

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 April, 2007 at **7.30 p.m.**

H. W. T. MOORE,
Town Clerk and Chief Executive.

Cloonavin,
66 Portstewart Road,
COLERAINE.

A G E N D A

1. Minutes (enclosed):
 - 1.1 Council Meeting – 27th March, 2007
2. Committee Reports (enclosed):
 - 2.1 Leisure and Environment Committee – 3rd April, 2007
(Item No. 6.1) Caravan Parks – Security of Tenure

Members from the Caravan Owners' Association will be in attendance to make a presentation.
(Item No. 6.2) Events Space – The Diamond, Coleraine

(Report enclosed)
 - 2.2 Planning Committee – 11th April, 2007
 - 2.3 Policy and Development Committee – 17th April, 2007
(Item No. 1.2) Economic Development Evaluation : Tender Report
3. Fix Date and Time of Annual Meeting
4. Consultation List (enclosed)
5. Correspondence
6. Documents for Sealing
7. Recruitment of Chief Executive* (Report enclosed)

Enclosed for Information:

- (i) Minutes of the Northern Health and Social Services Council dated 7th March, 2007
- (ii) Department for Social Development – Northern Ireland Housing Bulletin – 1st October – 31st December, 2006
- (iii) Review into Affordable Housing – Final Report – Spring 2007

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

To: Each Member of Council.

20th April, 2007.

COUNCIL MEETING

Minutes of proceedings of Coleraine Borough Council held in the Council Chamber, Cloonavin, on Tuesday, 27th March, 2007 at 7.30 p.m.

Convened: As per Notice attached

Present: The Mayor, Councillor W. A. King, in the Chair
The Deputy Mayor, Councillor E. P. Fielding (Mrs.)

Aldermen

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

Councillors

C. S. Alexander (Ms.)	S. Gilkinson
D. D. Barbour	N. F. Hillis
J. M. Bradley	E. A. Johnston (Mrs.)
O. M. Church (Mrs.)	B. Leonard
A. S. Cole	G. L. McLaughlin
J. J. Dallat	R. A. McPherson
T. J. Deans	A. McQuillan
B. Fitzpatrick	

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

1.0 THANKS

Councillor Mrs. Church thanked members for the condolences expressed to her following the death of her sister-in-law.

2.0 MINUTES

The Minutes of the Council Meeting of 13th March, 2007 were confirmed and signed.

3.0 COMMITTEE REPORTS

3.1 Leisure and Environment Committee The Chairman, Councillor Deans, moved the adoption of the Leisure and Environment Committee Report; this was duly seconded by Councillor McPherson and agreed.

3.2 Planning Committee The Chairman, Councillor McLaughlin, moved the adoption of the Planning Committee Report; this was duly seconded by Alderman Mrs. Hickey and agreed.

3.3 Policy and Development Committee

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

Matters arising:

3.3.1 Charges for Council Facilities and Services (Item 1.4)

It was noted by members that the charging regime did not fully regulate the excess in demand for Community Centre facilities, specifically at Millburn, but also elsewhere. The Director of Leisure Services, in noting members' suggestions, confirmed that discussions were underway with community groups on how to balance excess demand. He would report back to members in due course.

The Committee Report was adopted.

4.0 NILGA CONSULTATION PAPER ON LOCAL GOVERNMENT MODERNISATION AND RPA IMPLEMENTATION

The Town Clerk and Chief Executive referred to his report, dealing with the two main aspects of the consultation, viz:

- (a) Modelling NILGA's future; and
- (b) Review of the Local Government Modernisation Taskforce – staffing.

Members endorsed the report and it was proposed by Alderman McClarty, seconded by Alderman McClure and agreed:

- (1) That Council ask NILGA to address the key message of the IDeA report on (a) and adopt all of the recommendations therein; and
- (2) That Council advise NILGA that it would be premature at this time to commit staff or other resources to the RPA implementation process; furthermore any recruitment/secondment process should be a matter for the Local Government Staff Commission and the Councils concerned.

5.0 NORTHERN IRELAND HOUSING EXECUTIVE – PROPOSED AMENDMENT TO RULE 23 - INTIMIDATION POINTS OF THE HOUSING SELECTION SCHEME

The difficulties in defining and addressing intimidation in housing were recognised by members. It was noted that many of the points raised related to a wider review proposed by Northern Ireland Housing Executive.

It was proposed by Councillor Dallat, seconded by Councillor Leonard and agreed:

That Council support the consultation paper as a short term measure but would also urge that the serious issues involved in this topic be addressed through a more fundamental review.

6.0 FIRMUS ENERGY

Read notice from Firmus Energy announcing that they had capped their tariff until 1st January, 2009.

7.0 DOCUMENT TABLED

Northern Ireland Policing Plan 2007-2010

8.0 ZOMBA VISIT

The Town Clerk and Chief Executive informed members that the Mayor had accepted an invitation from Zomba Municipal Assembly to visit Zomba and would be making a one week visit at the end of April. Council's approval was sought for an officer to accompany the Mayor. Members congratulated the Mayor on the visit and agreed that an officer accompany him.

