

You are hereby requested to attend a Meeting of Coleraine Borough Council to be held in the Council Chamber, Cloonavin on TUESDAY the 25<sup>th</sup> day of July, 2006 at **6.00 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 - 27<sup>th</sup> June, 2006
2. Leisure Services Report (enclosed)
3. Technical Services Report (enclosed)
4. Development Services Report (enclosed)
5. Environmental Health Report (enclosed)
- (Item No. 1) Legal Proceedings\***
6. Land and Property (Report enclosed)
7. Water Reform Northern Ireland
  - (a) Proposal for a Draft Water and Sewerage Services (Northern Ireland) Order 2006 - Explanatory Memorandum (previously circulated)
  - (b) Consultation on the Charges for Connections to the Water and Sewerage Networks – Consultation Document (previously circulated)
8. Department for Regional Development – All Ireland Free Travel Scheme for Older People – Consultation Document (enclosed)
9. Department for Regional Development – Ports Policy – Powers, Status and Governance of Public Trust Ports in Northern Ireland – Consultation Document (enclosed)

10. Correspondence
11. Documents for Sealing
12. Any other business

**Enclosed for Information:**

- (i) Members' Information Bulletin - July 2006
- (ii) Special Council Briefing – District Housing Plan – Coleraine 2006/2007
- (iii) Help the Aged SeniorLine Benchmark Survey 2005/2006

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

To: Each Member of Council.

21<sup>st</sup> July, 2006.

## **COUNCIL MEETING**

Minutes of proceedings of Coleraine Borough Council held in the Council Chamber, Cloonavin on Tuesday, 27<sup>th</sup> June, 2006 at 7.30 p.m.

**Convened:** As per Notice attached

**Present:** The Mayor, Councillor W. A. King, in the Chair

### **Aldermen**

E. T. Black (Mrs.)	D. McClarty
W. T. Creelman	W. J. McClure
(Items 2.2.2 – 13.1)	(Items 2.2.2 – 13.1)
M. T. Hickey (Mrs.)	

### **Councillors**

D. D. Barbour	E. A. Johnston (Mrs.)
J. M. Bradley	(Items 2.3.3 – 13.1)
(Items 2.2.2 – 13.1)	B. Leonard
O. M. Church (Mrs.)	G. L. McLaughlin
J. J. Dallat	R. A. McPherson
T. J. Deans	A. McQuillan
(Items 2.2.2 – 13.1)	(Items 2.2.2 – 13.1)
S. Gilkinson	R. D. Stewart
(Items 2.2.2 – 13.1)	(Items 2.3.3 – 13.1)
N. F. Hillis	

### **Officers in Attendance:**

Town Clerk and Chief Executive, Director of Corporate Services, Director of Environmental Health, Director of Technical Services, Head of Development Services, Head of Administrative Services, Leisure Services Officer (Facilities) and Administrative Assistant

**Apologies:** The Deputy Mayor, Councillors Ms. Alexander and Cole

## **1.0 MINUTES**

The Minutes of the Council Meeting of 23<sup>rd</sup> May, 2006 and the Annual Meeting of 5<sup>th</sup> June, 2006 were confirmed and signed.

## **2.0 COMMITTEE REPORTS**

- 2.1 Leisure and Environment Committee Alderman McClarty moved the adoption of the Leisure and Environment Committee Report; this was duly seconded by Alderman Mrs. Black and agreed.
- 2.2 Planning Committee The Chairman, Councillor McLaughlin, moved the adoption of the Planning Committee Report; this was duly seconded by Councillor Dallat.

Matters arising:

2.2.1 Application No. C/2005/0412/O Residential Development at 51-55 Mountsandel Road, Coleraine

The Town Clerk and Chief Executive reported that the Planning Management Board had agreed to meet Council.

It was noted that the Administrative Officer would be contacting the Planning Working Group regarding this matter.

2.2.2 School of Hotel, Leisure and Tourism

The Town Clerk and Chief Executive referred to the correspondence from the Vice-Chancellor of the University of Ulster notifying Council of the decision taken regarding the future of the School of Hotel, Leisure and Tourism (circulated to each member).

