

You are hereby requested to attend a Meeting of Coleraine Borough Council to be held in the Council Chamber, Cloonavin on TUESDAY the 26th day of February, 2008 at **7.30 p.m.**

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 – 22nd January, 2008
 - 1.2 Special Meeting – 29th January, 2008
 - 1.3 Special Meeting “In Committee” – 31st January, 2008*
2. Committee Reports (enclosed):
 - 2.1 Leisure and Environment Committee – 5th February, 2008
 - 2.2 Planning Committee – 12th February, 2008
 - 2.3 Policy and Development Committee – 19th February, 2008
3. Development Services Report (enclosed)
4. Correspondence, including inter alia:
 - (a) Letter dated 7th February, 2008 from Ballymena Borough Council regarding a Resolution on Amnesty for Members of Paramilitaries (enclosed)
 - (b) List of Reports available in Members’ Library (enclosed)
5. Consultation List (enclosed)
6. Documents for Sealing

Enclosed for Information:

- (1) Minutes of the Northern Health and Social Services Council dated 5th December, 2007
- (2) Special Council Briefing Reports
 - (i) Landfill Site at Craigmore Road, Garvagh and Fair Trade for the Developing World – 15th January, 2008
 - (ii) Northern Ireland Water Capital Works Programme 2009/10 – 22nd January, 2008
 - (iii) Northern Ireland Museums Council – 5th February, 2008
- (3) Letter dated 1st February, 2008 from Roads Service addressing roads issues raised by members at the November 2007 Council Meeting

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

To: Each Member of Council.

22nd February, 2008.

COUNCIL MEETING

Minutes of proceedings of Coleraine Borough Council held in the Council Chamber, Cloonavin, on Tuesday, 22nd January, 2008.

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
B. Fitzpatrick	A. McQuillan
S. Gilkinson	

Officers in Attendance:

Acting Town Clerk and Chief Executive, Director of Corporate Services, Director of Leisure Services, Head of Administrative Services, Head of Development Services and Administrative Assistant

Apologies: Councillors Cole and Mrs. Fielding

1.0 MINUTES

The Minutes of the Council Meeting of 18th December, 2007 were confirmed and signed.

2.0 COMMITTEE REPORTS

- 2.1 North West '200' Committee The Chairman, Councillor Hillis, moved the adoption of the North West '200' Committee Report; this was duly seconded by Councillor Barbour and agreed.
- 2.2 Planning Committee The Chairman, Alderman McClure, moved the adoption of the Planning Committee Report; this was duly seconded by Councillor Fitzpatrick.

Matters arising:

- 2.2.1 Draft Northern Area Plan – Update
(6.1) The Acting Town Clerk and Chief Executive would seek further clarification regarding the complex legal issues of this case.

The Committee Report was agreed subject to the amendment.

2.3 Policy and Development Committee

The Chairman, Councillor Hillis, moved the adoption of the Policy and Development Committee Report; this was duly seconded by Alderman Mrs. Black.

Matters arising:

2.3.1 Building a Creative Economy – Study Tour
(1.3)

It was noted that the Mayor had confirmed his availability to attend the Study Tour.

It was proposed by Alderman McClure and seconded by the Deputy Mayor:

That the Mayor, Councillor Hillis (Chairman of Policy and Development) and an officer attend the Study Tour.

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

That Alderman Mrs. Hickey be included in the Study Tour.

Following discussion and with the agreement of the Deputy Mayor, Alderman McClure withdrew his original proposal and proposed:

That the three members and an officer attend the Study Tour.

This proposal was subsequently seconded by the Deputy Mayor.

As an amendment it was proposed by Councillor Deans and seconded by Councillor McPherson:

That the Mayor and an officer attend the Study Tour.

On a request for a recorded vote the amendment was put to the Meeting and the members voted thus:

For: Alderman Creelman
Councillors Barbour, Deans,
Gilkinson, King, McPherson
and McQuillan (7)

Against: Aldermen Mrs. Black, Mrs. Hickey
McClarty and McClure
Councillors Ms. Alexander,
Mrs. Church, Dallat, Fitzpatrick,
Leonard and McLaughlin (10)

Abstentions: The Mayor, Deputy Mayor and Councillor Hillis (3)

The amendment was lost, seven members voting in favour and ten members voting against.

On a request for a recorded vote Alderman McClure's proposal was put to the Meeting and the members voted thus:

For: Aldermen Mrs. Black, Mrs. Hickey, McClarty and McClure
Councillors Ms. Alexander, Mrs. Church, Dallat, Fitzpatrick, Leonard and McLaughlin (10)

Against: Alderman Creelman
Councillors Barbour, Deans, Gilkinson, King, McPherson and McQuillan (7)

Abstentions: The Mayor, Deputy Mayor and Councillor Hillis (3)

The proposal was carried, ten members voting in favour and seven members voting against.

It was, therefore, agreed:

That the Mayor, Alderman Mrs. Hickey, Councillor Hillis and an officer attend the Study Tour.

The Committee Report was agreed subject to the amendment.

3.0 TENDERS - PORTBALLINTRAE COMMUNITY HALL

Consideration was given to the Director of Leisure Services' Report on tenders for the construction of a Community Hall in Portballintrae (circulated to each member). Nine tenders had been received as follows:

Bell Contracts, Cookstown	£891,000.00
Andrew Bradley, Magherafelt	£907,600.00
Wilson & Mawhinney, Ballymena	£918,000.00
Martin & Hamilton, Ballymena	£954,909.06
Taggart & Sons, Ballymoney	£959,887.00
TAL Ltd., Lisburn	£965,701.00
Kennedy Contractors, Coleraine	£983,912.00
Patton Group, Ballymena	£996,489.00
Mulhern & Rushe, Dungiven	£1,120,000.00

An allowance had been made in the Council's Capital Programme for £850,000.00 with grant of £200,000.00.

Following proposed reductions being identified and costed, the revised tender figures

for the three lowest tenderers were as follows:

Bell Contracts	£849,385.70
Andrew Bradley	£876,686.36
Wilson & Mawhinney	£878,583.60

It was proposed by Councillor McPherson, seconded by Alderman Mrs. Black and agreed:

That Council accept the revised tender of Bell Contracts for the sum of £849,385.70 as recommended by the Consultants.

4.0 LIMAVADY BOROUGH COUNCIL - NOTICE OF MOTION

Consideration was given to a letter from Limavady Borough Council containing Notice of Motion regarding 'all-inclusive proportionality mechanisms for the purposes of filling civic positions on Council' (previously supplied).

Following discussion it was proposed by Alderman McClure and seconded by Councillor McQuillan:

That the letter be marked 'Read'.

As an amendment it was proposed by Councillor Dallat and seconded by Councillor Leonard:

That Council support the Notice of Motion.

On being put to Meeting the amendment was lost, five members voting in favour and thirteen members voting against.

The proposal was subsequently put to the Meeting and was carried, thirteen members voting in favour and five members voting against.

The letter was, therefore, marked 'Read'.

5.0 LAND AT DHU VARREN

Reported that a request had been received from John Graham Dromore Ltd. to lease an area of ground at the new Dhu Varren Pumping Station for use as site accommodation from 1st February, 2008 – 31st December, 2008.

Agreed that the area of ground be leased for one year.

6.0 COURT OF THE UNIVERSITY OF ULSTER

Read letter from the University of Ulster requesting Council to nominate a member to serve on the Court of the University of Ulster. It was noted that the annual meeting of the Court would be held at the Belfast Campus on Wednesday, 26th March, 2008 at 3.00 p.m.

It was proposed by the Deputy Mayor, seconded by Councillor Mrs. Church and agreed:

That Alderman Mrs. Black be nominated.

7.0 NEW YEAR'S HONOURS 2009

Read letter from the Department of the Environment advising members that nominations for the New Year's Honours for 2009 would be sought in March 2008 from the local government sector.

The Acting Town Clerk and Chief Executive was asked to clarify if it was possible for Council to nominate a potential candidate from outside the local government sector.

8.0 COMMITTEE FOR SOCIAL DEVELOPMENT - CHARITIES BILL

Read letter from the Northern Ireland Assembly – Committee for Social Development advising Council that the Charities Bill had been formally introduced to the Assembly on 10th December, 2007, received its Second Reading on 15th January, 2008 and had now been referred to the Committee for Social Development for Committee Stage.