9.0 DOCUMENTS FOR SEALING

Resolved:

That the following documents be sealed:

1. Cemetery Titles Grant of Rights of Burial – Deeds Register Nos. 3298-3302 (inclusive):

Agherton	0
Ballywillan	1
Coleraine	3
Kilrea	0
Portstewart	1

Advanced Deeds – Register No. 0172:

Agherton	0
Ballywillan	0
Coleraine	0
Portstewart	1

LEISURE AND ENVIRONMENT COMMITTEE

3rd April, 2007.

Present: Alderman Mrs. E. T. Black, in the Chair

Aldermen

M. T. Hickey (Mrs.) D. McClarty
(Items 2.0 – 12.0) W. J. McClure

Councillors

C. S. Alexander (Ms.) B. Fitzpatrick
D. D. Barbour S. Gilkinson
J. M. Bradley (Items 2.0 – 12.0)
(Items 2.0 – 12.0) E. A. Johnston (Mrs.)
O. M. Church (Mrs.) B. Leonard
A. S. Cole R. A. McPherson
J. J. Dallat

Officers in Attendance:

Director of Technical Services, Director of Leisure Services, Director of Environmental Health, Leisure Services Officers, Head of Administrative Services and Administrative Assistant

Apologies: The Mayor, Deputy Mayor, Alderman Creelman, Councillors Deans, Hillis and McLaughlin

1.0 WELCOME

The Chairman welcomed everyone to the meeting.

2.0 NORTH COAST WASTEWATER TREATMENT WORKS – UPDATE

Mr. Damien McKeown, Water Service, Mr. Paddy Brow, MWH and Mr. Gabriel Hall, Biwater Graham were in attendance to give a presentation on the North Coast Wastewater Treatment Works.

Mr. Brow updated members on the scheme and elaborated on various issues including:

- The scheme background and programme
- Project aims
- Progress to date

Members' questions were then answered by Messrs. Brow, McKeown and Hall.

Several members paid tribute to everyone involved in the scheme and reference was made to the tragic loss of life whilst working on the project.

The Chairman thanked Messrs. Brow, McKeown and Hall for their informative presentation.

3.0 CIVIC RECEPTION FOR OWEN ROE GAA CLUB

Several members expressed concern about the picketing outside the Council Offices at the Reception held to honour the Owen Roe GAA Club for reaching the final of the All-Ireland Intermediate Club Championship.

The Head of Administrative Services read the following statement from the Mayor:

"I would like to express my concern about the noisy picket and the poor attendance of Councillors at the Reception on Monday night for the Owen Roe Gaelic Club."

4.0 TECHNICAL SERVICES REPORT

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

Matters arising:

- | | | |
|-------|---|---|
| 4.1 | <u>Mechanical Biological Treatment</u> | Members noted information on this treatment, as detailed in the report. |
| 4.2 | <u>Landfill Tax</u> | Members noted the increased landfill tax rate, £32 per tonne, which would be effective from April 2008.

Members expressed concern about the possibility of increased fly-tipping arising from the higher landfill charges.

The Director of Technical Services would follow up a number of specific concerns drawn to his attention. |
| 4.3 | <u>Abandoned Vehicles</u> | Members noted information on this topic, as detailed in the report. |
| 4.4 | <u>Building Control</u> | |
| 4.4.1 | <u>Approvals</u> | Members noted that approval had been granted for 26 applications. |
| 4.5 | <u>Entertainments Licences</u> | |
| 4.5.1 | <u>NW 200 Hospitality Marquee Pits Area Ballyreagh Road Portstewart</u> | Application for an Entertainments Licence had been received from Mr. John McNally, Marketplace Theatre, Market Street, Armagh. |

Recommended:

That an Entertainments Licence be granted subject to all licensing requirements being met including N.I. Fire & Rescue Service report. All door supervisors employed in the marquee to be licensed with a scheme recognised by Coleraine Borough Council.

4.5.2 NW 200 Marquee
The Campsite
Islandtasserty Road
Coleraine

Application for an Entertainments Licence had been received from Mr. John McNally, Marketplace Theatre, Market Street, Armagh.

Recommended:

That an Entertainments Licence be granted subject to all licensing requirements being met including N.I. Fire & Rescue Service report. All door supervisors employed in the marquee to be licensed with a scheme recognised by Coleraine Borough Council.

Members noted that one objection had been received three days after the 28 day deadline, which related primarily to the organisation and management of the campsite. A copy of the complaint would be forwarded to the NW 200 organisers for consideration.

5.0 ENVIRONMENTAL HEALTH REPORT

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

Matters arising:

5.1 Home Heating Oil –
Saving Stamps Scheme –
Society of St. Vincent De Paul
and Salvation Army

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

Recommended:

That Council support the scheme to a value of £500 together with the necessary help in kind to ensure its availability across the Borough.

5.2 The Private Tenancies (N.I.)
Order 2006 – Charges

From 1st April, 2007 every dwelling constructed before 1945 and which would be offered for rent must be inspected by the district council.

Recommended:

That Council adopt the following inspection charges from 1st April, 2007:

Initial inspection	£50
Re-inspection	£100

5.3 The Smoking (N.I.)
Order 2006 -
Enforcement Policy

Recommended:

That Council adopt the Enforcement Policy (previously circulated) in relation to the Smoking (N.I.) Order 2006.

