

BALLYMONEY BOROUGH COUNCIL**Development Committee Meeting No 199 - 15th December 2008****Table of Contents –**

199.1	Minutes	<i>Adopted</i>
199.2	Flooding The Meadows	<i>Report adopted</i>
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199.4	Community Development Support	<i>Support programme agreed in principle</i>
199.5	International Links – Visit to Vanves	<i>Invitation accepted Sep 09</i>
199.6	Budget	<i>Revisions noted Programmes agreed</i>
199.7	Programme Update	<i>Noted</i>
199.8	Council Property, Castlecroft, Main St	<i>Action re trespass etc agreed</i>
199.9	NI Civil Service Jobs Relocation	<i>Meeting with Minister agreed</i>
199.10	Olympics	<i>Invite to Minister Tessa Jowell noted</i>

**BALLYMONEY BOROUGH COUNCIL
DEVELOPMENT COMMITTEE**

Minutes of Meeting No. 199 held in the Council Chamber, Riada House, on Monday 15th December 2008 at 4.05pm.

In the Chair Councillor I Stevenson

Members

Aldermen	
F Campbell	J Simpson
C Cousley	
Councillors	
J Finlay	A Patterson
M McCamphill	E Robinson

Apologies: **Councillors**
M Storey, MLA, R Wilson

In Attendance: Chief Executive
Head of Corporate & Development Services
Committee Clerk

199.1 MINUTES OF MEETING NO. 198 on 17th November 2008

It was proposed by Alderman Campbell, seconded by Councillor Stevenson and **AGREED:**

that the minutes of Committee meeting, No. 198, on 17th November 2008, as circulated, be confirmed as a correct record.

199.2 FLOODING THE MEADOWS

A meeting of town councillors took place on 5th December to consider representations from the residents for assistance in resolving multi-agency problems at this location. A report, attached as Appendix 1, was discussed. A copy of up-to-date Ballymoney flood plain maps, illustrating present day and climate change were circulated.

Councillor Patterson reported on her representations to the Rivers Agency and advised that they are going to investigate the urban reach of the Ballymoney River and have also cleared gravel recently from the river.

It was **AGREED:**

to recommend that the report and recommendations be adopted.

199.3 BALNAMORE MILL – PROPOSED LISTING

Following some initial consideration of the consultation from the Environment Agency for the proposed listing of Balnamore Mill the Development Committee was asked to arrange a visit to the site to view the building and to consider issues raised by Council, as follows, and prepare comments for submission to the Environment Agency. A copy of the information on the building is attached.

- *Responsibility to preserve the building if listed*
- *Assistance available to repair the building*
- *Suggestions as to use of building*

Members are invited to review the matter and consider a date for the site visit, the site owners having indicated their willingness to facilitate a visit.

Comments have to be with the Agency by end of December.

Members discussed a visit to the site to view the building and noted the content of the survey report. During discussion the Mayor pointed out that the site owner had proposals to develop at the location, previously presented to Council, and these were sympathetic to the mill building on the site. Lengthy discussion ensued regarding the merits and demerits of the building being listed.

It was proposed by Councillor Finlay and seconded by Alderman Campbell and therefore it was **AGREED:-**

to recommend that Council do not support the listing of the mill building, but that development on the site should be sympathetic to the mill building.

It was proposed by Councillor Cousley and seconded by Councillor Stevenson and therefore it was **AGREED:-**

to recommend that a visit to the mill building be arranged in January.

199.4 COMMUNITY DEVELOPMENT SUPPORT

The Committee received a briefing paper at its meeting of 20th October, when guidance was sought from Members on how to obtain additional support to the community sector regarding development projects applications for the next round of EU funding. The options, as put forward, to address this are:

- [a] – providing additional resources (a part-time post was originally included in draft rates estimate), but currently it is withdrawn by management to achieve savings
- [b] – buying in consultancy support to deliver support programmes when required
- [c] – signposting to existing support agencies.

Provision is included in the job description of the Development Officer post in the Office of the Chief Executive to provide some support in preparation of funding applications on behalf of Council and its consortia partners, but this is limited.