Written comments were invited by Tuesday, 5th February, 2008.

9.0 DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT - HORSE PASSPORT REGULATIONS (N.I.) 2004

Read letter from the Farm Policy Branch of the Department of Agriculture and Rural Development highlighting the importance of adhering to the Horse Passport Regulations (N.I.) 2004. Further information can be obtained from the Farm Policy Branch.

10.0 NORTHERN IRELAND LOCAL GOVERNMENT ASSOCIATION

Reported that the NILGA presentation was scheduled for Tuesday, 18th March at 6.30 p.m. prior to the Policy and Development Committee Meeting which would commence at 7.30 p.m.

11.0 THE SOMME ASSOCIATION

Read letter from The Somme Association inviting members to a special week of lectures and workshops being held at the Somme Heritage Centre from Monday, 11th February – Friday, 15th February, 2008.

Members interested in attending were asked to contact the Administrative Officer.

12.0 NATIONAL ASSOCIATION OF COUNCILLORS

Reported that the National Association of Councillors had organised a conference 'Delivering Safer Communities – Tackling Disorder & Anti Social Behaviour' to be held at the Carlton Hotel, Blackpool from 29th February – 2nd March, 2008.

Members interested in attending were asked to contact the Administrative Officer.

13.0 DOCUMENTS TABLED

- (a) Chartered Institute of Environmental Health:
 - Strategic Housing and the Private Rented Sector;
 - Commission on Housing Renewal and Public Health – Final Report;
- (b) Big Lottery Fund – Answering BIG questions: Impacts and lessons

- learned from our evaluation and research;
- (c) Advisory Council on Infrastructure Investment – Review of Year 3: 2006/07;
 - (d) The Community Foundation for Northern Ireland – Foundation News;
 - (e) Rural Development Council – Bi-annual Newsletter;
 - (f) Northern Ireland Fire and Rescue Service – Annual Report 2006/07;
 - (g) Northern Ireland Community Relations Council – CRC News;
 - (h) Translink – Connect October 2007;
 - (i) Sperrins Tourism Ltd. - Visitors' Guide.

14.0 CONSULTATION LIST

The following consultation papers had been received and was available for members who wished to consider making a response:

1. The Electoral Office for Northern Ireland – Guidance on Dealing with Unacceptable Customer Behaviour

Comments due: 7th March, 2008
2. The Consumer Council – Corporate Plan 2008 – 2011

Comments due: 12th March, 2008
3. Driver & Vehicle Agency – Centralisation of Vehicle Licensing – Equality Impact Assessment

Comments due: 14th March, 2008
4. Northern Ireland Fire & Rescue Service – NIFRS Draft Road Safety Strategy

Comments due: 24th March, 2008
5. Department of Culture, Arts and Leisure – Salmon and Inland Fisheries Stakeholder Forum Consultation

Comments due: 11th April, 2008

15.0 DOCUMENTS FOR SEALING

Resolved:

That the following documents be sealed:

1. Memorandum of Rent Review Tourist Information Office
Coleraine Borough Council with Mr. Peter
Lynas
2. Cemetery Titles Grant of Right of Burial –
Deeds Register Nos. 3382 – 3387 (inclusive):

Agherton	-
Ballywillan	3
Coleraine	-
Kilrea	-
Portstewart	3

SPECIAL MEETING

29th January, 2008.

Convened: To consider the Rate Estimates and strike a Borough Rate for the year ended 31st March, 2009

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

Aldermen

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

Councillors

O. M. Church (Mrs.) N. F. Hillis
T. J. Deans B. Leonard
E. P. Fielding (Mrs.) G. L. McLaughlin
B. Fitzpatrick R. A. McPherson
S. Gilkinson

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

Apologies: Alderman McClarty, Councillors Ms. Alexander, Cole, Dallat, King and McQuillan

1.0 WELCOME

The Mayor welcomed everyone to the meeting. He extended a special welcome to Councillor Mrs. Fielding who had returned after a fall.

2.0 COUNCILLOR BARBOUR

The Mayor advised members that Councillor Barbour was in hospital. Best wishes were extended to Councillor Barbour for a speedy recovery.

3.0 RATE ESTIMATES 2008/2009

The Director of Corporate Services presented his report on the Rate Estimates for 2008/2009 (previously supplied) and members noted the main factors which gave rise to the proposed increase viz:

▪ Payroll Costs

The overall payroll cost was expected to increase by around £519,000 (5.3%).

The key components of this increase were:

- (a) Annual pay awards would add approximately 3% to the overall payroll cost;
- (b) Significant increases to employers' pension contributions following an actuarial review of the Northern Ireland Local Government Officers' Superannuation Scheme – 2008/2009 contributions would increase by 2%.

- **Loan Charges**

Council recently adopted a Capital Expenditure programme which contained substantial proposals for expenditure on new and refurbished facilities and infrastructure throughout the Borough. In 2008/2009, loan charges would increase by almost 8%.

Included in the five-year programme is estimated net expenditure of over £5.6m in 2008/2009. This included commencement of the undernoted major schemes:

- Refurbishment of Peter Thompson Hall, Castlerock
- Garvagh Sports Hall
- Coleraine West Community Centre
- A new Community Centre in Portballintrae
- Extensive refurbishment of The Crescent, Portstewart
- Continued expenditure related to regeneration of Portrush

Some funds had also been set aside for further development of Council's landfill site and for a wide variety of minor works schemes throughout the Borough.

- **Other Expenditure**

This category of expenditure showed an estimated increase of almost £1.5m (16.8%). The key issues contributing to this increase were as undernoted:

- significant contributions to a number of organisations in the sport/leisure field;
- Council had agreed to increase its contribution to the Riverside Theatre over a three-year period;
- costs of tourist events had increased by £75,000 largely due to additional expenditure on the annual airshow;
- increased oil, fuel and electricity prices had necessitated an increase of £96,000;
- New Government regulations would increase the expense of monitoring/testing at the landfill site by over £50,000;
- a trial scheme to divert waste from civic amenity sites from landfill by taking it to a private contractor would cost over £700,000 next year, this would be partially offset by additional income;
- landfill tax expenditure would be increased by £442,000.

- **Income**

Income estimates showed an increase of £894,000 (12.8%). The main reason for this increase was:

- income from residual waste brought to Craigahulliar by private contractor would be £720,000. This included landfill tax of £320,000 which had to be paid to Government;
- income from tourist facilities would drop slightly due to two Easter periods in the current financial year and none next year;

- Central Government grants had declined in recent years and several services had experienced cuts in grant-aid.

- **Overall Position**

Council's overall net expenditure was projected to grow by £1.3m (9.1%). However, the rates base in the Borough continued to expand and this was reflected in a 4% rise in the estimated produce of a 1p rate (i.e. how much income Council receives from each penny levied).

- **Reserves**

Council holds a balance in its District Fund to provide working capital and cover unforeseen eventualities. Due to the likely extension to the life of Councils beyond 2009, it was considered that a sum of £93,000 could be released from reserves. The release of such a sum would reduce the required rate increase from 6.6% to 5.9%.

A period of discussion ensued during which various members' questions were answered by the Director of Corporate Services and other matters noted by the Directors.

1.1 **Estimate Summary**

The estimate of rates culminated in the following rate requirement:

	£
Net Cost of Services	15,770,520
<u>Less: General Grant</u>	570,317
<u>Less: Credit balance applied</u>	<u>93,203</u>
Amount to be raised	15,107,000
	=====
Estimated product of 1p rate	750,930

It was proposed by Alderman McClure, seconded by the Deputy Mayor and agreed:

That Council strike a Borough Rate for the 2008/2009 year as follows:

- (a) Non-Domestic Rate of 20.1177 pence
- (b) Domestic Rate of 0.2654 pence

1.2 **Congratulations**

Members congratulated all the staff who had contributed to the extensive estimates exercise.

LEISURE AND ENVIRONMENT COMMITTEE

5th February, 2008.