5.4 Nightsafe Coleraine Committee – Elected Member Representation

It was proposed by Councillor McPherson, seconded by Alderman McClure and agreed:

That Councillor Fitzpatrick be appointed as a replacement member to the Nightsafe Coleraine Committee following the resignation of Councillor Ms. Alexander.

5.5 Conditional Approval of Meat Products Establishment Under EC Regulation 853/2004

Recommended:

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

Kabanos Coleraine, 50 Quilly Road, Coleraine.

5.6 Closing Order – Mr. Chips 14/16 Main Street Portrush – Appeal

Members noted that Mr. Clement Howard, proprietor of Mr. Chips, had appealed the terms of his closing order to the County Court.

Recommended:

That Council make the necessary arrangements to defend this appeal.

6.0 LEISURE SERVICES REPORT

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

Matters arising:

6.1 Caravan Parks - Security of Tenure

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

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

That Council postpone making any decisions on this matter until the Caravan Owners' Association addressed Council on 24th April, 2007.

A request was made for the planned and actual income and expenditure figures to be made available to members at that meeting.

6.2 Events Space - The Diamond Coleraine

Members noted that Officers from Council, Town Centre Partnership, DRD Roads Service and PSNI had met to draw up guidelines and a Code of Practice for groups and organisations who use the events space around Coleraine Town Hall.

The draft would be presented to Council when complete.

The poor condition of the brick pavers in the town centre and also areas that had been removed and replaced by tarmacadam would be brought to the attention of DRD Roads Service.

6.3 Global Day of Prayer

A request had been received from the Churches Forum to use the Council mobile stage on Sunday 27th May from 3.00 p.m. – 4.30 p.m. to participate in the Global Day of Prayer. The group had also requested to site the stage in front of the War Memorial.

Recommended:

That Council grant the use of the mobile stage.

The Director of Leisure Services would consult with the Forum regarding the positioning of the mobile stage.

6.4 Portrush New Water Sports Facility, East Strand – Proposed Introductory Charges

Members noted the following introductory charges for the new water sports facility:

Kitchen

£5.00 per hour

Committee/Meeting Room

£10.00 per hour – Sports Clubs
£15.00 per hour – Commercial Use
£50.00 Full Day Hire (9.00 a.m. – 5.00 p.m.)

Showers and Changing

£10.00 per hour – Sports Club
(Up to a maximum of £40.00)
(Minimum Charge of £20.00)
£40.00 – Sporting Event Maximum Charge

6.5 Requests for Assistance

6.5.1 Garvagh Clydesdale and Vintage Vehicle Club

Council is recommended to approve a grant of £1,000 to Garvagh Clydesdale and Vintage Vehicle Club to assist them in their promotion of their annual show on Saturday, 1st September, 2007.

6.5.2 Coleraine Young Farmers' Club Show

Council is recommended to approve a grant of £2,000 to Coleraine Young Farmers' Club to assist them with the annual Agricultural Show on Saturday, 9th June, 2007.

6.5.3 North West Classic Tractor Road Run

Council is recommended to approve a grant of £250 to the North West Classic Tractor Road Run to assist them in their promotion of the Tractor Road Run event on Saturday, 28th April, 2007.

- | | | |
|-------|---|---|
| 6.6 | <u>Open Space -
Mettican, Garvagh</u> | Recommended:

That Council approve the land transfer from the Northern Ireland Housing Executive and erect adequate fencing.

The estimated cost of fencing would be £5,000. |
| 6.7 | <u>Portballintrae Community Centre</u> | Members noted information on this topic, as detailed in the report. |
| 6.8 | <u>Coleraine Museum Service</u> | |
| 6.8.1 | <u>Coleraine Museum Accreditation</u> | Members noted that Coleraine Museum had achieved the national standard known as Accreditation for Museum Practice. |
| 6.8.2 | <u>Art Fund Grant</u> | Members noted that Coleraine Museum had received £10,000 from the Art Fund towards the purchase of seventeen very unusual works by Hugh Thomson.

The Director of Leisure Services congratulated the Museum Officer for securing the grant. |
| 6.8.3 | <u>Museum Officer's Report - Virginia Programme</u> | Members noted information on this Programme, as detailed in the report.

The Director of Leisure Services conveyed thanks from the Museum Officer for enabling her to attend the Programme. |

7.0 COLERAINE SHOWGROUNDS

A member requested a progress report on Council taking over the lease of the Coleraine Showgrounds. The Director of Leisure Services would bring a report to Committee shortly.

8.0 DESIGNATION OF BANN ESTUARY AS A SPECIAL AREA OF CONSERVATION INCLUSION OF BANN ESTUARY AS A SPECIAL AREA OF CONSERVATION IN THE REGISTER OF EUROPEAN SITES

Read letter from Environment and Heritage Service informing Council that the Bann Estuary had been designated as a special area of conservation and was included in the Register of European Sites.

9.0 ERRIGAL GLEN AREA OF SPECIAL SCIENTIFIC INTEREST – NOTIFICATION UNDER ARTICLE 28 OF THE ENVIRONMENT (NORTHERN IRELAND) 2002

Members interested in this notification were asked to contact Mr. Jim Allen, Environment Officer.