The decision of the Council of the University was as follows:

- That the University should withdraw from the Portrush site at the earliest possible convenience, taking into account the interests of existing students, the relocation process for staff, the impact upon the business community and the availability of appropriate resources and facilities;
- To re-locate Tourism, Travel and Consumer Studies related courses and research to the main campus at Coleraine;
- To re-locate Hospitality Management related courses and research to the Belfast (York Street) campus.

Following discussion it was proposed by Councillor Dallat, seconded by Councillor Leonard and agreed:

That regular meetings be arranged between Council and the University of Ulster to inform and support the development of the Coleraine campus.

The Committee Report was subsequently adopted.

2.3 Policy and Development Committee

The Vice Chairman, Councillor Bradley, moved the adoption of the Policy and Development Committee; this was duly seconded by Councillor Stewart.

Matters arising:

2.3.1 Portrush Regeneration Strategy/Masterplan - Tender

Consideration was given to the report of the Head of Development Services (circulated to each member) on the tender for a multi-

disciplinary team of consultants for Portrush Regeneration Strategy/Masterplan.

Seven tenders had been received, assessed and shortlisted to the following three companies:

- Atkins Ltd. £48,810
- Ferguson McIlveen £49,500
- GVA Grimley £46,993

It was noted that all prices included expenses.

It was agreed that GVA Grimley be commissioned to proceed with the Portrush Regeneration Strategy/Masterplan as recommended.

2.3.2 Council Nominations to Internal and External Bodies

Members noted the contents of the report detailing Council nominations to internal and external bodies.

2.3.3 Coleraine Harbour Commission – Member Vacancy

The Town Clerk and Chief Executive advised members that Councillor Stewart had resigned as a Coleraine Harbour Commissioner.

Following discussion it was proposed by Councillor Deans, seconded by Alderman Creelman and agreed:

That Councillor Bradley be appointed as a Coleraine Harbour Commissioner.

Councillor Bradley thanked members for his appointment.

The Committee Report was subsequently adopted.

### 3.0 **TENDERS**

3.1 Grass Cutting Machinery - Caravan Parks

Consideration was given to the report of the Director of Leisure Services (circulated to each member) on tenders received for Grass Cutting Machinery – Caravan Parks.

Three tenders had been received as follows:

	<b>Cost</b>	<b>Trade-In</b>	<b>Net Cost</b>
<b>Laird Grass Machinery</b>	2 x £19,250 = £38,500	£11,300	£27,200
<b>Broderick Grass Machinery</b>			
Option 1	2 x £14,995 = £29,990	N/A	£29,990
Option 2	2 x £18,995 = £37,990	N/A	£37,990

This Company did not wish to offer trade-in option

**Cyril Johnston & Co. Ltd.**

Option 1	2 x £17,703 = £35,406	£9,622	£25,784
Option 2	2 x £13,468 = £26,936	£7,082	£19,854

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

That the lowest tender from Cyril Johnston & Co. Ltd. (Option 2) be accepted.

3.2 Leisure Centre – Squash Court Conversion

It was noted that this matter would be considered at the July meeting of Council.

**4.0 NORTH WEST REGION WASTE MANAGEMENT PLAN**

Consideration was given to the report of the Director of Technical Services on the North West Region Waste Management Plan (previously supplied).

The Director of Technical Services outlined the progress to date and advised members that the Plan set out the arrangements for the management of controlled waste arising within the North West Region over the period 2006 to 2020.

Following discussion it was agreed:

- That Council accept the final draft of the Plan to enable its submission to the Department by the end of June 2006;
- That approval be granted to enable the NWRWM Group to immediately commence procedures for procuring the services of suitable MBT facilities; also to co-operate with SWAMP on the procurement.

**5.0 NATIONAL ASSOCIATION OF COUNCILLORS (N.I.) REGION - NOMINATION OF FOURTH MEMBER**

Read letter from the National Association of Councillors (N.I.) Region advising members that at the last Annual General Meeting of the Association it was agreed that each Council in Northern Ireland be permitted to have four members appointed to the Association.

Councillors Hillis, McLaughlin and Stewart currently represented Council on the Association.

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

That Councillor Deans be appointed.

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

That Councillor Ms. Alexander be appointed.

Councillor Deans withdrew his name and Councillor Ms. Alexander was duly appointed.