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

Aldermen

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

Councillors

C. S. Alexander (Ms.) B. Leonard
(Items 2.0 – 13.0) (Items 1.0 – 4.1.3)
O. M. Church (Mrs.) G. L. McLaughlin
B. Fitzpatrick A. McQuillan
N. F. Hillis (Items 1.0 – 3.6)
(Items 1.0 – 3.6)

Officers in Attendance:

Acting Town Clerk and Chief Executive, Director of Leisure Services, Director of Environmental Health, Senior Environmental Health Officers (Items 1.0 – 3.6), Environmental Health Officer/Emergency Planning Officer (Items 1.0 – 3.6), Head of Development Services (Items 1.0 – 2.0), Head of Administrative Services, Senior Technical Officer, Waste & Recycling Officer, Leisure Services Officer (Facilities), Principal Building Control Officer (Items 2.0 – 5.2) and Administrative Assistant

Apologies: Councillors Barbour, Cole, Dallat, Mrs. Fielding, Gilkinson and King

1.0 WELCOME

The Chairman welcomed everyone to the meeting.

2.0 CCTV INSTALLATION IN KILREA AND GARVAGH

It was agreed to move this item to the beginning of the meeting.

Following public advertisement, five tenders had been received for CCTV installation in Kilrea and Garvagh:

Tenderer	Amount
Wired Up Security Systems	£12,761.00
B & E Security Systems	£13,016.00
Secure Vision Systems Ltd.	£13,470.00
Metro CCTV	£27,400.00
Antrim Electrical & Mechanical Engineers Ltd.	£38,369.00

After a short period of discussion, it was proposed by Alderman Mrs. Hickey, seconded by Councillor McLaughlin and agreed:

That the tenders be discussed "In Committee".

3.0 ENVIRONMENTAL HEALTH REPORT

The Report of the Director of Environmental Health was considered (previously supplied).

Matters arising:

3.1 Legal Proceedings

3.2 Conditional Approval of Meat Products Establishment under EC Regulation 853/2004

Recommended:

That conditional approval be granted to the following establishment under this legislation:

The Pork Store, Units 8, 10 & 11
Kilrea Enterprise Centre, Kilrea.

3.3 Emergency Planning and Civil Contingencies Emergency Plan for Coleraine

Mr. Rory Donnelly, Environmental Health Officer gave a presentation on the structure and content of the Emergency Plan, the role of the key stakeholders and the arrangements in place to put the plan into effect.

Recommended:

That Council approve the plan.

Copies of the plan would be available in the Members' Library.

3.3.1 Review of Drinking in Public Places - Bye-Laws

Following a public advertising process, numerous additional areas had been requested to be added to the Drinking in Public Places Bye-Laws.

The majority of the areas were around Old Mill Grange, Portstewart or around the circuit of the North West '200'.

The Department for Social Development would be asked to approve the bye-laws and the public advertising process would be repeated to include all the proposed new areas.

It was proposed by Councillor Ms. Alexander, seconded by Alderman Creelman and recommended:

That Council proceed with the process.

3.4 For Information

- 3.4.1 Consumer Protection Act 1987
Product Recall on Lamps Members noted information on this topic, as detailed in the report.
- 3.5 Environmental Health
Visit to Zomba Yvonne Crowe, Environmental Health Officer/ Emergency Planning Officer and Alexis Cann, Senior Environmental Health Officer had visited Zomba in October 2007. They gave a presentation outlining their experiences, achievements and the potential for further support for the Environmental Health function in Zomba Municipal Assembly.
- Members were appreciative of the work done by the two Environmental Health Officers during their visit.
- 3.6 Outcome of Legal Proceedings
The Dogs (N.I.) Order 1983
as amended by The Dangerous
Dogs (N.I.) Order 1991 Members noted the undernoted details regarding this topic:
- Defendant: Mr. A. Gibson
30 Springvale
Moneymore
- Offences: (1) Dog attacking a person
(2) No valid identification on dog
(3) Allowing a dog to foul
- Result: Attack £50 fine
No Identification £50 fine
Fouling £200 fine
Court Costs £16
Legal Costs £70

4.0 **TECHNICAL SERVICES REPORT**

The Report of the Director of Technical Services was considered (previously supplied).

Matters arising:

4.1 D.R.D. Roads Service

4.1.1 Waiting Restrictions – Portrush - White Rocks Road

Consideration was given to information on this topic, as detailed in the report.

Recommended:

That Council suggest to Roads Service that signage should be used instead of double yellow lines.

4.1.2 Waiting Restriction – Coleraine - Brook Street

Consideration was given to information on this topic, as detailed in the report.

Recommended:

That Council suggest to Roads Service

that the waiting restriction be amended from 8 a.m. – 6.30 p.m. to **9 a.m.** – 6.30 p.m.

4.1.3 Taxi Ranks – Coleraine
(1) Railway Place

Consideration was given to information on this topic, as detailed in the report.

Recommended:

That Council approve the introduction of a new taxi rank at Railway Place on the west side from a point approximately 23 m east of its junction with Railway Road for a distance of approximately 70 m.

(2) New Row West

Consideration was given to information on this topic, as detailed in the report.

Recommended:

That Council do not approve the introduction of a new taxi rank at New Row West on the west side from a point approximately 34 m west of its junction with New Row for a distance of approximately 8 m.

(3) North Rampart

Consideration was given to information on this topic, as detailed in the report.

Recommended:

That Council approve the introduction of a new taxi rank at the North Rampart on the north side from a point approximately 38 m south east of its junction with The Mall for a distance of approximately 12 m.

(4) Captain Street, Lower

Consideration was given to information on this topic, as detailed in the report.

Recommended:

That Council approve the introduction of a new taxi rank at Captain Street, Lower at the north side from a point approximately 44 m west of its junction with Castlerock Road for a distance of approximately 12 m.

4.1.4 Speed Limit – Hezlett School Articlave

Consideration was given to information on this topic, as detailed in the report.

Recommended:

That Council approve the introduction of

a 20 mph part-time speed limit in the vicinity of Hezlett School on parts of the Mussenden Road and Ballywoolen Road, Articlave.

Members noted that this would be a pilot scheme.

4.2 Tender for Supply of Wheelie Bins

North West Waste Management Group sought tenders for the supply of wheelie bins. The tender process was led by Derry City Council.

Five tenders were received viz:

Tenderer	Amount
Sturdy Products Ltd Blessington Industrial Estate Co Wicklow	240L £14.70
Craemer UK Ltd Craemer House Hortonwood 1, Telford Shropshire	240L £14.90
Weber-Kunststofftechnik Bergische Strasse 14 D-42781 Hann Germany	240L £14.90
Contenur UK Ltd Lomeshaye Business Village Nelson, Lancs	240L £16.90
SSI Schaefer Ltd 83/84 Livingstone Road Walworth Industrial Estate Andover, Hampshire	240L £13.80

Recommended:

That Council accept the lowest tender received from SSI Schaefer Ltd., for the sum of thirteen pounds and eighty pence per bin (£13.80).

4.3 Five Goals to Achieve for Fairtrade Borough Status

The Waste and Recycling Officer, Fiona Watters, gave a presentation outlining the five goals which needed to be achieved to gain Fairtrade Borough Status. She also informed members on how the Borough had met the goals to date.

The Waste and Recycling Officer advised Committee that more businesses, schools, community groups and churches were required to use Fairtrade products to enable the as yet unaccomplished goal to be met.

4.4 For Information

4.4.1 Coleraine Borough Wildlife

Members noted that there would be a Garden

Garden Competition –
In Partnership with
Ulster Wildlife Trust

Competition to raise awareness of wildlife gardening. Judging would take place in June 2008.

Members were advised of a new category in the Best Kept Awards. The 'Go Wild' category would be for Councils or Community groups that do most to protect local wildlife and plant life.

It was suggested that Council fix up and enter the garden located near the Cloonavin entrance which had been designed as a garden for the blind.

4.5 Building Control

4.5.1 Approvals

Members noted that approval had been granted for ninety-two applications.

5.0 LEISURE SERVICES REPORT

The Report of the Director of Leisure Services was considered (previously supplied).

Matters arising:

5.1 Anderson Park,
Coleraine

In conjunction with Rivers Agency, Council invited tenders for drainage improvement works at Anderson Park, Coleraine.

Three tenders were received which were all significantly over Council's budget viz:

Tenderer	Amount
T. O'Connell & Sons	£93,456.01
Benny O'Neill	£106,316.50
P. T. McWilliams Contracts	£144,841.30

Council's Consultants had been asked to agree a bill of reductions with the lowest tenderer but to keep the scheme meaningful and successful.