10.0 DOCUMENT TABLED

- (1) Royal Commission on Environmental Pollutions Report on the Urban Environment.

11.0 LOCAL GOVERNMENT BOUNDARIES COMMISSIONER FOR NORTHERN IRELAND

Members noted that the Commissioner had now published his revised recommendations and the Mussenden Temple would remain in the Castlerock Ward.

12.0 VACANCY IN POST OF TOWN CLERK & CHIEF EXECUTIVE

Members noted that the Policy and Development Committee would consider the next steps at its meeting on 17th April, 2007 when representatives of the Local Government Staff Commission would attend to discuss the recruitment and selection.

The Policy and Development Committee meeting would commence at 6.30 p.m.

PLANNING COMMITTEE

11th April, 2007.

Present: Councillor O. M. Church (Mrs.) in the Chair
The Mayor, Councillor W. A. King
The Deputy Mayor, Councillor E. P. Fielding (Mrs.)

Aldermen

W. T. Creelman
M. T. Hickey (Mrs.)

D. McClarty

Councillors

C. S. Alexander (Ms.)
D. D. Barbour
J. M. Bradley
(Items 3.1 – 15.0)
A. S. Cole
J. J. Dallat
T. J. Deans
(Items 1.0 – 6.2)

B. Fitzpatrick
N. F. Hillis
(Items 3.2 – 15.0)
B. Leonard
R. A. McPherson
A. McQuillan
(Items 3.1 – 6.2)

Also in Attendance: Representatives from the Planning Service –
Mr. P. Duffy and Mr. D. McAllister

Officers in Attendance: Administrative Officer and Administrative Assistant

Apologies: Aldermen Mrs. Black and McClure, Councillors
Gilkinson, Mrs. Johnston and McLaughlin

1.0 WELCOME

The Chairman welcomed everyone present.

2.0 CONGRATULATIONS

Reference was made to the success of Mr. Paul Cutler from Portstewart at the West of Ireland Amateur Golf Championship.

It was agreed that a letter of congratulations be sent to Mr. Cutler.

3.0 PLANNING APPLICATIONS

A list of eighty-eight applications was considered (previously supplied).

Applications Deferred from Previous Meeting

- | | | |
|-----|--|--|
| 3.1 | <u>Application No. D1</u>
<u>C/2005/0954/F</u>
<u>Residential development of 20</u>
<u>apartments with retail at ground</u>
<u>floor at 22, 24 and 26 Abbey</u>
<u>Street, Coleraine for Mr. McKeag</u> | <p>The opinion of the Planning Service was to approve.</p> <p>It was agreed that the application be approved.</p> |
| 3.2 | <u>Application No. D2</u>
<u>C/2006/0117/F</u>
<u>Demolition of house and erection</u>
<u>of two semi-detached dwellings at</u>
<u>12 O'Hara Drive, Portstewart for</u>
<u>Fern Homes</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be refused.</p> |
| 3.3 | <u>Application No. D3</u>
<u>C/2006/0161/F</u>
<u>Proposed farm dwelling and</u>
<u>detached double garage 200m</u>
<u>north-west of 13 Lisnamuck Road,</u>
<u>Coleraine for Mr. D. Scott</u> | <p>The opinion of the Planning Service was to approve.</p> <p>It was agreed that the application be approved.</p> |
| 3.4 | <u>Application No. D4</u>
<u>C/2006/0412/F</u>
<u>Proposed workshop for</u>
<u>manufacture of kitchen units at 4</u>
<u>Oldtown Road, Islandcarragh,</u>
<u>Ballymoney for Mr. C. Taggart</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>The application had now been withdrawn.</p> |
| 3.5 | <u>Application No. D5</u>
<u>C/2006/0480/F</u>
<u>Erection of detached dwelling</u>
<u>adjacent to 1 Lissanduff Avenue,</u>
<u>Portballintrae for Mr. R. Dunlop</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>It was proposed by Councillor McQuillan, seconded by Councillor Deans and agreed:</p> <p style="padding-left: 40px;">That the application be held for one week to facilitate the submission of amended drawings.</p> <p>It was further proposed by Councillor McQuillan and seconded by Councillor Deans:</p> <p style="padding-left: 40px;">That the application be approved.</p> <p>On being put to the Meeting five members voted in favour and five members voted against. The Chairman used her casting vote against the proposal.</p> |
| 3.6 | <u>Application No. D6</u>
<u>C/2006/0524/F</u>
<u>Demolition of existing garage and</u> | <p>The opinion of the Planning Service was to refuse.</p> |

construction of a new church building with associated study rooms, kitchen, ancillary accommodation and car parking at 21 Hall Road, Coleraine for The Trustees of The Howie Christian Charitable Trust

Councillor Bradley referred to land being advertised for commercial or residential development opposite this property.

It was proposed by Councillor Bradley, seconded by Councillor McQuillan and unanimously agreed:

That the application be approved.

3.7 Application No. D7
C/2006/0563/O
Proposed site for replacement one and a half storey dwelling 350m north of No. 28 Isle Road, Coleraine for Mr. and Mrs. S. Johnston

The opinion of the Planning Service was to refuse.