In the ensuing debate members were agreed that support was necessary to facilitate community sector bids to the new EU programmes and the members considered Council's present signposting arrangements, the benefits derived by groups who participated in the LSP's creating community confidence programme, also noting support available from the Community Resource Centre, North Antrim Community Network and from the new programmes themselves.

It was proposed by Councillor Campbell seconded by Councillor Finlay and **AGREED:**

to recommend that Council agree in principle to a community support programme for the community sector and that budget provision be considered at the rates meeting.

199.5 INTERNATIONAL LINKS – VISIT TO VANVES

An invitation has been received from Vanves of a proposed invitation to a delegation from Ballymoney to visit Vanves, 3 days mid September for their Associations Forum (11/12 September). Invitations have also been extended to Lehrte and Rosh'ha'Ayin (Israel). Committee is invited to accept. A formal invitation to appoint delegates will follow in due course.

It was proposed by Councillor Robinson, seconded by Councillor Finlay and **AGREED:**

to recommend that the invitation from Vanves be accepted.

199.6 BUDGET

Estimated budget information was circulated to members at the last meeting. This is now being considered as part of the rate setting process and revisions will be reported to committee when available. An update as to programme costs for EU funded is expected to be available for the meeting.

An updated budget table was circulated illustrating savings made by Council to date – salaries £20,853 and project costs £13,000. The Chief Executive drew attention to the Council's decision not to support capital projects by third parties and it was noted, as a consequence, that Council was not in a position to make contributions to third party project promoters.

Committee was updated on current programme commitments and developments, as follows and **agreed** as noted:

Programmes

DETI Competitiveness Programme - Est. £50,000

- Tender Support Programme (Ballymoney led) - agreed
- Food Programme (Moyle led) - agreed
- Trade Development Programme (Coleraine led) - agreed

- Other programmes TBA

Cluster Programmes – Est. £10,000

- North Antrim Business Awards (Moyle led) - agreed
- Creative Industries Study (A building creative local economies projects arising from the Maine/NI Creative Economy Mission April 2008 – review paper circulated and participation - Agreed.

- Other programmes TBA

Interreg Programmes Agreed-100% funded -

- Enterprise
 1. Innovation & Growth (product transfer) (NEP) - approved
 2. Think Big Think Food (Coleraine led)
 3. Market Towns (Newtownabbey led)
- Tourism
 1. Causeway Connections (CCAG RTP led) – approved
 2. Biker Road Trip (Imeal Tra led)
- Collaboration
 1. Absenteeism (Antrim led)
 2. A shared Heritage (Mid Antrim Museums led)
 3. NEP Collaboration Initiative (NEP Led)
- Other NE Projects
 1. KITE (Enterprise) (NRC Led) – approved
 2. STEM (Science Technology Engineering Maths) (NEELB led)

Rural Development Programme Agreed (25% match funding required for projects)

- Drumaheglis Development – held - following Council decision to eliminate from capital programme 2009-10.

Peace III Programmes Agreed - 100% funded

- Reconciliation & Skills Development
- Sharing Good Practice & Engagement Skills
- Cross Border Leadership Citizenship & Good Relations Programme (civic & community)
- Cross Council Inter Church / Interfaith Confidence Building
- Cross Border Youth & Schools Programme
- Cross Council Community & Ethnic Minority Capacity Building & Sharing
- Cross Council community Dialogue & Exchange Programme
- Community Engagement & Visible Manifestations of Conflict
- Cross Council & Cross Border & Public/Private Cultural Diversity Awareness, Respect and Enriching
- Cross Council Ethnic Minority Employment Programme in Association with Local Employers
- Cross Council /Cross Border indigenous and Ethnic Minority Sports, Culture, Arts, Language, Drama, Music and Media Sharing
- Cross Council Victims Development

Councillor Simpson left the meeting at 5.05pm during discussion on this item.

199.7 PROGRAMME UPDATE

Programme update and addendum presented and noted, attached as Appendix 2.

199.8 COUNCIL PROPERTY – CASTLECROFT, MAIN STREET.

The Chief Executive updated members on issues relating to trespass on this property. Issues which members discussed included problems to date with trespass and boundary challenge, risks, liability, impact and disruption to use of site and access, duration of any occupation, linkages to business complexes & Tesco/Main Street, protection of Council's interest, development and design opportunities, development/ disposal of site.