The agreed figure with the lowest tenderer, was for fifty eight thousand, four hundred and ninety eight pounds and ninety pence (£58,498.90).

It was proposed by Alderman McClure, seconded by Alderman Mrs. Black and recommended:

That Council accept the lowest revised tender received from T. O'Connell & Sons for the sum of fifty eight thousand, four hundred and ninety eight pounds and ninety pence (£58,498.90).

A member requested that the Rivers Agency investigate upstream pollution in The Brook.

5.2 Larchfield Gardens, Kilrea

Representation had been made to Council from residents of Larchfield Gardens, Kilrea for a safe place for children to play without annoying local residents.

A suitable site had been identified and the Northern Ireland Housing Executive would transfer the ground to Council.

It was proposed by Alderman Mrs. Hickey, seconded by the Deputy Mayor and recommended:

That Council accept ownership of the ground and erect a small fence to create the safe play area.

Members noted that the estimated cost would be £4,000.

5.3 Coleraine Sports Council

A request had been received from Coleraine Sports Council for a grant for the forthcoming year.

Recommended:

That Council contribute £8,000 to Coleraine Sports Council.

Members noted that the grant had been allowed for in the estimates.

5.4 Riverside Pathway at Portneal, Kilrea

Recommended:

That Council accept the transfer of land, for a circular pathway, from Kilrea Enterprise Group and cover the legal costs associated with the land transfer.

5.5 For Information

5.5.1 Coleraine Cougars Sports and Recreation Club

Members noted that Council's Sports Development Team would be launching a new club initiative aimed at 12-15 year olds, as detailed in the report.

5.5.2 Coleraine International Choral Festival

Members noted that the 10th Coleraine International Choral Festival would be held on Saturday, 8th March, 2008 at the University of Ulster, Coleraine.

5.5.3 St. Patrick's Day Celebrations

Members noted that a lunchtime concert would be held in Coleraine Town Centre on St. Patrick's Day and an evening

variety show in the Riverside Theatre, as detailed in the report.

5.5.4 Northern Ireland International Airshow 2008 – Portrush

Members noted that the Northern Ireland International Airshow 2008 would be staged at West Bay, Portrush on Saturday 6th and Sunday 7th September, 2008.

5.5.5 Causeway Museum Service

(a) 'Famous Sons and Daughters' Project

Members noted that the six individuals from the Coleraine Borough would be prioritised for installation of Blue Plaques, at £350 per plaque, as detailed in the report.

(b) Community Outreach Training Seminar

Members noted that the Causeway Museum Service would be holding a UK and Ireland wide seminar 'Engaging your communities – putting words in practice', on 24th – 26th April, 2008. Further details would be available from the Causeway Museum Service Officer or the Community Outreach Officer.

(c) Annual Report

Members also noted that a copy of the current Causeway Museum Service Annual Report on Activities would be available in the Members' Library.

5.5.6 Caravan Parks – Update on Carrick Dhu

Members noted that work had been progressing well with the replacement dwelling and office for the site manager at Carrick Dhu, as detailed in the report.

6.0 NOTICE OF MOTION SUBMITTED BY COUNCILLOR MS. ALEXANDER

The undernoted Notice of Motion was proposed by Councillor Ms. Alexander and seconded by Alderman Mrs. Hickey:

"That this Council calls on the Minister for Finance, Peter Robinson MP MLA and the Executive to immediately reinstate and implement the promised legislation making it compulsory for all new buildings to incorporate renewable, environmentally friendly systems, such as solar panels, small wind turbines, geo-thermal heating, etc and further continue grant aid for renewable energy systems to be installed in housing. This grant aid is due to expire in March 2008."

On being put to the meeting, the motion was carried by seven votes in favour and none against.

It was noted that the Association of Group Chief Building Control Officers had reservations about the evidence base for some of these technologies.

7.0 INTERNATIONAL WOMEN'S DAY

- (a) The Equality Commission, Northern Ireland Women's European Platform and the Human Rights Commission had invited members to an event to celebrate

International Women's Day at the Stormont Hotel on Wednesday, 5th March, 2008 from 3.00 p.m. to 5.00 p.m. Members were asked to contact the Administrative Officer if they were interested in attending.

- (b) The Northern Ireland Rural Women's Network, the Latino Unido America Association and Rural Community Network had invited members to an event to

celebrate International Women's Day at The Bridewell, Magherafelt on Wednesday, 5th March, 2008. A buffet supper would be held at 6.30 p.m. followed by a Cultural Celebration from 7.15 p.m. – 9.30 p.m. Members were asked to contact the Administrative Officer if they were interested in attending.

8.0 REVIEW OF DRAFT PPS14 – STAKEHOLDER ENGAGEMENT ON EMERGING FINDINGS

A stakeholder engagement event would be held at Flowerfield Arts Centre, Portstewart on Thursday, 21st February, 2008 at 12 noon. It was agreed that Councillor McPherson and either Alderman Mrs. Hickey or Councillor Dallat should attend.

9.0 2008 SOMME PILGRIMAGE FOR THE 92ND ANNIVERSARY

It was proposed by the Mayor, seconded by the Deputy Mayor and recommended:

That Councillor Mrs. Church attend the 92nd Anniversary of the Battle of the Somme Pilgrimage.

It was proposed by Alderman Mrs. Hickey, seconded by Alderman McClure and recommended:

That Councillor Fitzpatrick should also attend the 92nd Anniversary of the Battle of the Somme Pilgrimage.

The pilgrimage would depart on Saturday, 28th June, 2008 and return on Wednesday, 2nd July, 2008.

10.0 WARM HOMES SCHEME DRAFT BUDGET 2008 - 2011

Read letter from the Minister for Social Development, Margaret Ritchie MLA, in reply to a letter from the Director of Environmental Health in which concern was expressed about proposed cuts in the draft budget for the Warm Homes Scheme. The Minister would be exploring every means possible to both get the budget increased and to raise the necessary capital for housing in alternative ways.

11.0 DOCUMENT TABLED

- (1) Belfast Healthy Cities Annual Report 2006 – 2007.

12.0 MUNICH AIR CRASH

A member suggested that Mr. Harry Gregg should be recognised for the part he played in rescuing survivors from the plane that crashed at Munich airport on

6th February, 1958.

The Acting Town Clerk and Chief Executive was asked to develop proposals.

13.0 CLOSTRIDIUM DIFFICILE

A member expressed concern at the outbreak of Clostridium Difficile (C. Diff) in the Causeway Hospital, Coleraine and it was suggested that Norma Evans, Chief Executive of the Northern Health and Social Care Trust (N.H.S.C.T.) be invited to Council so that concerns could be expressed.

It was proposed by the Deputy Mayor, seconded by Councillor Fitzpatrick and agreed that:

The presentation by the N.H.S.C.T. be brought forward to a Thursday at the end of February.

PLANNING COMMITTEE

12th February, 2008.

Present:

Alderman W. J. McClure in the Chair

The Mayor, Councillor J. M. Bradley
(Items 2.13 – 9.0)

The Deputy Mayor, Councillor E. A. Johnston (Mrs.)

Aldermen

E. T. Black (Mrs.)
W. T. Creelman
(Items 2.11 – 9.0)

M. T. Hickey (Mrs.)
D. McClarty

Councillors

C. S. Alexander (Ms.)
D. D. Barbour
O. M. Church (Mrs.)
J. J. Dallat
T. J. Deans
(Items 1.0 – 2.51)
E. P. Fielding (Mrs.)

B. Fitzpatrick
S. Gilkinson
B. Leonard
G. L. McLaughlin
R. A. McPherson
A. McQuillan

**Also in
Attendance:**

Representatives from the Planning Service –
Mr. P. Duffy and Mr. A. McGreavy

**Officers in
Attendance:**

Administrative Officer and Administrative Assistant

Apologies:

Councillors Cole, Hillis and King

1.0 WELCOME

The Chairman welcomed everyone present to the Meeting including visitors in the public gallery.

A special welcome was extended to Councillor Barbour following his recent illness.

2.0 PLANNING APPLICATIONS

A list of one hundred and forty applications was presented for consideration (previously supplied).

**Applications Deferred from
Previous Meeting**

2.1 Application No. D1
C/2005/0152/O
Site for dwelling and garage 20m
north east of 19 Hillhead Road.

The opinion of the Planning Service was to refuse.