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

That the application be approved.

3.8 Application No. D8
C/2006/0612/RM
A residential development of 18 no. apartments and associated car parking and amenity space (previously approved C/2005/0412/O) at Nos. 51-55 Mountsandel Road, Coleraine for Mr. S. Sweeney

The opinion of the Planning Service was to approve.

It was proposed by Councillor Ms. Alexander, seconded by Councillor Deans and unanimously agreed:

That approval be granted subject to a condition being imposed regarding the extension of the wall at 1 Woodland Park, Coleraine.

Mr. Duffy would discuss the matter with the Divisional Planning Manager and report back to next month's meeting.

3.9 Application No. D9
C/2006/0627/F
Erection of 1.350m high cast iron railings and gates with 1.700m high gate posts to form hard landscaped seating area in front of Antrim House and the Comfort Hotel, 73 Main Street, Portrush for North Coast Hotels Ltd.

The opinion of the Planning Service was to approve both applications.

It was agreed that both applications be approved.

Application No. D10
C/2006/0628/LB
Proposed erection of 1.350m railings and gates with 1.700m high gate posts to form hard landscaped seating area in front of Antrim House and the Comfort Hotel, 73 Main Street, Portrush for

North Coast Hotels Ltd.

- 3.10 Application No. D11
C/2006/0634/F
Replacement dwelling and garage
at 25 Gortin Road, Kilrea for
Mr. A. Smyth
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 3.11 Application No. D12
C/2006/0712/F
Proposed replacement dwelling
and garage at 82 Kurin Road,
Garvagh for Mr. W. Armstrong
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McQuillan, seconded by Councillor Mrs. Church and agreed:
- That the application be approved.
- 3.12 Application No. D13
C/2006/0717/F
Erection of two storey detached
farm manager's dwelling 450m
south of No. 31 Ballyrashane
Road, Coleraine for Mr. Lyons
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved subject to a condition regarding occupancy.
- 3.13 Application No. D14
C/2006/0731/O
Site for self catering holiday
accommodation 160m north-west
of No. 20 Farranlester Road,
Coleraine for Mrs. G. Sherrard
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McPherson, seconded by the Mayor and agreed:
- That the application be approved.
- 3.14 Application No. D15
C/2006/0784/F
Erection of retirement dwelling
adjacent to 3 Tullybeg Avenue,
Coleraine for Mr. and Mrs. R. and
I. Linton
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 3.15 Application No. D16
C/2006/0832/O
Proposed traditional rural farm
dwelling and garage at 96A
Drumsaragh Road, Kilrea for
Mr. and Mrs. Brizzell
- 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 approved.
- 3.16 Application No. D17
C/2006/0968/RM
1 no. dwelling house and garage at
Killyvalley Road, Kilrea (at junction
with Cullyrammer Road) for
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.

NEW APPLICATIONS

- 3.17 Application No. 7
C/2006/0499/O
Proposed demolition of existing dwelling and construction of 5 no. dwellings with amenity and car parking spaces at 5 Errigal Court, Portrush for Mr. G. Lagan
- The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.
- 3.18 Application No. 11
C/2006/0819/F
New dwelling 75m east of No. 26 Letterloan Road, Macosquin for B. Graham
- The opinion of the Planning Service was to refuse.
- It was proposed by the Mayor, 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.
- It was further agreed that a representative from Roads Service be requested to attend.
- 3.19 Application No. 12
C/2006/0828/O
Proposed 4 no. chalet type townhouses at 183 Mountsandel Road, Coleraine for Mr. A. Mairs
- The opinion of the Planning Service was to approve.
- It was proposed by Councillor Deans, seconded by Councillor Ms. Alexander and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds of overdevelopment of the site and change of character of the area.
- 3.20 Application No. 15
C/2006/0876/F
Erection of 3 townhouses and associated parking at 17 Lissadell Avenue, Portstewart for Coach House Developments
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman McClarty, seconded by Councillor McQuillan and agreed:
- That the application be deferred for two weeks to facilitate the submission

of new information.

It was noted that if new information was not received the application would be refused.

- 3.21 Application No. 18
C/2006/0928/RM
Erection of one and a half storey dwelling with adjoining double garage with playroom over studio/workshop and boiler house, also stables and tack room at Shinny Road, Ringsend, Coleraine (site entrance located 0.7 miles south-east of junction with Cashel Road and 0.6 miles from Letterloan Road) for Mr. L. Phillips and Ms. C. Hankin
- The opinion of the Planning Service was to refuse.
- It was proposed by the Mayor, 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.
- 3.22 Application No. 25
C/2006/0990/F
Proposed replacement dwelling and garage at 23 Greenhill Road, Aghadowey for Mr. D. McLean
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman McClarty, seconded by Councillor Dallat and agreed:
- That the application be deferred for one month to facilitate an office meeting on grounds relating to design.
- 3.23 Application No. 27
C/2006/0994/F
Erection of conservatory to existing dwelling house to the south of No. 169 Mountsandel Road, Coleraine for Mr. A. Kennedy
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman McClarty, 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.
- 3.24 Application No. 29
C/2006/1001/RM
Proposed house at rear of 9 Hopefield Avenue, Portrush for Mr. R. Martin
- The opinion of the Planning Service was to approve.
- It was proposed by Councillor Ms. Alexander, seconded by Councillor Fitzpatrick and agreed:
- That the application be

deferred for one month to facilitate an office meeting on the grounds that the size of access was to be clarified.