Following lengthy debate it was **AGREED**:

to recommend that:

1. ***Council continues to assert its boundary as determined by its Architect and requires the trespass on its land to end immediately.***
2. ***Subject to both the above matters being resolved, Council agree to allow an area approximately 2m x 21m to be occupied during construction of the adjoining building for an agreed time and without charge, provided adequate arrangements are made for access to electricity supply points and to ensure surfaces are restored to Council's satisfaction (a sum, to be assessed by Council's Architects, to be placed on joint deposit to cover same)***
3. ***Access across the Council's site be refused, to protect the surfaces and structure from damage and to ensure that the site is available for council events or for hire.***
4. ***Council continue to seek planning approval for the scheme designed by its Architects for development of the site, which includes a centrally located access to the Castle Street Car Park.***

199.9 NI CIVIL SERVICE JOBS RELOCATION – BALLYMONEY AS A LOCATION

The Bain Report has highlighted positive and negative aspects of 'decentralising' the public sector from the Belfast region. Many of the points made make Ballymoney an ideal location for any relocation of public sector jobs.

In terms of connectivity, Ballymoney (along with Limavady) is ranked 7th out of the LGDs*. Location wise, it is situated on a main arterial route (A26), and is in a central location between Ballymena and Coleraine, where demand for housing and property and the commute into these areas, is bringing increased pressures to the town centres in terms of traffic. Ballymoney, however, has a number of areas once dedicated to the (now very much reduced) manufacturing sector that would benefit from reinvestment rather than being allowed to go into decline. These areas are on the outskirts of the town rather than in the town centre and there are a number of accesses to the town from its hinterland.

Ballymoney has a higher than the NI average proportion of working age adults with formal qualifications*. It also has a large potential catchment area in terms of skills and qualifications for professional and non-professional workers, again due to its location between 2 main towns and its road and rail transport infrastructure. In terms of employment, Ballymoney is currently underrepresented in the public

sector, defence and financial intermediation.* Furthermore, due to the continued reduction of the manufacturing sector and the farming sector (which were the predominant sectors in the Ballymoney area), there is much less potential conflict between the private and public sectors for jobs.

Finally, in terms of quality of life, Ballymoney is ranked 1st.*

Councillor McCamphill and the Chief Executive left the meeting at 5.45 p.m.

Councillor Stevenson referred to the loss of key manufacturing Business in the borough and loss of “back room” jobs in NI Housing Executive and Jobs & Benefits Offices with potential for loss of further local jobs in the health sector. Members agreed that Council must be proactive in highlighting its concerns regarding the relocation of Civil Service jobs out of Belfast to provincial towns.

It was proposed by Councillor Stevenson seconded by Councillor Finlay and
AGREED:

to recommend that Council request a meeting with the Finance Minister, or Nigel Dodds and the DSD Minister, Margaret Ritchie to discuss its concerns at the level of public sector job losses in the borough.

199.10 OLYMPICS

Councillor Stevenson reported on representations made to Minister Tessa Jowell at a recent conference on the Olympics he had attended in London when he questioned the benefits to Northern Ireland and requested information on plans for activities in Northern Ireland, noting that the majority of games appear to have been already allocated to locations in Britain. He advised committee that he had extended an invitation to the Minister to visit Ballymoney and suggested that should she visit arrangements be made to meet the Culture Arts & Leisure Minister to address concerns about the limited benefits deriving to Northern Ireland as a result of the 2012 Olympics. He also advised that he had handed over to the Minister documents highlighting the potential of the Dervock Association proposals to mark the anniversary of K K McArthur in 2012.

This being all the business, the meeting concluded at 5.53pm

Appendices:

Appendix 1 – Flooding Meeting 5/12/08

Appendix 2 – Programme Update & Addendum

Meeting re Flooding of the Meadows Estate held on Friday 5TH December at 3.30pm in the Dalriada Room.

