

You are hereby requested to attend a Meeting of Coleraine Borough Council to be held in the Council Chamber, Cloonavin on TUESDAY the 24th day of July, 2007 following the Planning Committee Meeting.

D. WREATH,

Acting Town Clerk and Chief Executive.

Cloonavin,
66 Portstewart Road,
COLERAINE.

A G E N D A

1. Minutes (enclosed):
 - 1.1 Council Meeting - 26th June, 2007
2. Committee Report (enclosed):
 - 2.1 Planning Committee – 26th June, 2007
3. Leisure Services Report (enclosed)
4. Technical Services Report (enclosed)
5. Development Services Report (enclosed)
6. Environmental Health Report (enclosed)
(Item No. 1) Legal Proceedings*
7. Land and Property (Report enclosed)
8. Executive Review of Domestic Rating Reform (Report enclosed)
9. Correspondence, including inter alia:

Letter dated July 2007 from the Post Office regarding the implementation of the Network Change Programme (enclosed)

10. Documents for Sealing

11. Any other business

Enclosed for Information:

- (i) Members' Information Bulletin - July 2007
- (ii) Roads Service Newspaper – On the Move – Issue No. 7

*** Recommended for consideration “In Committee”.**

To: Each Member of Council.

20th July, 2007.

COUNCIL MEETING

Minutes of proceedings of Coleraine Borough Council held in the Council Chamber, Cloonavin, on Tuesday, 26th June, 2007 at 7.00 p.m.

Convened: As per Notice attached

Present: The Mayor, Councillor J. M. Bradley, in the Chair
The Deputy Mayor, Councillor E. A. Johnston (Mrs.)

Aldermen

E. T. Black (Mrs.)	D. McClarty
W. T. Creelman	W. J. McClure
M. T. Hickey (Mrs.)	

Councillors

C. S. Alexander (Ms.)	N. F. Hillis
D. D. Barbour	W. A. King
O. M. Church (Mrs.)	B. Leonard
J. J. Dallat	G. L. McLaughlin
T. J. Deans	R. A. McPherson
E. P. Fielding (Mrs.)	A. McQuillan
S. Gilkinson	

Officers in Attendance: Town Clerk and Chief Executive, Director of Technical Services, Director of Corporate Services, Director of Environmental Health, Director of Leisure Services, Administrative Officer, Head of Development Services and Administrative Assistant

1.0 NORTHERN IRELAND HOUSING EXECUTIVE - PRESENTATION

The Mayor welcomed representatives from the Northern Ireland Housing Executive, namely Mr. P. McIntyre, Mr. F. O'Connor and Mr. G. McCloskey who were in attendance to do a presentation on the District Housing Plan and Affordable/Social Housing. They highlighted important aspects from the Coleraine District Housing Plan 2007-2008 and their plans for the foreseeable future.

Mr. McIntyre and his team then responded to questions asked by members.

2.0 THE CRESCENT, PORTSTEWART - REFURBISHMENT

The Director of Leisure Services welcomed Mr. R. Hunter and Mr. D. Ng from R. Robinson & Sons, Architects, Ballymoney who were in attendance to present recommendations for the refurbishment of The Crescent, Portstewart.

Mr. Ng confirmed that the scheme was designed to regenerate The Crescent area. The proposal incorporated the ideas put forward by a working party of Skerries Councillors.

The main points of this scheme would be:

- 1) The provision of a new bandstand;
- 2) Refurbishment of the café;
- 3) Provide musical jet fountain with lights;
- 4) Keep boat pool;
- 5) Keep play areas with sand base;
- 6) Climbing equipment/netting; and
- 7) New coping on the top of the Sea Wall.

In response to members' queries, Mr. Ng confirmed that trees could be incorporated into the final design, as could an outside shower facility. He also confirmed that CCTV was included in the budget, as a stand alone facility but with the potential to be linked into other CCTV systems.