**6.0 THE PLANNING SERVICE -  
APPLICATION C/2005/0945  
31 BALLYLINTAGH ROAD, COLERAINE**

Read letter from the Divisional Planning Officer regarding Council's request for a meeting to discuss the above application.

The Divisional Planning Officer advised that all issues relating to this application had been fully considered and that no purpose would be served by a further meeting.

**7.0 THE ELECTORAL OFFICE FOR  
NORTHERN IRELAND**

Read letter from Mr. Douglas Bain, Chief Electoral Officer, advising that he had taken over from Mr. Denis Stanley as Chief Electoral Officer from 1<sup>st</sup> June, 2006.

**8.0 DEPARTMENT OF THE ENVIRONMENT -  
LOCAL GOVERNMENT REFORM TASKFORCE**

Read letter from the Local Government Reform Unit advising members that the DOE website had been updated to include information relating to the work of the Local Government Reform Taskforce and can be accessed at <http://www.doeni.gov.uk/lgd/localgovreform/>

A copy would be circulated to each member.

**9.0 DOCUMENTS TABLED**

- (a) Northern Ireland Housing Executive – Corporate and Business Plans for 2006/2007 – 2008/2009;
- (b) Criminal Justice System for Northern Ireland – Annual Report 2005/2006;
- (c) Sixth Report of the Justice Oversight Commissioner – June 2006;
- (d) Promoting Mental Health and Well-Being in Later Life: A first report from the UK Inquiry;
- (e) The Electoral Office for Northern Ireland – Corporate Plan 2006/2009 and Annual Plan 2006/2007;
- (f) Translink – Annual Review of 05/06 and future plans.

**10.0 MEETINGS - JULY AND AUGUST**

The Town Clerk and Chief Executive advised members that Council meetings would be held on 25<sup>th</sup> July and 22<sup>nd</sup> August, 2006.

**11.0 COLERAINE MARINA - RENEWAL AND  
EXTENSION CONTRACT**

The Leisure Services Officer (Facilities) advised that R. Robinson & Sons had reported that the contractor had encountered a problem with rock when inserting eight of the piles in Phase 2 of the above contract and required the employment of a specialist sub-contractor.

R. Robinson & Sons had negotiated with Seacore Ltd. who were presently working in the area. The additional cost is estimated at £47,500 and an application had been submitted to ICBAN for grant aid on this additional expenditure.

It was agreed that Council authorise this additional work.

## 12.0 DOCUMENTS FOR SEALING

Resolved:

That the following documents be sealed:

1. Transfer Document Coleraine Borough Council to Mullins Ice  
(in triplicate) Cream Ltd. – Lands at Craiglea Gardens,  
Kilrea

2. Cemetery Titles Grant of Right of Burial Deeds  
Register Nos. 3214 – 3220 (inclusive):

Agherton	1
Ballywillan	-
Coleraine	3
Kilrea	1
Portstewart	2

Advanced Deeds – Register Nos. 0139 – 0140  
(inclusive):

Agherton	1
Ballywillan	-
Coleraine	-
Portstewart	1

## PLANNING COMMITTEE

25<sup>th</sup> July, 2006.

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

### **Aldermen**

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

### **Councillors**

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

### **Also in**

**Attendance:** Representatives from the Planning Service –  
Mr. P. Duffy and Mr. G. Walker

### **Officers in**

**Attendance:** Town Clerk and Chief Executive, Principal  
Environmental Health Officer (Items 1.0 – 5.29),  
Administrative Officer and Administrative Assistant

**Apologies:** Alderman McClarty and Councillor Leonard

## **1.0 CONDOLENCES**

- 1.1 Death of Jim Watt, former Mayor and Councillor                      The Mayor and members paid tribute to the late Jim Watt, a former Councillor and Mayor, and extended condolences to his wife and family members. The Town Clerk and Chief Executive also extended sympathy to the family on behalf of Council officers and staff.
- 1.2 Accident at Whiterocks Beach – 17<sup>th</sup> July, 2006                      The Mayor extended sympathy to the family of Serge Etoke, who drowned at Whiterocks beach on 17<sup>th</sup> July, 2006.
- 1.3 Death of Alderman McClure's Sister-in-law                      The Mayor and members extended condolences to Alderman McClure on the recent death of his sister-in-law.