It was agreed that the application be

	<u>Kilrea for Mr. and Mrs. D. McMullan</u>	refused.
2.2	<u>Application No. D2 C/2006/0074/F Residential building with 7 no. apartments over three and a half storey with car parking and private amenity space provided at 6 and 7a The Crescent, Portstewart for Caulfield Mulvenna</u>	The opinion of the Planning Service was to approve. It was agreed that the application be approved.
2.3	<u>Application No. D3 C/2006/0542/O Replacement dwelling (incorporating existing dwelling) adjacent to 10 Bratwell Road, Coleraine for Mr. I. Cochrane</u>	The opinion of the Planning Service was to approve. It was agreed that the application be approved.
2.4	<u>Application No. D4 C/2006/0758/F Replacement dwelling (retrospective) at No. 27 Grove Road, Garvagh, Coleraine for Mr. H. Holmes</u>	The opinion of the Planning Service was to approve. It was agreed that the application be approved.
2.5	<u>Application No. D5 C/2006/0801/O Removal of existing dwelling and construction of 3 no. townhouses south of 7 – 15 Ardbann Avenue, Kilrea, Coleraine for Mr. M. McKenna</u>	The opinion of the Planning Service was to approve. It was agreed that the application be approved. Mr. Duffy confirmed that the Planning Service would attach landscaping conditions to this approval to lessen its impact on adjoining properties.
2.6	<u>Application No. D6 C/2006/0888/F Proposed residential development, consisting of three private dwellings, with amenity space and parking provision at 52b Main Street, Castlerock for KMBC Properties</u>	The opinion of the Planning Service was to refuse. The application had now been withdrawn.
2.7	<u>Application No. D7 C/2006/0994/F Erection of conservatory to existing dwelling house south of No. 169 Mountsandel Road, Coleraine for Mr. A. Kennedy</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be held to facilitate the assessment of new information by the Planning Service.
2.8	<u>Application No. D8 C/2006/1008/RM Erection of dwelling and garage</u>	The opinion of the Planning Service was to approve.

- at Gettistown Road, Aghadowey, Coleraine (700m north west of 47 Moneydig Road, Garvagh) for Mr. R. Clyde It was agreed that the application be approved.
- 2.9 Application No. D9
C/2006/1012/F
Erection of shed for storage of building contractor's vehicles and plant to rear of 34 Liscall Road, Garvagh for Higgins Construction Ltd. The opinion of the Planning Service was to refuse.
It was agreed that the application be held for seven days to facilitate withdrawal. If the application was not withdrawn it would be refused.
- 2.10 Application No. D10
C/2006/1192/F
Retention of existing shed (currently used as a car service workshop) for use as a detached double domestic garage and garden shed at 40 Liscall Road, Garvagh for Mr. B. Mullan The opinion of the Planning Service was to refuse.
It was proposed by Councillor Dallat, seconded by Councillor McLaughlin and agreed:
That the application be approved.
- 2.11 Application No. D11
C/2007/0003/F
Demolition of former cinema building and construction of 27 no. apartments at former Palladium Cinema, Society Street, Coleraine (north of 2 and 4 Newmarket Street) for Mr. S. Moore The opinion of the Planning Service was to approve.
It was agreed that the application be approved.
- 2.12 Application No. D12
C/2007/0007/F
Replacement dwelling at 6 Upper Heathmount, Portstewart for Mr. and Mrs. R. Yates The opinion of the Planning Service was to refuse.
The application had now been withdrawn.
- 2.13 Application No. D13
C/2007/0037/F
Reinstatement of former car repair garage at 25a Islandtasserty Road, Coleraine for Mr. R. Stewart The opinion of the Planning Service was to refuse.
The Planning Service agreed to hold the application for seven days to facilitate clarification from the agent.
It was proposed by Alderman McClarty, seconded by Councillor Dallat and unanimously agreed:
That the application be approved.
- 2.14 Application No. D14
C/2007/0064/O
Traditional dwelling with detached garage/store to the rear The opinion of the Planning Service was to refuse.
It was agreed that the application be held

of 90 Blackrock Road, Boveedy, Kilrea for Mr. and Mrs. R. McKinney

for seven days to facilitate reassessment by the Planning Service.

- 2.15 Application No. D15
C/2007/0235/F
Change of use from public car parking layby to vehicle parking and display area opposite No. 9 Agivey Road, Kilrea for Mr. R. Patterson
- 2.16 Application No. D16
C/2007/0372/F
Proposed variation of condition No. 11 to enlarge area shaded green to include additional lands for re-siting of dwelling 60m east of 39 Kinneyglass Road, Coleraine for Mr. E. Woods
- 2.17 Application No. D17
C/2007/0671/F
Roof space conversion, dormer at rear and internal alterations, infill at front porch at 16 Causeway View Terrace, Portballintrae for Mr. R. Gibson

The opinion of the Planning Service was to refuse.

It was proposed by Councillor McQuillan, seconded by Councillor McPherson and agreed:

That the application be approved.

The opinion of the Planning Service was to approve.

It was agreed that the application be approved.

The opinion of the Planning Service was to approve.

It was agreed that the application be approved.

New Applications

- 2.18 Application No. 1
C/2006/0708/F
Underground boat shed at 116 Strand Road, Portstewart for Mr. T. Turkington
- 2.19 Application No. 2
C/2006/0791/F
Proposed development of 29 no. townhouses, 10 no. semi-detached, 7 no. apartments and 1 no. detached dwelling for residential purposes at Kinard Park, Garvagh for Dante Ltd.

The opinion of the Planning Service was to refuse.

It was proposed by Councillor McQuillan, seconded by Alderman Creelman and agreed:

That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.

The opinion of the Planning Service was to refuse.

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

That the application be deferred for one month

- to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.20 Application No. 5
C/2007/0103/F
Replacement dwelling at No. 7
and the Ice House, Harbour
Place, Portstewart for
Mr. J. Keatley
- The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.
- 2.21 Application No. 10
C/2007/0220/F
Replacement/refurbishment and
extension of existing dwelling
house and outhouses/sheds and
associated siteworks and
landscaping at 88A Portstewart
Road, Drumslade, Coleraine for
NM Developments
- The opinion of the Planning Service was to refuse.
- It was noted that this was a retrospective application. The Planning Service was requested to advise members in future if an application was retrospective.
- It was proposed by Alderman McClarty, seconded by Councillor Fitzpatrick and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.22 Application No. 17
C/2007/0391/O
Demolish existing building and
erect four, two storey semi-
detached dwellings at 9 and 11
Seahaven Park, Portstewart for
Mr. Graham
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Deans, seconded by Councillor Leonard and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- On being put to the Meeting the proposal was carried, eleven members voting in favour and three members voting against.
- 2.23 Application No. 19
C/2007/0410/O
Site for dwelling adjacent to No.
35 Parker Avenue, Portrush for
Mr. H. Dooley
- The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.

- 2.24 Application No. 24
C/2007/0445/O
Site for dwelling 50m east of 16
Mayboy Road, Boleran, Garvagh
for Mr. Clarke
- The opinion of the Planning Service was to refuse both applications.
- It was proposed by Councillor Deans, seconded by Alderman McClarty and agreed:
- Application No. 28
C/2007/0479/F
Site for 4 no. one and a half
storey dwellings at 18 Mayboy
Road, Boleran, Garvagh for
Mr. Clarke
- That the applications be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.25 Application No. 25
C/2007/0455/F
Construction of an Anaerobic
Digester at 84 Carhill Road,
Garvagh for Mr. I. McLenaghan
- The opinion of the Planning Service was to approve.
- Reported that the application was being assessed by the Special Studies Team at Planning Service Headquarters and would, therefore, be withdrawn from the schedule.
- 2.26 Application No. 26
C/2007/0470/F
Proposed Farm Manager's
dwelling 100m north of No. 28
Gateside Road, Coleraine for
Aiken Farms
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman McClarty, seconded by the Deputy Mayor and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.27 Application No. 29
C/2007/0508/F
Proposed double garage and
store for replacing outgoing
buildings at 4 Oldtown Road,
Islandcarragh, Ballymoney for
Mr. Taggart
- The opinion of the Planning Service was to refuse.
- It was noted that the application was retrospective.
- It was proposed by Alderman Mrs. Black, seconded by Councillor Ms. Alexander and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.