Councillors welcomed the proposal especially the musical jet fountain with lights.

The Director of Leisure Services confirmed that The Crescent would be staffed during the summer season and would be maintained through the winter by Council's Parks Officer. He also confirmed that if members approved the proposal, work would commence on site in October/November and be complete for Easter 2008.

It was proposed by Alderman Mrs. Hickey, seconded by Councillor McLaughlin and agreed unanimously:

That Council invest in the project.

3.0 MINUTES

The Minutes of the Council Meeting of 22nd May, 2007 and the Annual Meeting of 11th June, 2007 were confirmed and signed.

Matters arising:

- | | |
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| 3.1 <u>Council Meeting – 22nd May, 2007</u> | In response to a member's question, the Town Clerk and Chief Executive confirmed that the signatures of five Councillors were required for a rescinding motion. |
| 3.2 <u>Annual Meeting – 11th June, 2007</u> | It was agreed that Councillor Dallat would replace Alderman McClarty on the Zomba Working Group. |

4.0 COMMITTEE REPORTS

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| 4.1 <u>Leisure and Environment Committee</u> | The Chairman, Councillor Deans, moved the adoption of the Leisure and Environment Committee Report; this was duly seconded by Councillor Mrs. Fielding and agreed. |
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Matters arising:

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| 4.1.1 <u>The Anchor Bar and Anchorage Inn, 87-89 The Promenade, Portstewart</u> | It was agreed that the Director of Technical Services' recommendation that the application for an Entertainments Licence be deferred to September to allow time for further discussions between the P.S.N.I. and the owner be accepted. |
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- 4.2 Planning Committee
12th June, 2007
- The Chairman, Alderman McClure, moved the adoption of the Planning Committee Report; this was duly seconded by Councillor Ms. Alexander and agreed.
- 4.3 Planning Committee
19th June 2007
- The Chairman, Alderman McClure, moved the adoption of the Planning Committee Report; this was duly seconded by Councillor King and agreed.
- 4.4 Policy and Development
Committee
- The Chairman, Councillor Hillis, moved the adoption of the Policy and Development Committee Report; this was duly seconded by Councillor Mrs. Johnston and agreed.

5.0 EUROPEAN BLUE FLAG **SCHEME - FUNDING**

The Director of Leisure Services provided a report stating that due to lack of funding, this would be the last year the European Blue Flag Award would apply to Northern Ireland. Tidy Northern Ireland had confirmed that approximately £30,000 would be required and that, if all twelve beach operators put up £2,000 per year for the next three years, then the award could continue.

Agreed:

That Council support this “stop gap” arrangement and that the three Assembly members lobby the Assembly to ensure the longer term sustainability of the European Blue Flag Scheme.

6.0 RIVER BANN NAVIGATION ORDER **(N.I.) 2002**

The Town Clerk and Chief Executive advised that the four year term for the new Board of Harbour Commissioners took effect from 30th June, 2007. The Harbour Commissioners Board consists of twelve commissioners made up of one Harbour Master, six non-members of Council, two representatives of Harbour users and three Members of Council.

In accordance with the Town Clerk and Chief Executive’s recommendations, as contained in his report, it was proposed by Alderman McClure, seconded by Councillor Ms. Alexander and agreed:

- i) That Captain P. McKeegan remain a Commissioner so long as he holds the qualifying office by virtue of which he was appointed.
- ii) That Mr. Robert Anderson, Mr. James Carey, Mr. Ian Donaghey, Mr. Victor Hamill, Captain Eric Lake and Mrs. Sharon Scott be appointed as non-members of Council for a four year period from 30th June, 2007.
- iii) That Mr. Dennis Monaghan – Director of T-Met Ltd. and Mr. William Oliver – Oliver Transport Services, be appointed as harbour users for a four year period from 30th June, 2007.
- iv) That Alderman Mrs. Hickey, Councillor Ms. Alexander and Councillor Fitzpatrick be appointed as members of Council for a four year period from 30th June, 2007.