PRESENT: Alderman J Simpson:
Councillor T McKeown
Councillor M Storey, MLA

APOLOGIES: Alderman C Cousley
Councillor I Stevenson

IN ATTENDANCE: Chief Executive
Head of Corporate & Development Services
Clerical Officer

FLOODING – MEADOWS ESTATE, BALLYMONEY

The Chief Executive welcomed all and outlined the purpose of the meeting. In summary, three issues (set out below) have been referred by Council to Development Committee to be addressed by town Councillors group, in light of representations by residents about flooding of 'The Meadows Estate, Ballymoney.

He advised that in an attempt to improve the statutory response to any future flooding incidents the Borough Services Directorate was, under its emergency planning function, engaged in exploratory meetings with representatives of DRD Roads Service and Rivers Agency. A flooding response plan was also in the course of preparation in conjunction with Northern Group Systems.

Councillor Storey distributed details of questions put to the Minister for Agriculture and Rural Development, relevant to DARD's response to flooding in the Ballymoney, Moyle and Ballymena areas on 16th and 17th August 2008. Attached as Appendix 1. He went on to advise on the Planning Appeals Commission Report on Housing, January 2006 which indicated there is a 1-100 year flooding risk, and that development in the area should be restricted. A planning application for development in that area had subsequently been approved.

Issues:

- 1 Planning Service should be strongly advised to withdraw Planning Permissions granted to a developer to build dwellings on the flood plain immediately beside 'The Meadows' (BT53 6AX).**

AGREED Planning Service HQ and DPO be asked to comment on:

- 1.1 *what conditions need to be applied with regard to building on the flood plain given changing conditions and that some land zoned for development but not yet progressed may not now be suitable for development;***
- 1.2 *what approvals have been granted in the Charlotte Street area and what existing approvals have not yet been implemented;***

- 1.3** *what processes do Planning Service currently have in place re. approvals not acted upon in the light of the fact that at this later point in time advice as to development may be different.*
- 2** **The Rivers Agency should be required to put in place adequate flooding defences, as the existing defences have failed.**

Councillor Storey circulated copies of Rivers Agency response to questions posed regarding flooding of 'The Meadows'. Attached as Appendix 2.

He also advised on works carried out to flood defences since August 2008, most of which was at the Meadows and of further ongoing investigative works. He had also sought information with regard to feasibility studies undertaken.

AGREED to write to Rivers Agency:

- 2.1** *that senior representatives from the Agency be invited to meet committee to outline the Agency's strategy for managing flood risk, particularly proposals for managing flood risk at Ballymoney River in a way that avoids a recurrence of flooding at the Meadows estate, this meeting to be held "in committee";*
- 2.2** *that information be obtained on any feasibility studies on the Ballymoney River which:*
- *Agency have in mind,*
 - *are currently underway,*
 - *are completed (copies to be requested).*
- 2.3** *An up-to date flood plain map to be obtained.*
- 3** **Road Service should be required to redirect the storm water which currently flows down Charlotte Street into 'The Meadows. The underground drainage system from Charlotte Street should also bypass 'The Meadows' and not be routed through this residential area.**

AGREED:

- 3.1** *that Roads Service be asked to comment on the feasibility of this suggestion and if it would assist in reducing the risk of flooding.*
- 4** **The Outfall from Ballybrakes Road Sewage Works, which discharges a few yards upstream of the Meadows estate into the Ballymoney River, should be rerouted downstream of The Meadows to alleviate hazard during flooding.**

AGREED:

- 4.1** *Water Service be asked to comment on the feasibility of this and if it would assist in reducing the risk of flooding.*

This being all the business, the meeting concluded at 4.30pm

Appendices:

1. DARD Minister's responses to Questions by Mervyn Storey, MLA (x2)
2. Letter, 16/9/08, from Rivers Agency to Mervyn Storey, MLA

**THE DEPARTMENT OF AGRICULTURE
AND RURAL DEVELOPMENT**

Michelle Gildernew MP MLA
Dundonald House,
Stormont, Belfast BT4 3SB

Mr Mervyn Storey MLA
Northern Ireland Assembly
Parliament Buildings
Stormont

29 October 2008
AQW 1634/09

Mr Mervyn Storey MLA has asked:

To ask the Minister of Agriculture and Rural Development how many feasibility studies have been carried out, following the flooding during the summer, in (i) Moyle District Council area; (ii) Ballymoney Borough Council area; and (iii) Ballymena Borough Council area.

