comments/questions were discussed:

Pleasing to note additional money received for structural maintenance and cross border roads – going to take long time for Roads Service to get on top of defective road network – **challenge there as long as funding available.**

Welcome pelican crossing in Moy – **one of three to be provided following review and reduction in criteria. Others at Newell Road and Moore Street, Aughnacloy.**

Traffic congestion in Moy – would traffic lights help – **currently investigating traffic situation in Moy.**

Listed in report bitmac surfacing Dyan Road what does work entail and time period – **verge maintenance and drainage and it will be late summer before commence.**

Surface dressing at Sidney Street caused number of concerns, loose screens and tar carried into houses, need for more suitable surface in urban areas – **problems cause by loss of chippings. Intend to revisit and carryout repairs.**

B55 Dungannon to Aughnacloy road, improvements at Aughnacloy end and from Greystone to Carntall, stretch in between poor – **looking at scheme for future years.**

Rehaghey Road, Aughnacloy, resurfacing. Agreement has been reached with the school for footpath could that also be provided – **when doing resurfacing plan to make footpath provision.**

Lack of treatment of weeds on footpaths, Dunleavale area mentioned – **problems with appointed contractor but assurances given that work will commence in the next few days.**

Need for footpath left hand side of Mullaghmore Road which is main arterial route into Dungannon. Previous assurances given that matter would be investigated and written response provided, to date no response – **assessment carried out last week and will issue written response to Councillor.**

Councillor Hamilton left at 10.03 pm

Traffic calming in number of areas welcomed.

Letter had been received stating that street lighting scheme at Lurgaboy Lane, Dungannon would commence in August, not listed in report – **situation to be investigated, if letter stated August should commence then.**

Water track on Ferry Road – **Water Service has decided to use drilling method rather than track opening.**

By-pass/traffic calming needed in Coalisland. Councillors asked to identify land and this has been done – **officials to contact Councillor in relation to visit although no assurances can be given in relation to scheme at this time.**

Moor Road, need for some form of traffic calming.

Loughview Gardens – **Pipework not going ahead scheme put back in programme.**

Councillors Daly, McGonnell, Cuddy and Gildernew left at 10.10 pm.

Some form of traffic calming needed at Granville – **due to new developments in area will review situation.**

Carland Bridge Scheme – **Minister currently considering schemes for inclusion in 10 year forward planning schedule of works in the RSTN-TP and hopeful that A29 Carland Bridge scheme will be included.**

Pelican crossing needed in Donaghmore – **criteria reviewed which lowered threshold. Will investigate at Donaghmore and report back to Council.**

Major improvements carried out at Mountjoy Road although still accident spot – **assessment currently being carried out.**

Contractors on climbing lane projects on Omagh and Ballagh Road, Fivemiletown congratulated on efficient way project managed and carried out with limited traffic disruption.

Commitment given to having parking restriction in Clogher which has not yet been implemented – **currently waiting restriction review being carried out prior to implementation of decriminalisation of parking offences in 2006, will check Clogher situation.**

Is there any way of restricting heavy goods vehicles travelling through the village of Clogher – **road through Clogher best route for carrying heavy vehicles.**

Officials were congratulated on the Park and Ride facility at Tamnamore which was at variance with advice given by Council Officers during debate on street trading that hard shoulder was for emergencies not parking. **Mr Doherty put on record that Roads Service does not agree with Council on some of the designated street trading areas.**

### **3     DURATION OF MEETING**

The meeting was called for 7.30 pm and ended at 10.30 pm