- 3.25 Application No. 36
C/2006/1046/F
Change of house type from semi-detached to townhouse development at site Nos. 123-131 Claragh Hill Grange, Kilrea (Site adjacent to No. 21 Claragh Hill Grange) for F. P. McCann
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat and seconded by Alderman Mrs. Hickey:
- 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 one member voting against.
- 3.26 Application No. 47
C/2006/1156/F
Retention of access lane and hard standing as access to land for agricultural use in light of DRD approval Ref. RO/20/04/C adjacent to 51 Curragh Road, Ballymoney for Glencroft
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Ms. Alexander, 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.

4.0 GENERAL PLANNING ISSUES

- 4.1 Application No. C/2006/0671
- Reported that this application was on the April schedule.
- 4.2 Tracey's Kitchen
- Reported that a planning application for a fast food outlet required to be submitted. The matter of enforcement still existed.
- 4.3 Carthall Manor, Carthall Road, Coleraine – Tree Planting
- Reported that Planning Service had required the replacement of two trees removed as part of this development.
- 4.4 Quarry – Damage to properties at Ballyhome Road, Portrush
- Reported that this was now a civil matter as investigations had confirmed that

conditions had not been breached.

Mr. Duffy advised that further information on this matter could be obtained through an open file appointment or freedom of information request.

5.0 OFFICE MEETINGS

It was noted that the office meetings would be held on Friday, 20th April, 2007.

6.0 PLANNING ISSUES RAISED BY MEMBER

6.1 Application C/2005/0694/O
Nos. 1-7 Kerr Street, Portrush for
Kennedy Holdings Ltd.

Reference was made to the press release regarding the proposed hotel plans for Kerr Street, Portrush and subsequent refusal.

Members requested that Planning Service provide preliminary information regarding further proposals for this site.

6.2 Military Camp – Laurel Hill,
Coleraine

Reference was made to development proposals for the Military Camp at Laurel Hill, Coleraine.

7.0 PLANNING WORKING GROUP

Consideration was given to the Town Clerk and Chief Executive's Report on the Planning Working Group Meeting held on 3rd March, 2007 (previously supplied).

Matters arising:

7.1 Draft Northern Area Plan -
Site Specific Information

Following discussion it was agreed that this item be deferred to the Planning Committee on 8th May, 2007 when further information would be available from BDP Planning.

8.0 CAUSEWAY COAST COMMUNITIES CONSORTIUM

Consideration was given to letter dated 21st March, 2007 from Causeway Coast Communities Consortium regarding re-development/demolition issues (previously supplied).

Following discussion it was proposed by Councillor McPherson, seconded by Alderman McClarty and unanimously agreed:

That this letter be forwarded to the Minister for Environment for urgent consideration.

9.0 PLANNING APPLICATION NO. C/2006/0113/O 22 AND 24 CAMBRIDGE PARK, COLERAINE

Consideration was given to letter dated 3rd April, 2007 from Dr. N. Wray regarding

the above planning application (circulated to each member and the Press).

Noted.

10.0 CONFEDERATION OF EUROPEAN COUNCILLORS

Reported that the Confederation of European Councillors had organised a Seminar entitled 'Building the Platform for Peace and Prosperity' to be held at the Mount Errigal Hotel, Letterkenny on Friday, 27th April, 2007.

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

11.0 PLANNING APPEALS COMMISSION - RESIDENTIAL DEVELOPMENT AT CASTLEROE ROAD OFF LOWER PADDOCKS, COLERAINE FOR MAXBRO

Read letter from the Planning Appeals Commission advising members that the Informal Hearing for the above application would be held at Coleraine Town Hall on 22nd June, 2007 at 11.00 a.m.

12.0 PROPOSED STORAGE DEPOT FOR TRANSPORT COMPANY - NORTHBROOK INDUSTRIAL ESTATE, OFF NEWMILLS ROAD, COLERAINE

Read letter from Roads Service in response to Council's concerns regarding increased traffic emerging from the Northbrook Industrial Estate. It was noted that the impact of this proposal was insufficient to merit either a refusal or a requirement for road improvements.

Roads Service would continue to monitor this junction and the impact of any current or future proposed developments.

13.0 THE PLANNING (GENERAL DEVELOPMENT) (AMENDMENT) ORDER (NORTHERN IRELAND) 2007 (S.R. 2007 No. 106)

Read letter from the Planning Service advising Council that the above-named Statutory Rule was made on 20th February, 2007 and would come into operation on 1st April, 2007.

Noted.

14.0 NORTHERN IRELAND HOUSING EXECUTIVE

Tabled:

The Northern Ireland Housing Market – Review and Perspectives 2007 – 2010

15.0 APPLICATION NO. C/2005/1078/F 11 NO. TOWNHOUSES AND 9 NO. APARTMENTS WITH ASSOCIATED PARKING COURT AND LANDSCAPING SOUTH OF NOS. 1-27 NURSERY AVENUE, PORTSTEWART

Members expressed concern at what was considered to be serious procedural irregularities in relation to the above Appeal Hearing.