ANSWER

DARD Rivers Agency has not yet completed any feasibility studies in the Moyle, Ballymoney or Ballymena Council areas relating to the flooding on 16 and 17 August 2008. Such studies are by their nature complex and far reaching, and may take some time to complete.

The Agency has been very active in all areas affected by the widespread and extreme flooding experienced on 16 August 2008. It has been investigating all watercourse-related flooding incidents of which it has been aware. Where rapid and practical solutions to flooding problems have been achievable, the Agency has completed such works. And where other minor works have been required, the Agency has, where possible, carried out such works in order to alleviate the risk of future flooding.

With regard to more extensive flooding problems the Agency has commissioned studies relating to several of the locations affected by the flooding. Furthermore, it is in the process of commissioning a large number of studies throughout all the remaining affected areas.

The Agency recognises that there have been flooding problems within the 3 Council areas mentioned and is committed to resolving problems for which there is a cost-effective solution. It will address these in due course as resources permit.



MICHELLE GILDERNEW MP MLA

Appendix 1.

**THE DEPARTMENT OF AGRICULTURE AND
RURAL DEVELOPMENT**

Michelle Gildernew MP MLA
Dundonald House,
Stormont, Belfast BT4 3SB

Mr Mervyn Storey MLA
Northern Ireland Assembly
Parliament Buildings
Stormont

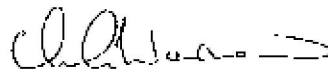
29 October 2008
AQW 1633/09

Mr Mervyn Storey MLA has asked:

To ask the Minister of Agriculture and Rural Development to detail the work carried out by the Rivers Agency, as a result of the floods during the summer, in (i) Moyle District Council area; (ii) Ballymoney Borough Council area; and (iii) Ballymena Borough Council area; and to detail the associated costs of the work undertaken.

ANSWER

As a result of the extreme flooding event experienced on 16 and 17 August 2008 the Rivers Agency has to date carried out emergency repair to existing flood defences and removal of debris works totalling £12,750 in the Moyle District Council area, £3,000 in the Ballymoney Borough Council area and £11,750 in the Ballymena Borough Council area. Further to this, repair works following flood damage are ongoing and the Agency is in the process of commissioning a number of studies throughout all affected areas.



MICHELLE GILDERNEW MP MLA



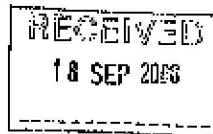
Mr Mervyn Storey MLA
Constituency Office
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Ballymoney
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Ref: DA2-08-14197

Your Ref: MS-C/2008-379 + 2164



16 September 2008

Dear Mr Storey,

Thank you for your 2 letters of 22 August 2008 and your letter of 04 September 2008 regarding flooding at the Meadows, Ballymoney.

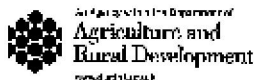
The Meadows development lies adjacent to the Ballymoney River. As a result of the extreme weather conditions experienced on 16 August 2008, the floodbank adjacent to Meadows Drain overtopped. Throughout the evening and night we received a number of calls from Meadows residents reporting flooding and, in response, we responded and delivered sandbags as required.

As part of our follow-up and preliminary investigations on the flood reports associated with the incidents that occurred, the Meadows flood defences will be programmed for assessment and investigation of structural and hydraulic suitability. This may take some time and will be affected by priorities in relation to other flooding problems that occurred. In the interim we will carry out works to raise the bank to the Meadows Drain in localised low areas to improve the degree of flood protection.

Because of the sheer number of locations and varying extents of flooding experienced it is not possible at this time to accurately predict the timescales for the completion of feasibility studies or associated works that are identified as viable from the post flood investigations.