Also in accordance with the Town Clerk and Chief Executive's recommendations, as contained in his report, it was proposed by Alderman McClarty, seconded by Councillor Dallat and agreed:

That Council, in accordance with the renewal practice, designates Mr. Ian Donaghey as Chairman of the Harbour Commissioners Board for a further one year period to 30th June, 2008.

It was then proposed by Alderman McClarty, seconded by Councillor Dallat and agreed:

That Mr. James Carey be designated as Deputy Chairman of the Harbour Commissioners Board for the same period.

A comment by a former member of the Harbour Commissioners that a monthly report would be welcomed by Council, was noted.

7.0 PORTRUSH REGENERATION STRATEGY

The Head of Development Services was in attendance to report to members on the Portrush Regeneration Strategy, drawing together the briefings given to Council over the past year. The preferred option incorporated proposals for the following key areas:

Northern Area, with key projects in the following areas:

- Recreation Grounds;
- Harbour;
- Town Hall Square;
- Kerr Street and Northern Promenade.

Southern Area, with key projects in the following areas:

- Train Station;
- West Bay;
- Metropole.

The total cost of funding the delivery of this preferred option was likely to be in the region of £80 million, which would be sourced through public and private sectors.

Agreed:

That members adopt the Regeneration Strategy, thus permitting the release of resources to progress a detailed implementation plan to be reported to Council in autumn 2007.

8.0 SAFER COLERAINE

Following the expansion of CCTV into Portstewart and with further cameras in Portrush, Chief Inspector Nicky Thompson had written to enquire if Council wanted to increase the number of Councillors on Safer Coleraine from two to three, to include a member representative of these two towns. At present Council's representatives on Safer Coleraine were The Deputy Mayor and Alderman McClure, through their membership of Coleraine Town Centre Partnership. Their continuing membership was agreed by Council.

It was proposed by Councillor Deans and seconded by Councillor Mrs. Fielding:

That Councillor Gilkinson be nominated.

It was then proposed by Councillor McPherson and seconded by Alderman McClarty:

That Councillor Hillis be nominated.

It was further proposed by Councillor McLaughlin and seconded by Councillor Leonard:

That Alderman Mrs. Hickey be nominated.

On being put to the meeting, Councillor Hillis was nominated as Council's third representative on Safer Coleraine.

9.0 DATES OF JULY/AUGUST COUNCIL MEETINGS

The Town Clerk and Chief Executive confirmed that the timetable for the summer Council meetings would be 24th July and 28th August.

10.0 DOCUMENTS TABLED

- (i) The Bamford Review of Mental Health & Learning Disability (NI) – Living Fuller Lives – June 2007
- (ii) District Policing Partnership – Report of the Coleraine District Policing Partnership Public Meeting – 23rd April, 2007
- (iii) The Local Government Staff Commission for Northern Ireland – Corporate Plan 2007-2009 and Business Plan 2007-2008
- (iv) University of Ulster – Annual Report 2005-2006

11.0 DOCUMENTS FOR SEALING

Resolved:

That the following documents be sealed:

1. Cemetery Titles Grant of Rights of Burial – Deeds Register Nos. 3325 - 3336 (inclusive):

Agherton	0
Ballywillan	2
Coleraine	5
Kilrea	0
Portstewart	5

Advanced Deeds – Register Nos. 0178 – 0182 (inclusive):

Agherton	2
Ballywillan	0
Coleraine	0
Portstewart	3
2. Lease and Counterparts Coleraine Borough Council to BTCV (Conservation Volunteers NI) - Land at Letterloan for composting area.

Coleraine Borough Council to Mr. & Mrs. D. Long - Shop Unit at North Pier, Portrush.