- 2.28 Application No. 30
C/2007/0541/F
Proposed two storey retirement
dwelling adjoining Carneety
House, 120 Mussenden Road,
Castlerock for Mr. and Mrs.
Henry
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman McClarty, seconded by Councillor Fitzpatrick and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.29 Application No. 34
C/2007/0593/F
Replacement dwelling and
garage at site located adjacent to
230 Windyhill Road, Coleraine
for Dr. and Mrs. Burns
- The opinion of the Planning Service was to refuse.
- It was proposed by the Mayor, seconded by Alderman McClarty and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.30 Application No. 38
C/2007/0602/F
Proposed 5 no. dwellings and
garages at rear of 61 Dunderg
Road, Macosquin for AMG
Property Developers Ltd.
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Church, seconded by Councillor McPherson and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.31 Application No. 39
C/2007/0605/F
Proposed site for two storey
domestic building at rear of 37
Hopefield Avenue, Portrush for
Mr. A. H. Semple
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McQuillan, seconded by Councillor Deans and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not

been assessed.

The application would be held to the March office meetings as requested.

- 2.32 Application No. 41
C/2007/0613/O
Residential and associated
development at the old abattoir,
Lower Newmills Road, Coleraine
for Mr. F. Dillon
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman Mrs. Hickey, seconded by Councillor Dallat and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.33 Application No. 42
C/2007/0627/F
1 no. replacement dwelling at
18 Seaview Drive North,
Portstewart for Mr. and Mrs. D.
Currie
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman McClarty, seconded by Alderman Creelman and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.34 Application No. 46
C/2007/0658/RM
Proposed two storey dwelling
and garage adjacent to 45a
Greenhill Road, Garvagh for
Mr. and Mrs. A. Abernethy
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Church, seconded by Councillor Barbour and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.35 Application No. 47
C/2007/0670/O
Private farmhouse residence
adjacent to 60 Quilly Road,
Drumaquill Townland, Coleraine
for Mr. Dougan
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McPherson, seconded by Councillor Dallat and agreed:

- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.36 Application No. 48
C/2007/0687/F
Demolition of guest house and construction of 9 no. apartments with associated car parking at 15 Lansdowne Crescent, Portrush for Mr. A. Spence
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Deans and seconded by Councillor Barbour:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- As an amendment it was proposed by Councillor Ms. Alexander and seconded by Councillor Fitzpatrick:
- That Council support the refusal.
- On being put to the Meeting the amendment was lost, seven members voting in favour and 10 members voting against.
- Accordingly it was agreed that the application be deferred for an office meeting.
- 2.37 Application No. 50
C/2007/0735/F
Demolition of existing garage to provide new dwelling house and private driveway and provision of new driveway to No. 1 Glenesk Gardens, Coleraine (existing dwelling to be retained) for Spacecraft Property Ltd.
- The opinion of the Planning Service was to approve.
- It was agreed, seven members voting in favour and five members voting against, that the application be approved.
- 2.38 Application No. 52
C/2007/0745/F
Design amendments to planning approval ref. C/2005/1371/F – redevelopment of 21 Sea Road, Castlerock to include amended front elevation and floor plan layout for Mrs. McNally
- The opinion of the Planning Service was to approve.
- It was proposed by Councillor McQuillan, seconded by Councillor Gilkinson and agreed:
- That the application be deferred for one month

- to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.39 Application No. 54
C/2007/0757/F
Replacement of existing dwelling to provide 3 no. townhouses designed to reflect one dwelling at No. 14 Ballaghmore Avenue, Portballintrae for Cloughorr Investments Ltd.
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Deans, seconded by Councillor Barbour and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.40 Application No. 55
C/2007/0773/F
Demolition of single storey dwelling and development of site (including part of rear garden to No. 7) to include 1 no. detached dwelling and 4 no. semi-detached dwellings (2 storey) at 9, 9A and rear of 7 Ballywillan Road, Portrush for Wallace Enterprises Ltd.
- The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.
- 2.41 Application No. 60
C/2007/0818/F
Housing development comprising of 225 no. units, road and drainage networks and appropriate amenity and landscaping (detached, semi-detached, townhouses and apartments); access off Station Road – site at 154 Station Road and adjoining land between Dunsuivnish and Knockancor, Portstewart for Mr. J. Auld
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman McClarty and seconded by Councillor Deans:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- As an amendment it was proposed by the Mayor and seconded by Councillor Fitzpatrick:
- That Council support the refusal.
- On being put to the Meeting the amendment was carried, eight members voting in favour and six members voting

- against.
- 2.42 Application No. 62
C/2007/0834/O
Proposed dwelling at
1 Gleneldon Court, Coleraine for
Mr. K. Sterling
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Leonard and seconded by Councillor Dallat:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- On being put to the Meeting the proposal was carried, ten members voting in favour and two members voting against.
- 2.43 Application No. 65
C/2007/0880/F
Renovation and change of use
from dwelling to 2 no. self-
contained apartments at 9 Glebe
Avenue, Coleraine for
Mr. Hutchinson
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Deans, seconded by Councillor Mrs. Fielding and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- The Mayor asked to be recording as disagreeing with the office meeting.
- 2.44 Application No. 67
C/2007/0895/F
Demolish existing property and
re-develop with 8 no. apartments
with incurtilage parking at 4, 6
and 8 Church Street, Kilrea for
Mr. P. McNeill
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by Councillor McLaughlin and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.45 Application No. 76
C/2007/0953/O
Proposed site for two storey
dwelling and detached garage at
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be held

- Barnside Road, Garvagh (140m west of 14 Barnside Road) for Mr. R. Holmes for seven days to facilitate withdrawal. If the application was not withdrawn it would be refused.
- 2.46 Application No. 86
C/2007/0997/O
Site for dwelling and garage to replace old cottage between Nos. 15 and 17 Glenkeen Road, Aghadowey for Mr. B. McAuley The opinion of the Planning Service was to refuse.

It was proposed by Councillor Dallat, seconded by Councillor Mrs. Church and agreed:

That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.47 Application No. 87
C/2007/0998/F
New detached dwelling house and garden store with private driveway to include alteration of existing access and private driveway to No. 14 Copeland Park, Coleraine (existing driveway to be retained) for Spacecraft Property Ltd. The opinion of the Planning Service was to refuse.

It was proposed by Councillor McQuillan, seconded by the Deputy Mayor and agreed:

That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.48 Application No. 90
C/2007/1025/F
One private dwelling and septic tank 100m south of 16 Mayoghill Road, Garvagh for Mr. J. Stewart The opinion of the Planning Service was to refuse.

It was proposed by Councillor McQuillan, seconded by Councillor Deans and agreed:

That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.49 Application No. 100
C/2007/1060/F
Detached dwelling with associated car parking and landscaping to include relocation of existing footpath adjacent to No. 1 Ailsa Terrace, Portrush for Seaport (NI) Ltd. The opinion of the Planning Service was to refuse.

It was proposed by Councillor McPherson and seconded by Councillor Barbour:

That the application be deferred for one month

to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.

As an amendment it was proposed by Councillor Ms. Alexander and seconded by Alderman McClarty:

That Council support the refusal.

On being put to the Meeting the amendment was lost, seven members voting in favour and ten members voting against.

The substantive motion was then put to the Meeting and was carried, ten members voting in favour and five members voting against.

2.50 Application No. 102
C/2007/1071/F
Proposed replacement dwelling
at No. 11 Craigaboney Road,
Bushmills for Mr. G. Logan

The opinion of the Planning Service was to refuse.

Reported that the application should not have been on the schedule as it was still under consideration.

2.51 Application No. 103
C/2007/1082/F
Proposed change of access from
previously approved application
C/2004/0366/O for residential
purposes approximately 30m
south east of 6 Drumeil Road,
Aghadowey for Mr. D. McCartney

The opinion of the Planning Service was to refuse.

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

That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.

3.0 OFFICE MEETINGS

It was noted that the office meetings would be held on Friday, 29th February, 2008.

4.0 DRAFT NORTHERN AREA PLAN - UPDATE

The Administrative Officer reported that Mr. A. Menagh would provide an update on the Draft Northern Area Plan at the Planning Working Group Meeting to be held on Thursday, 14th February, 2008.