Yours sincerely,

Philip Mehaffey
Director of Operations



TYNSBOROUGH PEOPLE

PROGRAMME UPDATE @ 15th December 2008

Programme	Status
Peace III	TUPE issue resolved . Posts Advertised. Legal costs cannot be funded from Peace II, but will be accepted as Peace III eligible expenditure. Programme of Peace III information roadshows announced. Councils invited to provide stands at the event. Locations in this region – Coleraine and Larne on 4 th February and 6 th February. Written clarification issued by SEUPB on partnership agreement and procurement/tendering.
Rural Development	Documentation signed on behalf of cluster forwarded to DARD – Contract relating to extension to the animation funding, partnership agreement, memorandum of understanding, financial plan YE March 09. Consultant commissioned to assist in preparing bid for Drumaheglis Scheme. Facilitated member workshop on possible rural development schemes to be arranged.
EU competitiveness programme (DETI)	Cluster Development Officers met to review cluster programmes All Cluster Councils signed up to Tender Support Programme (Ballymoney BC led) (Cluster wide) – response from DETI awaited. All Councils signed up to Food Programme (Moyle DC Led) Needs review to satisfy DETI Criteria. Cluster Wide Trade Development Programme (Coleraine BC led) submitted to DETI for funding – All cluster councils signed up. Funding of programmes over two-year period will assist financial profile.
EU Interreg Programme (NEP)	Think Big Think Food Programme (Coleraine BC Led) £.75M over 4 years submitted North East Governance Structures report considered and joint council officer meeting to be held 14.1.09 to consider most appropriate way forward. KPMG Report on review of corporate governance arrangements tabled. Contribution to NEP for 09-10 confirmed at £5,000 Annual progress report tabled at November meeting of NEP with statement of accounts. Multi-Annual Plan process ongoing – 4 tourism projects approved and 1 Enterprise Programme (Product Transfer)
Other Cluster Programmes	Cluster Wide Food Local Produce Directory progressing. (Moyle DC Led) All Cluster Councils invited to sign up to Creative Industries scoping study £2000. in association with Newtownabbey Banbridge and Down DC (Newtownabbey BC Led) North Antrim Business Awards to be continued in 2009.
LSP	Celebration Event 11 th December. A review of performance of Local Integrated Strategy to be published at the Event.
Town Centre Programmes	Town Streetscape (Main Street) – plans & costings developed and establishment of consultation group for town plan agreed. LOTS scheme ongoing Property Regeneration Scheme submitted for Old Church School (community use) and Music Centre (educational/cultural use) Linenhall Street Service Area interim control arrangements in place.

PROGRAMME UPDATE @ 15th December 2008 - addendum -

Programme	Status
Peace III	<p>Partnership met on 10 December.</p> <p>Legal fees re TUPE – SEUPB cannot allow these to be met from PII but can be claimed under PeaceIII.</p> <p>Response from SEUPB to request for additional admin budget awaited.</p> <p>Partnership agreement prepared and with Coleraine BC Solicitor.</p> <p>SEUPB Workshop Omagh 9 December to include support programme and networking proposal.</p> <p>Posters advertised and arrangements for shortlisting, assessment centre and interview inplace.</p> <p>Communication Workshops reduced to 2 in the region – in Coleraine and Larne (4 & 5 Feb 09)</p> <p>Draft Implementation Plan discussed and settled by Officer Group.</p> <p>Partnership to advertise for expressions of interest from consortia for programme delivery and for tenders from consultants to deliver terms of reference for programmes (x10). Assistance of CRC and Border Action to be sought.</p> <p>Project Selection Training being organised for members and officers – Coleraine 16.1.09</p> <p>Cluster Councils identifying projects they might lead on and delivery in the cluster area. The Peer Leadership programme will be promoted by Ballymoney as a good programme to be rolled out.</p>
Rural Development	<p>DARD request to Councils to identify “early projects” that could be fast-tracked to achieve early spend in the programme. £400,000 budget for NI to be spent and vouched by 31.3.09. Based on the time restrictions and that a public call for applications would be required NE Cluster Councils not putting forward any projects.</p> <p>Preparation of bid for Drumaheglis scheme deferred in the light of Council decision to eliminate this capital project from consideration in the incoming years programme.</p>
LSP	A copy of the LSP Celebration Brochure and a copy of the review of performance of Local Integrated Strategy produced by Council was circulated to members.
Town Centre Programmes	Streetscape Programme – plans prepared, including works to traffic lights, Seymour Street, footpath extensions and traffic calming. Consultation with trade and committee planned early in new year.