Following discussion it was proposed by Councillor Ms. Alexander, seconded by Alderman McClarty and agreed:

That Council submit a formal complaint to the Planning Appeals Commission.

POLICY AND DEVELOPMENT COMMITTEE

17th April, 2007.

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

The Mayor, Councillor W. A. King

Aldermen

E. T. Black (Mrs.)	D. McClarty
W. T. Creelman	(Items 1.0 – 5.0)
M. T. Hickey (Mrs.)	W. J. McClure
(Items 2.1 – 12.0)	

Councillors

C. S. Alexander (Ms.)	S. Gilkinson
J. M. Bradley	N. F. Hillis
(Items 3.0 – 12.0)	(Items 1.0 – 5.0)
O. M. Church (Mrs.)	B. Leonard
A. S. Cole	G. L. McLaughlin
(Items 2.1 – 12.0)	R. A. McPherson
T. J. Deans	A. McQuillan
(Items 4.0 – 12.0)	(Items 3.0 – 12.0)
B. Fitzpatrick	

Officers in Attendance: Town Clerk and Chief Executive, Director of Corporate Services, Head of Administrative Services and Administrative Assistant

Also in Attendance: Mr. Adrian Kerr, Chief Executive and Mr. John Hanna, Local Government Staff Commission (Item 3.0)

Apologies: The Deputy Mayor; Councillors Barbour and Dallat.

1.0 DEVELOPMENT SERVICES REPORT

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

Matters arising:

1.1 Kilcranny House – Request for Assistance Consideration was given to information on a request for assistance from Kilcranny House, as contained in the report.

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

That Council contribute £10,000 to Kilcranny House over a period of 2 years, as detailed in the report.

1.2 Tender – Evaluation of Economic Development Strategy Eight tenders had now been received for this project and it was recommended:

That a report on the scoring of the tenders be presented to Council for decision on 24th April, 2007.

2.0 CORPORATE SERVICES REPORT

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

Matters arising:

2.1 Councillors' Allowances - Guidance

The Director of Corporate Services presented a brief summary of this Local Government Division paper. Following discussion, it was proposed by Councillor McPherson, seconded by Alderman McClarty and recommended:

- (a) That a sub-committee be convened to discuss Special Responsibility Allowance with officers and bring a report back to Committee. The sub-committee to comprise Council's representatives on the National Association of Councillors viz:

Alderman McClure
Councillors Fitzpatrick, Hillis and
McLaughlin

- (b) That the provisions relating to Dependants' Carers' Allowance be noted.

Any members eligible to claim this allowance were asked to contact the Director of Corporate Services or the Finance Officer.

2.2 Appointment of Coleraine Harbour Commissioners

In response to the requirement for two elected members to represent Council on a shortlisting/ interview panel for these positions, the following nominations were received:

- (i) Councillor Ms. Alexander - proposed by Councillor Leonard and seconded by Alderman Mrs. Hickey.
- (ii) Councillor Fitzpatrick – proposed by Alderman McClarty and seconded by Councillor Hillis.
- (iii) Alderman McClure – proposed by Councillor Cole and seconded by Alderman Creelman.
- (iv) Alderman Mrs. Hickey – proposed by Councillor McLaughlin and seconded by Councillor Ms. Alexander.
- (v) Councillor Dallat – proposed by Alderman Mrs. Hickey and seconded by Councillor McLaughlin.

As a result of a paper vote, Alderman McClure and Councillor Fitzpatrick were nominated and it was recommended:

That the shortlisting/interview panel be comprised of:

- Alderman McClure
- Councillor Fitzpatrick
- The Director of Corporate Services
- An independent member approved by the Commissioner for Public Appointments

2.3 Requests for Donations

Council is recommended to approve the following contributions for the 2006/07 financial year:

- i. William Keown Trust - £350.
- ii. Royal National Lifeboat Institution - £300.
- iii. Northern Ireland Hospice - Coleraine Support Group - £5,000.

2.4 Matters for Information

2.4.1 Absenteeism in Northern Ireland Councils 2005/06 - Report of the Chief Local Government Auditor

Consideration was given to this report and the contents noted.

2.4.2 Accounts

Members noted that accounts for March 2007 had been issued.

2.4.3 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

Manager – Dunluce Centre (cover career break):

Mr. A. Walker

Grounds Maintenance Operator (Juniper Hill):

Mr. A. Goligher

3.0 LOCAL GOVERNMENT STAFF COMMISSION - RECRUITMENT OF CHIEF EXECUTIVE

The Chairman welcomed Mr. Adrian Kerr and Mr. John Hanna, Local Government Staff Commission, who were in attendance to present the options available to Council for the recruitment and selection of a new Chief Executive.

3.1 Applicant Pool in line with Options Paper

It was proposed by Alderman McClure and seconded by Councillor Hillis:

That Council adopt Option 1 – Public Advertisement.

Councillor McPherson accepted that his proposal for Council to adopt Option 5 did not constitute an amendment.