## **2.0 ILLNESS - MR. J. CURRY**

Members noted that Mr. Jim Curry was currently in hospital and asked that their good wishes be conveyed to him for a full recovery.

### 3.0 PLANNING APPLICATIONS

A list of one hundred and fifty nine applications was considered (previously supplied).

#### Applications Deferred from Previous Meeting

- |     |   |   |
|-----|---|---|
| 3.1 | <u>Application No. D1</u><br><u>C/2004/1171/F</u><br><u>Proposed residential development to provide 6 no. townhouses in lieu existing approval for 21 no. 2 bedroom apartments within Sheltered Housing Accommodation as Approved under application ref. C/2000/0830 at former Beach Hotel site, Beach Road, Portballintrae for The Kennedy Group</u> | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved.  |
| 3.2 | <u>Application No. D2</u><br><u>C/2004/1314/F</u><br><u>Proposed one and a half storey dwelling and demolition of existing structure at 2 Movenis Road, Garvagh for Mr. W. Crawford</u>   | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved.  |
| 3.3 | <u>Application No. D3</u><br><u>C/2004/1376/F</u><br><u>6 units on Ramore Avenue, 2 units on Lansdowne Lane, with associated parking at ground floor level at 2 Ramore Avenue and 11 Lansdowne Lane, Portrush for Orianna Investments Ltd.</u>  | The opinion of the Planning Service was to approve.<br><br>It was reported that the scale of the development had been reduced.<br><br>It was agreed that the application be approved.     |
| 3.4 | <u>Application No. D4</u><br><u>C/2005/0152/O</u><br><u>Site for dwelling and garage at 200m North East of 19 Hillhead Road, Kilrea for Mr. &amp; Mrs. D. McMullan</u>  | The opinion of the Planning Service was to refuse.<br><br>It was proposed by Councillor Ms. Alexander, seconded by Councillor Dallat and agreed:<br><br>That the application be approved. |
| 3.5 | <u>Application No. D5</u><br><u>C/2005/0177/O</u><br><u>Site for dwelling and garage at land adjacent to 14 Lisboy Lane, Drumcroone Road, Garvagh for J. Patterson</u>  | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved.  |
| 3.6 | <u>Application No. D6</u><br><u>C/2005/0402/O</u><br><u>Site for dwelling and garage at 330m West of junction of Lisachrin and</u>  | The opinion of the Planning Service was to refuse.<br><br>It was proposed by Councillor Mrs.  |

- |      |   |   |
|------|---|---|
|      | <u>Ballymenagh Road, Garvagh for Mr. Fullerton</u>  | Church, seconded by Councillor King and agreed:<br><br>That the application be approved.  |
| 3.7  | <u>Application No. D7</u><br><u>C/2005/0890/F</u><br><u>2 No. dwellings at 10 Strand Crescent, Portstewart for AJM Properties</u>   | The opinion of the Planning Service was to approve.<br><br>It was reported that amended drawings for this application had been received.<br><br>It was agreed that the application be approved. |
| 3.8  | <u>Application No. D8</u><br><u>C/2005/0974/O</u><br><u>Site for dwelling house at lands adjacent to 91 Cashel Road, Coleraine for Mr. Turvey</u>   | The opinion of the Planning Service was to refuse.<br><br>It was proposed by Councillor Dallat, seconded by Alderman Mrs. Hickey and agreed:<br><br>That the application be approved.           |
| 3.9  | <u>Application No. D9</u><br><u>C/2005/1003/O</u><br><u>Site for proposed dwelling approximately 60m North West of no. 35 Shanlongford Road, Coleraine for Mr. D. O'Kane</u>                      | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved.  |
| 3.10 | <u>Application No. D10</u><br><u>C/2005/1008/O</u><br><u>Off-site replacement dwelling at land at 7 Islandbraddagh Lane and North West of 24 Leeke Road, Bushmills for Mr. &amp; Mrs. Twaddle</u> | This application was withdrawn from the schedule to allow consideration of new information by Planning Service.<br><br>Noted.   |
| 3.11 | <u>Application No. D11</u><br><u>C/2005/1011/O</u><br><u>Proposed dwelling and garage 140m South West of 10 Magheramore Road, Garvagh for Mr. Linton</u>  | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved.  |
| 3.12 | <u>Application No. D12</u><br><u>C/2005/1017/O</u><br><u>Proposed dwelling and garage 100m South East of 10 Magheramore Road, Garvagh for Mr. Linton</u>  | The opinion of the Planning Service was to refuse.<br><br>It was proposed by Councillor Mrs. Church, seconded by Alderman Mrs. Hickey and agreed:<br><br>That the application be approved.      |
| 3.13 | <u>Application No. D13</u>  | The opinion of the Planning Service was   |