A report would be presented to Committee at a later date.

5.0 ARTICLE 37 PLANNING (N.I.) ORDER 1991 - STRAND HOTEL SITE, PORTSTEWART

Consideration was given to letter dated 8th January, 2008 from the Divisional Planning Manager regarding Article 37 Planning (N.I.) Order 1991 – Strand Hotel Site, Portstewart (previously supplied).

The Divisional Planning Manager advised that following careful consideration of the circumstances of this particular case the Department had not considered it expedient to use its powers under Article 37 in relation to the former Strand Hotel site.

Following discussion it was agreed that this matter be discussed at the Planning Working Group Meeting in order to seek clarification regarding Article 37 “Termination of planning permission by reference to time limit”.

6.0 PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) 2008 (S.R. 2008 NO. 17)

Read letter from the Planning Service advising Council that the above Regulations had been made on 16th January, 2008 and would come into operation on 12th February, 2008.

The aim of the Directive was to improve the public participation and access to justice provisions of the existing environmental impact assessment.

7.0 BANNBROOK HOUSE, 67 CRANAGH ROAD, COLERAINE

Read letter from the Environment and Heritage Service advising Council that the listing of the above-mentioned property was being considered under Article 42 (1) of the Planning (N.I.) Order 1991.

Council’s views on the proposed listing were sought.

It was agreed:

That the above-mentioned property be listed.

8.0 CHARTERED INSTITUTE OF HOUSING SEMINAR

Reported that the Chartered Institute of Housing were hosting a Seminar entitled ‘The Rural Planning Policy Review: Meeting the Needs of Future Generations’ to be held on Thursday, 28th February, 2008 at the Rural Community Network, Main Street, Cookstown.

Members wishing to attend were asked to contact the Administrative Officer.

9.0 UNIVERSITY OF ULSTER - SEMINAR

Reported that the University of Ulster in partnership with Environmental & Planning Law Association for Northern Ireland were hosting a Seminar entitled ‘Reforming PPS14 – Is kinship a solution?’ to be held on Thursday, 28th February, 2008 at the Stormont Hotel, Belfast.

Members wishing to attend were asked to contact the Administrative Officer.

POLICY AND DEVELOPMENT COMMITTEE

19th February, 2008.

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

The Mayor, Councillor J. M. Bradley (Items 2.0 – 15.0)

Aldermen

E. T. Black (Mrs.)	M. T. Hickey (Mrs.)
W. T. Creelman	D. McClarty
(Items 1.0 – 14.0)	W. J. McClure

Councillors

C. S. Alexander (Ms.)	B. Fitzpatrick
(Items 2.0 – 15.0)	S. Gilkinson
D. D. Barbour	W. A. King
O. M. Church (Mrs.)	B. Leonard
T. J. Deans	G. L. McLaughlin
(Items 1.0 – 4.0)	R. A. McPherson
E. P. Fielding (Mrs.)	
(Items 1.0 – 14.0)	

Officers in Attendance: Acting Town Clerk & Chief Executive, Director of Corporate Services, Head of Development Services, Head of Administrative Services, Leisure Services Officer (Facilities), Acting Economic Development Manager (Items 1.0 – 2.4), Services Manager (Items 1.0 – 4.10) and Administrative Assistant.

Apologies: Councillors Cole, Dallat, Hillis and McQuillan

1.0 WELCOME

The Chairman welcomed everyone to the meeting with a special welcome to the students from the University of Ulster who were studying journalism.

2.0 DEVELOPMENT SERVICES REPORT

The Report of the Head of Development Services was considered (previously supplied).

Matters arising:

2.1 Peace III

Three tenders had been received for professional support to help design a strategy and action plan and to assist with the development of a new partnership to meet the requirements of the SEUPB and Peace III. Having been scored by a panel of Council officers, results were as follows:

Company	Costs	Score out of 100
Rubicon Consulting	£ 7,000.00	73
Full Circle Management Solutions	£ 9,350.00	75
Lestas Consulting	£16,212.50	70

The Head of Development Services advised that although the tender from Full Circle was slightly more expensive than the lowest tender, it offered a larger number of days thus making it value for money.

It was, therefore, proposed by Councillor Fitzpatrick, seconded by Councillor Barbour and recommended with fifteen votes for and none against:

That Council accept the highest scoring tender from Full Circle Management Solutions.

Members noted that this project should be eligible for SEUPB funding.

2.2 N. Ireland Rural Development Programme 2007-2013 North East Group of Local Authorities

2.2.1 Local Action Group (LAG) Formation

The Head of Development Services advised members on the two tier structure for the North East, which would comprise a 'Joint Committee' and a Local Action Group (LAG).

It was proposed by Councillor Leonard and seconded by Alderman Mrs. Hickey:

That Council nominate a representative from each political party so that Coleraine Borough Council's community nature be reflected on the two groups.

During a period of discussion, Ms. Mann answered members' questions and agreed to seek clarification as to whether Council representation could be replicated on the two groups.

It was, therefore, proposed as an amendment by Councillor King and seconded by Alderman McClure:

That nominations be deferred until the Council Meeting on 26th February, 2008.

On being put to the meeting, the amendment was carried by thirteen votes to five.

The Acting Town Clerk & Chief Executive asked members to notify any further matters requiring clarification to the Head of Development Services prior to the Council Meeting.

It was noted that, following the funding decisions by DARD, Council would be locked in to the North East cluster.

Following discussion on the proposed makeup of the North East LAG, it was further recommended:

That Council endorse the two tier structure and the five Council cluster for delivery of the new Rural Development Programme in the North East area.

2.2.2 Information Evening

Members were invited to attend an information evening to advise on the rural development process, plans for establishing a LAG and a bid for rural development funds, to be held on 27th February, 2008 at the ECOS Centre commencing at 7.00pm.

2.3 Portrush Regeneration Programme - Delivery Structure

Members noted information on this topic, as contained in the report.

Councillor Leonard asked that his view that Portstewart should be included in the vision and thinking of any group appointed to progress this programme, be put on record.

Following discussion, it was recommended:

- (i) That Council commence the process of bringing the three groupings of participants together to make up the new body. This would involve a public appointment process for non public sector representatives.
- (ii) That Council participate in an information workshop on regeneration delivery scheduled for the evening of 19th March, 2008, as outlined in the report.

The Head of Development Services would advise on numbers for the delivery model, when available.

2.4 School Visits

Members noted that the Winter programme of school visits to Cloonavin had now finished and that input from the Mayor and Deputy Mayor had been very much appreciated by participating schools.

3.0 LAND AND PROPERTY REPORT

The Report of the Head of Administrative Services on Land and Property was considered (previously supplied).

Matters arising:

- 3.1 North West '200' – 2008 Council is recommended to approve Coleraine & District Motor Club's request to use Council lands for the Kennedy International North West '200' facilities, as in previous years.
- 3.2 Seaport Avenue – Dumping Members noted information on this topic, as contained in the report.
- The Head of Administrative Services confirmed that some reinstatement work had been undertaken.
- 3.3 Empire Mining plc – Mineral Prospecting Licence Application Read letter from the Minerals Branch, DETI dated 12th February, 2008 in response to Council's letter of 20th December, 2007 (letters previously circulated).
- Noted.

4.0 ANNUAL TENDERS

- 4.1 Tender No. 1 - Small Tools Two tenders had been received viz:

TENDERER	TOTAL
* Christies Ltd., Coleraine	£691.68
* Jamison & Green Ltd., Belfast	£914.98

* Incomplete tenders.

Recommended:

That Council accept the tenders from Jamison & Green Ltd. for bulk orders and Christies Ltd. for smaller orders.

- 4.2 Tender No. 2 - Timber No tender returned.

- 4.3 Tender No. 3 - Electrical Work Six tenders had been received viz:

TENDERER	LABOUR RATE PER HOUR		MATERIALS + %
	Electrician	Apprentice	
Todd Electrical Services, Coleraine	12.80	6.50	5
AJM Electrical Ltd, Garvagh	13.00	7.35	2 ½
RHK Davidson, Coleraine	14.50	6.50	5
CLM Ltd., Larne	21.50	10.95	15
Graham Facilities Man., Belfast	23.40	17.43	15

Recommended:

That Council accept tenders received from Todd Electrical Services, AJM Electrical and RHK Davidson for different aspects of work.