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| 3. | <u>Licence and Counterparts</u> | Coleraine Borough Council to Rosie Crennel & Chris Little – Trading Rights for Whiterocks Car Park, Portrush |
| 4. | <u>Contract</u> | Coleraine Borough Council with RPS Consulting Engineers – Craigahulliar Landfill Site Phase V Lining |
| 5. | <u>Car Loan Agreements</u> | Mr. D. McConaghy
Mr. M. Murchison
Mr. M. McAfee
Mr. D. Wreath |

12.0 ENVIRONMENTAL HEALTH - LEGAL PROCEEDINGS

It was proposed by Councillor Deans, seconded by Councillor Mrs. Fielding and agreed:

That this item be heard 'In Committee'.

- 12.1 Legal Proceedings – The Pollution Control and Local Government (NI) Order 1978

13.0 THANKS TO TOWN CLERK AND CHIEF EXECUTIVE

The Mayor closed the meeting by thanking the retiring Town Clerk and Chief Executive, Mr. Moore, for his many years of good service to the Council.

PLANNING COMMITTEE

26th June, 2007.

Present: Alderman W. J. McClure in the Chair

The Mayor, Councillor J. M. Bradley
(Items 3.6 – 5.0)

Aldermen

E. T. Black (Mrs.)

W. T. Creelman

Councillors

C. S. Alexander (Ms.)

N. F. Hillis

D. D. Barbour

E. A. Johnston (Mrs.)

O. M. Church (Mrs.)

W. A. King

A. S. Cole

B. Leonard

E. P. Fielding (Mrs.)

G. L. McLaughlin

(Items 2.0 – 5.0)

R. A. McPherson

S. Gilkinson

A. McQuillan

Also in

Attendance:

Representatives from the Planning Service –
Mr. D. Ferguson, Chief Executive, Mrs. M. MacIntyre,
Divisional Planning Manager and Mr. R. McGrath

Officers in

Attendance:

Town Clerk and Chief Executive, Director of Technical
Services, Director of Environmental Health, Administrative
Officer and Administrative Assistant

Apologies:

Aldermen Mrs. Hickey and McClarty
Councillors Dallat, Deans and Fitzpatrick

1.0 WELCOME

The Chairman welcomed everyone present to the Meeting including visitors in the public gallery and the representatives from the Planning Service.

2.0 CHIEF EXECUTIVE - PLANNING SERVICE

The Town Clerk and Chief Executive updated members on what had taken place since the Planning Committee meeting held on 12th June, 2007 after which he had had a meeting with the Chief Executive of the Planning Service resulting in his attendance at the meeting that day.

Mr. Ferguson explained the current statutory consultation process and advised that a review of the process was taking place with results expected in the autumn. He reiterated the fact that it was a statutory obligation of the Planning Service to obtain the corporate view of Council but that this did not preclude a deferral of an application where Council disagreed with the Planning Service opinion and where a valid planning reason was provided.

Following discussion Mr. Ferguson advised members that a number of applications had

been withdrawn and amended drawings had been received for others. He stated that the amended drawings would be examined and if materially relevant the Planning Service opinion would be reconsidered, otherwise refusals would be issued. Mr. Ferguson emphasised the fact that this course of action was exceptional and without prejudice and that it did not set a precedent for the handling of future schedules.

Mrs. MacIntyre reported on the above mentioned applications as follows:

APPLICATIONS WITHDRAWN

- 2.1 Application No. 14
C/2007/0077/O
Redevelopment of 20 Portrush
Road, Coleraine and land to rear
of 18 Portrush Road, Coleraine for
residential purposes (5 additional
units) for Mrs. A. Kapur
- Application No. 16
C/2007/0190/F
Proposed replacement of 4 no.
dwelling with 8 no. semi-detached
dwelling at 13-19 Seaview Drive
North, Portstewart for S.U.D.N.D.
- Application No. 19
C/2007/0246/F
Demolition of existing dwelling and
erection of 3 no. dwelling with
integral garages at 68 Burnside Road,
Portstewart for Mr. K. O'Malley
- Application No. 23
C/2007/0313/F
Demolition of existing dwelling and
garage and erection of 3 no.
townhouses at 79 Strand Road,
Portstewart for Mr. O'Malley