- C/2005/1022/F  
New one and a half storey dwelling with double garage at lands adjacent to 44 Ballyrogan Road, Garvagh for Mr. O’Kane to approve.  
It was agreed that the application be approved.
- 3.14 Application No. D14  
C/2005/1034/O  
Proposed new dwelling at land adjacent to 14 Sunset Ridge, Portstewart for Mr. Davies  
The opinion of the Planning Service was to refuse.  
It was reported that amended drawings had been received.  
It was agreed that the application be refused.
- 3.15 Application No. D15  
C/2005/1058/O  
Single dwelling and garage at land North West of no. 35 Temple Road, Garvagh for Mr. McIlvar  
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. D16  
C/2005/1144/O  
Proposed site for dwelling and garage at Gortfad Road, Garvagh for Mrs. M. Armstrong  
The opinion of the Planning Service was to refuse.  
It was proposed by Councillor Mrs. Church, seconded by Councillor McQuillan and agreed:  
That the application be approved.
- 3.17 Application No. D17  
C/2005/1184/O  
Dwelling and garage opposite 45 Tirkeeran Road, accessing onto Culbane Lane, Garvagh for Mr. O’Kane  
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.
- 3.18 Application No. D18  
C/2005/1226/O  
Proposed site for dwelling approximately 125m South of no. 21 Liscall Road, Garvagh for Mr. S. Gillan  
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.
- 3.19 Application No. D19  
C/2005/1227/O  
The opinion of the Planning Service was to approve.

- Proposed site for dwelling approximately 130m South of no. 50 Liscall Road, Garvagh for Mr. S. Gillan It was agreed that the application be approved.
- 3.20 Application No. D20 C/2005/1228/F  
Erection of storage units at 14 Portstewart Road, Coleraine for Mr. Alauijeh The opinion of the Planning Service was to approve.  
It was agreed that the application be approved.
- 3.21 Application No. D21 C/2005/1279/O  
Site for dwelling and garage 140m South West of 57 Mullaghinch Road, Aghadowey, Coleraine for Mr. Leeke The opinion of the Planning Service was to approve.  
It was agreed that the application be approved.
- 3.22 Application No. D22 C/2005/1320/F  
Proposed enhancement to existing access onto Tamneyrankin Road to include alterations to existing DRD Roads Service verge adjacent to No. 18 Tamneyrankin Road, Swatragh for Mr. G. McPeake 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.
- 3.23 Application No. D23 C/2005/1343/F  
Demolition of existing house and rebuild to provide 3 apartments at 19 Circular Road, Coleraine for Mr. R. Dorrans The opinion of the Planning Service was to approve.  
It was agreed that the application be approved.
- 3.24 Application No. D24 C/2005/1368/O  
Proposed one and a half or two storey detached dwelling adjacent to 68 Creamery Road, Coleraine for Mr. Greene This application was withdrawn from the schedule to facilitate an office meeting.  
Noted.
- 3.25 Application No. D25 C/2005/1377/O  
Proposed bungalow and garage between 25 and 27 Tirkeeran Road, Garvagh for Mr. D. Henry The opinion of the Planning Service was to refuse both applications.  
It was proposed by Councillor Dallat, seconded by Alderman Mrs. Hickey and agreed:  
That both applications be approved.
- Application No. D26 C/2005/1378/O  
Proposed bungalow and garage adjacent to 25 Tirkeeran Road, Garvagh for Mr. D. Henry
- 3.26 Application No. D27 C/2005/1433/F  
Rear extension to existing dwelling at no. 24 Ballyhome Road, Portrush The opinion of the Planning Service was to approve.  
It was agreed that the application be

for Mr. Simpson

approved.