On being put to a vote, the proposal was carried by thirteen votes to five.

3.2 Composition of Shortlisting and Interview Panels

Mr. Kerr answered members' questions on additional information contained in his report (previously supplied).

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

That the Panels be made up as follows:

(i) Shortlisting Panel

The Mayor
One member from the DUP
One member from the SDLP

(ii) Interview Panel

Three members from the UUP
Three members from the DUP
One member from the SDLP
One other drawn from the Independent, Sinn Féin and Alliance members

Mr. Kerr advised that, whilst panel members were required to attend the relevant training, the Commission would be adaptable in arranging training sessions on suitable dates.

3.3 Advertisement

It was agreed that the position be advertised in the Belfast Telegraph, Irish News and Newsletter, according to standard Council procedure.

The Chairman thanked the representatives, following which they withdrew.

4.0 LAND AND PROPERTY

Consideration was given to the report of the Head of Administrative Services on Land and Property (previously supplied).

Matters arising:

4.1 The Hermit's Cottage

The Head of Administrative Services advised members that he had been asked by the owner's solicitors to advise Committee that the potential benefit to Council, if it agreed to lease this property as requested by the owner of the Hermit's Cottage, would be between £25,000 – £30,000.

Having clarified this point, the Head of Administrative Services sought Council's endorsement of the current action against the owner for trespass on these lands.

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

That Council reaffirm its previous decision and endorse the current action for trespass.

A full discussion ensued during which members reconsidered the details of this case and the Town Clerk and Chief Executive confirmed that the circumstances of the encroachment remained unchanged.

On being put to the meeting, the proposal was carried with fourteen votes for and five against.

4.2 Land Register

Consideration was given to the Register of Council Lands (previously supplied).

Members were advised that a map based system (Geographic Information System) was being introduced to Council but that this would not be available for some time.

During a period of discussion, it was proposed by Councillor Bradley and seconded by Councillor McQuillan:

That consideration of surplus Council lands be deferred until such time as a detailed list/maps had been prepared.

Following further discussion and in agreement with Councillor McQuillan, Councillor Bradley withdrew his proposal in favour of an amendment by Councillor McPherson, which was seconded by Alderman Mrs. Black and recommended:

That Officers, in conjunction with the Property Working Group, draw up recommendations on land which could be

considered surplus to Council requirements, for consideration at a future meeting of the Policy and Development Committee. Further, that Councillor McLaughlin be appointed to the Property Working Group.

5.0 REVIEW OF PUBLIC ADMINISTRATION: PREPARATION

- 5.1 Community Planning Role A personal invitation to a short seminar to be held on Wednesday, 18th April, 2007 had been issued to members.
- 5.2 Transfer of Functions Council is recommended to contribute up to £1,000 towards a research/advisory paper being commissioned by NILGA and SOLACE jointly, on this issue.

6.0 NOTICE OF MOTION

The undernoted Notice of Motion was submitted by Councillor S. Gilkinson and seconded by Alderman Mrs. Hickey:

“This Council agrees that all lands in Council ownership in and around The Warren, Portstewart should remain in Council ownership and should only be used for sporting and/or recreational purposes.”

Councillor Gilkinson advised of a petition from local residents and read letters from:

- (a) Causeway Coast Communities Consortium;
- (b) Portstewart Community Vision.

The Motion was carried unanimously.

7.0 THE NATIONAL ASSOCIATION OF COUNCILLORS - NORTHERN IRELAND REGION - CONFERENCE 'PREPARING FOR 2009'

Members noted that this Conference would be held on 25th May, 2007 at 11.00 am in the Glenavon House Hotel, Cookstown.

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

8.0 LETTER FROM DRD ROADS SERVICE DATED 16TH MARCH, 2007

Read letter from DRD Roads Service summarising the current position in relation to Coleraine town centre traffic/development issues.

In response to members' concerns, the Town Clerk and Chief Executive would write to Roads Service requesting that Council be involved in discussions at every stage of these issues.

9.0 LETTER FROM FIRST TRUST BANK
DATED 11TH APRIL, 2007

Read letter advising the consolidation of operations in the triangle area into one central, full-service banking centre to be based in the existing branch in The Diamond, Coleraine.

Noted.

10.0 LETTER FROM NORTHERN IRELAND
FIRE AND RESCUE SERVICE
DATED 6TH APRIL, 2007

Read letter advising that the Fire and Rescue Service had adopted its Risk Management Plan for 2007/08 which included a review of the need for a second pumping appliance at Portstewart. The review would commence shortly with a completion date of February 2008.

Members agreed that Council now move, through its own sub-committee and local liaison and consultation, to prepare a submission of evidence to the review for September/October 2007 and to meet with the Fire and Rescue Service to expand on that submission.

11.0 PORTSTEWART POLICE STATION

In response to a request by Alderman Mrs. Hickey, the Town Clerk and Chief Executive confirmed that Council's interest in Portstewart Police Station, vis-à-vis disposal, had been registered with the PSNI. An update on the situation would be requested.

12.0 CLOONAVIN - REPAIRS

In response to members' queries, it was confirmed that repairs to the Council Chamber were planned for the summer recess.