APPLICATIONS - AMENDED DRAWINGS **SUBMITTED**

- 2.2 Application No. 4
C/2006/0950/F
1 No. semi-detached block two
and a half storey at 26 Coleraine
Road, Portrush for Mrs. K. Tracey
- Application No. 5
C/2006/1033/F
Demolition of 2 no. dwelling to
provide 4 no. semi-detached
dwelling and 4 no. terraced
dwelling with associated
landscaping and car parking at
6-8 Bushfoot Road, Portballintrae
for Mr. S. Sweeney
- Application No. 7
C/2006/1050/O
Proposed demolition of semi-
detached block (Nos. 8 and 10
Glenvale Avenue) and
replacement with 2 no. new
detached dwelling (two storey)
and 1 no. new detached dwelling
(one and a half storey) to rear of
10 Glenvale Avenue (accessed
from Brooke Park) at 6A, 8 and 10
Glenvale Avenue, Portrush for
Messrs. Medcalf & Richards
- Application No. 10
C/2006/1180/F
1 no. two and a half storey townhouse, 6
no. apartment in a two and a half storey
block (access off Captain Street Upper) at
37 Captain Street Upper, Coleraine for
Dolsis Property
- Application No. 17
C/2007/0216/F
Proposed redevelopment to provide 4 no.
one and a half storey semi-detached
dwelling at Nos. 5 and 7 Seaview Drive
North, Portstewart for Shantie & Co. Ltd.

3.0 PLANNING APPLICATIONS

The remaining list of applications was presented for consideration (previously supplied).

- 3.1 Application No. 1
C/2006/0498/F
Demolition of existing dwelling and
construction of 4 no. semi-
detached dwellings with
associated car parking at
1 Fenagh Park, Coleraine for
M & M Construction Ltd.
- The opinion of the Planning Service was to refuse.
- It was agreed, one member voting in favour and no one voting against:
- That the application be refused.
- 3.2 Application No. 2
C/2006/0735/O
Proposed development to provide
2 no. semi-detached dwellings with
parking at ground level at
72 Burnside Road, Portstewart for
Mr. Murray
- The opinion of the Planning Service was to refuse.
- It was agreed, five members voting in favour and no one voting against:
- That the application be refused.
- 3.3 Application No. 3
C/2006/0869/O
Outline planning application for 2
no. dwellings as one semi-
detached block at 58 Burnside
Road, Portstewart for Insomuch
Homes Ltd.
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Ms. Alexander and seconded by Alderman Mrs. Black:
- That the application be refused.
- On being put to the Meeting the proposal was carried, five members voting in favour and no one voting against.
- 3.4 Application No. 6
C/2006/1036/F
Replacement of existing dwelling
with 2 no. semi-detached dwellings
at 11 Old Coach Road, Portstewart
for Ruskey Developments Ltd.
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Ms. Alexander and seconded by Alderman Mrs. Black:
- That the application be refused.
- On being put to the Meeting the proposal was carried, seven members voting in favour and no one voting against.
- 3.5 Application No. 8
C/2006/1080/F
Two semi-detached family
dwellings, adjoining garages and
amenity space at 7 Larkhill Road,
Portstewart for HTB Developments
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Ms. Alexander and seconded by Alderman Mrs. Black:

- That the application be refused.
- On being put to the Meeting the proposal was carried, six members voting in favour and no one voting against.
- 3.6 Application No. 9
C/2006/1169/F
Erection of 2 no. two and a half storey townhouses to replace existing dwelling at No. 6 Beatties Terrace, Causeway Street, Portrush for Mr. B. Torrens
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Ms. Alexander and seconded by Alderman Mrs. Black:
- That the application be refused.
- On being put to the Meeting the proposal was carried, eight members voting in favour and no one voting against.
- 3.7 Application No. 11
C/2007/0028/O
Demolish existing domestic garage and erect 4 no. apartments opposite 657 Glenmanus Park, Portrush for Mr. and Mrs. N. Lafferty
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Barbour and seconded by Councillor Ms. Alexander:
- That the application be refused.
- On being put to the Meeting the proposal was carried, eight members voting in favour and no one voting against.
- 3.8 Application No. 12
C/2007/0033/F
4 no. semi-detached dwellings with associated parking at Nos. 18 and 20 Larkhill Road, Portstewart for Kingham Ltd.
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Ms. Alexander and seconded by Alderman Mrs. Black:
- That the application be refused.
- On being put to the Meeting the proposal was carried, eight members voting in favour and three members voting against.
- 3.9 Application No. 13
C/2007/0049/F
Proposed 3 no. townhouses and construction of new section of footpath for adoption at 9 York Avenue, Portstewart and lands to west for York Developments
- The opinion of the Planning Service was to refuse.
- It was agreed, nine members voting in favour and no one voting against:
- That the application be refused.

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| 3.10 | <u>Application No. 15</u>
<u>C/2007/0145/F</u>
<u>Proposed redevelopment of site to</u>
<u>2 no. townhouses and associated</u>
<u>parking at 28 Millbank Avenue,</u>
<u>Portstewart for Yorke</u>
<u>Developments</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed, eight members voting in favour and no one voting against:</p> <p style="padding-left: 40px;">That the application be refused.</p> |
| 3.11 | <u>Application No. 18</u>
<u>C/2007/0231/F</u>
<u>2 no. semi-detached dwellings with</u>
<u>amenity and in curtilage parking at</u>
<u>3 Seafield Park South, Portstewart</u>
<u>for Mr. T. Yates</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed, eight members voting in favour and no one voting against:</p> <p style="padding-left: 40px;">That the application be refused.</p> |
| 3.12 | <u>Application No. 20</u>
<u>C/2007/0283/F</u>
<u>Demolition of 2 no. detached</u>
<u>dwellings to be replaced by 2 no.</u>
<u>semi-detached dwellings and 4 no.</u>
<u>townhouses with provision of 10</u>
<u>no. car parking spaces, associated</u>
<u>landscaping and amenity spaces</u>
<u>at 61 – 63 Coleraine Road,</u>
<u>Tullaghmurry East, Portstewart for</u>
<u>Declan McAlary and Kevin</u>
<u>Strathern</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed, seven members voting in favour and no one voting against:</p> <p style="padding-left: 40px;">That the application be refused.</p> |
| 3.13 | <u>Application No. 21</u>
<u>C/2007/0292/F</u>
<u>2 no. townhouses (semi-detached)</u>
<u>at 99 Strand Road, Portstewart for</u>
<u>Mr. R. McIlmoyle</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed, eight members voting in favour and no one voting against:</p> <p style="padding-left: 40px;">That the application be refused.</p> |
| 3.14 | <u>Application No. 22</u>
<u>C/2007/0301/F</u>
<u>Demolition of existing detached</u>
<u>dwelling and erection of 2 no.</u>
<u>semi-detached dwellings at</u>
<u>13 Sunset Ridge, Portstewart for</u>
<u>Mr. G. Armstrong</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed, eight members voting in favour and no one voting against:</p> <p style="padding-left: 40px;">That the application be refused.</p> |
| 3.15 | <u>Members' Remarks</u> | <p>A number of members expressed their dissatisfaction with the consultation procedure which they felt was unfair and flawed and which failed to take account of Councillors' representative role.</p> |

4.0 JUDICIAL REVIEW - PPS14

Members were advised that the dates for this hearing were 18th and 27th June, with the judgment expected in the autumn.

5.0 THANKS

The Chairman thanked Mr. Ferguson and Mrs. MacIntyre for attending the meeting.