3.27 Application No. D28  
C/2006/0045/O  
Site for dwelling and garage  
approximately 260m North East of  
28 Coolnasillagh Road, Garvagh for  
Mr. D. McMullan

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.

3.28 Application No. D29  
C/2006/0082/F  
One and a half storey dwelling  
house with attached garage opposite  
32 Tirkeeran Road, Garvagh for Mr.  
and Mrs. Boylan

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.

### **NEW APPLICATIONS**

3.29 Application No. 1  
C/2005/0263/F  
Retrospective approval for vehicle  
premises at land at 54A Gateside  
Road, Coleraine for Mr. G. Millar

The opinion of the Planning Service was to refuse.

It was proposed by Councillor Bradley, 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.

3.30 Application No. 2  
C/2005/0843/O  
Proposed residential development  
including assorted car parking and  
landscaping at No. 58, 60 and 62  
Portstewart Road, Coleraine for  
Bannside Developments

The opinion of the Planning Service was to approve.

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.

3.31 Application No. 4  
C/2005/0954/F  
Residential development of 20

The opinion of the Planning Service was to refuse.

apartments with retail at ground floor at 22, 24 and 26 Abbey Street, Coleraine for Mr. McKreag

It was proposed by Councillor Deans, seconded by Councillor McQuillan 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.

3.32 Application No. 5  
C/2005/0965/F  
One and a half storey residential dwelling with vehicular access off West Park off Coleraine Road/West Park, Portstewart (North East of No. 2 Enterprise Avenue) for Shellfield Builders

The opinion of the Planning Service was to refuse.

It was proposed by Councillor Mrs. Johnston, seconded by Alderman Mrs. Black 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.

3.33 Application No. 6  
C/2005/1025/O  
Proposed new dwelling with detached garage at 50m North East of 13 Lisnamuck Road, Aghadowey, Coleraine for Mr. & Mrs. A. Hunter

The opinion of the Planning Service was to refuse.

It was proposed by Councillor Mrs. Church, 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.

3.34 Application No. 12  
C/2005/1156/O  
Site for dwelling 80m North West of Hillside Road, Garvagh for A. Curran

The opinion of the Planning Service was to refuse.

It was proposed by Councillor Mrs. Johnston, 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.

- 3.35 Application No. 15  
C/2005/1169/F  
Proposed 3 No. apartments at 36  
Causeway Street, Portrush for  
Mr. Mullan
- The opinion of the Planning Service was to refuse both applications.
- It was proposed by Alderman Mrs. Hickey, seconded by Councillor Dallat and agreed:
- Application No. 16  
C/2005/1170/F  
3 storey detached town house at 16  
Victoria Street, Portrush for Mr. C.  
Mullan
- That both applications be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 3.36 Application No. 23  
C/2005/1258/F  
Revised entrance to new dwelling at  
120m West of 11 Laragh Road,  
Swatragh for Mr. J. O’Kane
- 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.
- 3.37 Application No. 26  
C/2005/1317/O  
Erection of 2 storey dwelling at land  
between 2 and 20 Loughan Road,  
Fishloughan, Coleraine for Mr. D.  
Pollock
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McPherson, seconded by Councillor Mrs. Johnston 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.
- 3.38 Application No. 27  
C/2005/1334/O  
Site for dwelling and garage at 90m  
South of 149 Carrowreagh Road,  
Garvagh for Mr. Hazlett
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Church, 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.
- 3.39 Application No. 28  
C/2005/1344/F  
Proposed enclosure of existing children's entertainment centre and refurbishment of existing facility at Kiddieland, Castle Erin Road, Portrush for Kiddieland
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Deans, 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.
- 3.40 Application No. 30  
C/2005/1362/F  
Proposed one and a half storey dwelling and garage at site 3 approximately 160m North of 12 Crevolea Road, Blackhill, Coleraine for Mr. McMullan
- 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.
- 3.41 Application No. 34  
C/2005/1426/O  
Site for replacement dwelling - relocation of existing dwelling 60m North West of 35 Moneygran Road, Kilrea for Mr. Gillen
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, 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.
- 3.42 Application No. 39  
C/2006//0011/F  
A shed for the internal storage of construction machinery, equipment and material at lands attached to 37 Killeague Road, Macosquin, Coleraine for Kenny McIntyre Building Contractor
- The opinion of the Planning Service was to refuse.
- It was proposed by the Mayor, seconded by Councillor MrPherson 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.
- 3.43 Application No. 49  
C/2006/0118/O  
One and a half or two storey dwelling and detached garage at site 40m South of 16 Crevolea Road, Blackhill, Coleraine for Mr. Pollock Smyth
- The opinion of the Planning Service was to refuse both applications.
- It was proposed by Councillor Mrs. Church, seconded by the Mayor and agreed:
- That both applications be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 3.44 Application No. 56  
C/2006/0143/F  
Extensions and improvements to dwelling at 46 Ballyhome Road, Coleraine for Ms. Grundle
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McPherson, 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.
- 3.45 Application No. 63  
C/2006/0197/F  
Alteration and extension to existing tea room and dwelling and erection of replacement double garage at 84 Ballyreagh Road, Portstewart for Mr. & Mrs. A. Malcolmson
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman Mrs. Hickey, seconded by Councillor Hillis 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 and that a representative from Roads Service attend the meeting.
- 3.46 Application No. 64  
C/2006/0216/F  
Proposed dwelling and detached
- The opinion of the Planning Service was to refuse both applications.