The remaining tenders to be included to provide quotations for larger maintenance jobs under the public tender limit.

4.4 Tender No. 4 - Plumbing Work Three tenders had been received viz:

TENDERER	LABOUR RATE PER HOUR		MATERIALS
	Plumber	Apprentice	+ %
P & H Services, Coleraine	£15.75	£9.00	10
Graham Facilities Man., Belfast	£23.40	£17.43	15
Red Sky Group, Belfast	£28.28	£16.75	10

Recommended:

That Council accept the lowest tender from P & H Services.

4.5 Tender No. 5 - Mechanical Work Four tenders had been received viz:

TENDERER	LABOUR RATE PER HOUR		MATERIALS
	Fitter	Machinist	+ %
Roe Engineering, Coleraine	£13.40	£15.00	10
A. Farlow (Engineering) Garvagh	£14.00	£16.50	15
B. Beveridge Engineering, Coleraine	£30.00	£30.00	15
Red Sky Group, Belfast	£31.42	£31.42	10

Recommended:

That Council accept tenders from Roe Engineering, Coleraine and A. Farlow (Engineering) Garvagh.

The remaining tenders to be included to provide quotations for larger maintenance jobs under the public tender limit.

4.6 Tender No. 6 - Tyres One tender had been received viz:

TENDERER	TOTAL
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Charles Hurst Tyres, Coleraine £2,342.50

Recommended:

That Council accept the tender from Charles Hurst Tyres, Coleraine.

4.7 Tender No. 7 - Paint

One tender had been received viz:

TENDERER	TOTAL
Siema Kalon UK & Ireland Ltd, Carrickfergus	£14,076.00

Recommended:

That Council accept the tender from Siema Kalon UK & Ireland, Carrickfergus.

4.8 Tender No. 8 – Slurry Tanker Hire Service

No tenders returned.

4.9 Tender No. 9 - Painting Work

Four tenders had been received viz:

TENDERER	LABOUR RATE PER HOUR		MATERIALS
	Painter	Apprentice	+ %
S. Nicholl, Coleraine	£10.00	£5.00	-
J. Fleming, Portrush	£14.00	£5.50	-
N. Campbell, Portstewart	£14.00	£7.50	5
Graham Facilities Man., Belfast	£18.24	£17.43	15

During a period of discussion, it was proposed by Councillor Ms. Alexander and seconded by Councillor McPherson:

That Council not approve the tender from Graham Facilities Man., Belfast.

Following clarification from the Acting Town Clerk & Chief Executive, it was recommended:

That Council accept tenders from S. Nicholl, Coleraine; J. Fleming, Portrush; and N. Campbell, Portstewart.

The remaining tender to be included to provide quotations for larger maintenance jobs under the public tender limit.

4.10 Tender No. 10 - Joinery Work

Three tenders had been received viz:

TENDERER	LABOUR RATE PER HOUR	MATERIALS
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S. M. Oliver, Coleraine	£20.00 (Joiner)	£12.50 (App)	+15%
	£20.00 (B'Layer)	£12.50 (App)	
	£20.00 (Plasterer)	£12.50 (App)	
	£19.00 (Labourer)	-	
Graham Facilities Man., Belfast	£23.40 (Joiner)	£17.43 (App)	+15%
	- (B'Layer)	-	
	- (Plasterer)	-	
	- (Labourer)	-	
D. McKenna, Maghera	£24.00 (Joiner)	-	+25%
	- (B'Layer)	-	
	- (Plasterer)	-	
	- (Labourer)	-	

Recommended:

That Council accept the lowest tender from S. M. Oliver, Coleraine.

5.0 CORPORATE SERVICES REPORT

The Report of the Director of Corporate Services was considered (previously supplied).

Matters arising:

5.1 Recruitment of Town Clerk & Chief Executive

Following a period of discussion on this topic, it was proposed by Alderman McClarty, seconded by Councillor McPherson and recommended:

That Council defer further consideration of this issue until more information on the future of Councils in the Province was available.

Members paid tribute to the Acting Town Clerk and Chief Executive for his work in the interim.

5.2 Gender Action Plan

Members noted an update on the 2006 Gender Action Plan including detailed progress to date.

Recommended:

That issues affecting members be included in the 2008-09 Gender Action Plan.

5.3 Report of Chief Local Government Auditor - Absenteeism in Northern Ireland Councils 2006-07

Members noted information on this topic, as contained in the report.

5.4 New Appointments

The following appointments had been made in accordance with the Local Government Staff Commission's Code of Procedures on Recruitment and Selection:

Leisure Services Department

Technical Maintenance Operator:
Mr. C. Gaston.

Technical Services Department

Building Control Officer: Mr. M. McCook.

Chief Executive's Department

Public Relations Manager: Ms. T. Cunningham.

5.5 Matters for Information

Members noted information on the following topics, as contained in the report.

- Rates League Table 2008/09
- Financial Statement as at 31st December, 2007
- Accounts

6.0 TRUST PORTS REVIEW

Members noted that, as part of the ongoing consultations on the Trust Ports Review, Council could be offered the opportunity for a deputation to meet the DRD Minister and to contribute to the deliberations on Coleraine Harbour's future.

Recommended:

That the following members be nominated to the deputation:

The Mayor
The Deputy Mayor
Councillor Hills - as Chairman of the Policy and Development Committee
Alderman Mrs. Hickey and Councillors Ms. Alexander and Fitzpatrick - as Council's representatives on the Harbour Commission.

Arrangements for the deputation would be circulated when finalised.

7.0 NORTHERN HEALTH AND SOCIAL CARE TRUST

Members noted that a Special Meeting would be held on 6th March, 2008 to receive a presentation by Mrs. N. Evans, Chairman of the Northern Health and Social Care Trust.

8.0 CONFERENCE - MEETING NORTHERN IRELAND'S HOUSING NEEDS

This conference will take place on 5th March, 2008 in the Stormont Hotel, Belfast.

The conference has been organised by BMF Business Services in partnership with the Department for Social Development and the Housing Executive, and supported by SIB, the Chartered Institute of Housing and the Northern Ireland Federation of Housing Associations.

Any members interested in attending were asked to contact the Administrative Officer.

9.0 LAND ADJACENT TO SWEENEY'S WINE BAR, PORTBALLINTRAE

Read letter dated 12th February, 2008 from Noel Cornick, DETI in response to Council's letter to Norman Huston of 17th July, 2007. Mr. Cornick confirmed that the proposed development of six holiday cottages at this location would be consistent with the tourism covenant on the lease of this land.

Noted.

10.0 COLERAINE ACADEMICAL INSTITUTION

Read letter dated 13th February, 2008 thanking Council for sponsorship towards the school's entry to the Forumula One competition in Malaysia in March.

Noted.

11.0 DRAFT BUDGET 2008-11 - FUNDING FOR HOUSING

Read letter dated 10th February, 2008 from the Minister for Social Development in response to Council's letter of 24th January, 2008 expressing members' concerns about a potential shortfall in funding for housing.

Noted.

12.0 NATIONAL ASSOCIATION OF COUNCILLORS - SPRING CONFERENCE

The NAC Spring Conference, which will address the Review of Public Administration, will take place on 14th March, 2008 in the Glenavon Hotel, Cookstown, 10.00am – 3.30pm.

Any members interested in attending were asked to contact the Administrative Officer.

13.0 NI WATER - PORTRUSH SEWERAGE IMPROVEMENTS STAGE 4

Members viewed a location plan from NI Water detailing proposed sewerage improvement works which will take place over the coming months.

The Head of Administrative Services reported that he had spoken to a representative of NI Water and that the company would attempt to minimise disruption to traffic in Portrush at key times, as far as possible.

14.0 DOCUMENTS TABLED

- (i) Equality Commission for Northern Ireland – 5 Year Review of Equality Schemes.

- (ii) Business in the Community – Strategic Vision for Corporate Responsibility towards 2011.
- (iii) DOE – Minister Foster’s Speech to the NILGA Annual Conference 2008.
- (iv) Belfast City Council – A Guide to the EU.

**15.0 COLERAINE SHOWGROUNDS -
WORKING GROUP**

Recommended:

That the following members be nominated to this group:

The Mayor
Aldermen McClarty and Mrs. Hickey
Councillors King, Leonard and McQuillan.