- garage at site 180m South of no. 63 Ballymenagh Road, Garvagh for Mr. Glass
- It was proposed by Councillor McQuillan, seconded by Councillor Mrs. Church and agreed:
- Application No. 65 C/2006/0217/F  
Proposed dwelling and detached garage at site 210m South of no. 63 Ballymenagh Road, Garvagh for Mr. Glass
- That both applications be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 3.47 Application No. 70 C/2006/0258/F  
Demolition of existing dwelling at 9 Ballywatt Road and erection of off-site two storey dwelling with loft conversion and garage/ancillary building at 9 Ballywatt Road, Coleraine and approximately 80m South East of 8 Ballywatt Road, Coleraine for Mr. A. Hutchinson
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman Mrs. Black, 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.
- 3.48 Application No. 74 C/2006/0292/O  
Site for dwelling 200m East of 9 Curraghmore Road, Garvagh for Mr. D. McIlvar
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Deans, 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 and that a representative from Roads Service attend the meeting.
- 3.49 Application No. 75 C/2006/0293/F  
Demolition and removal of existing semi-detached dwelling and construction of 1 no. detached dwelling at no. 27 Ballyhome Road, Coleraine for Mr. A. Butler
- The opinion of the Planning Service was to refuse.
- It was proposed by the Deputy Mayor, 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.
- 3.50      Application No. 76  
C/2006/0294/F  
Two storey dwelling and garage at  
Ballynacally Park, 360m West of no.  
12 Ballynacally Park, Coleraine for  
Mr. Gibson
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Church, seconded by Councillor McQuillan 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 and that a representative from Roads Service attend the meeting.
- 3.51      Application No. 84  
C/2006/0317/O  
Proposed site for new dwelling at  
site 4, 330m South East of 55  
Cashel Road, Macosquin for Mr. W.  
Taylor
- The opinion of the Planning Service was to refuse both applications.
- It was proposed by The Mayor, seconded by Alderman Mrs. Black and agreed:
- That both applications be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed and that a representative from Roads Service attend the meeting.
- 3.52      Application No. 86  
C/2006/0319/O  
Proposed dwelling and garage to the  
rear of 5 Killykegan Road, Garvagh  
for Mr. S. Turtle
- 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.
- 3.53      Application No. 87  
C/2006/0320/O  
Site for dwelling and garage 60m  
North East of 72 Moneydig Road,  
Garvagh for Mr. K. Morpus
- The opinion of the Planning Service was to refuse both applications.
- It was proposed by Councillor Ms. Alexander, seconded by Alderman Mrs. Hickey and agreed:

- Application No. 88  
C/2006/0321/O  
Site for dwelling and garage 125m  
North East of 72 Moneydig Road,  
Garvagh for Mr. K. Morpus
- That both applications be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed and that a representative from Roads Service attend the meeting.
- 3.54 Application No. 92  
C/2006/0326/O  
Site for dwelling 50m East of 167  
Dunhill Road, Coleraine for Mr. M.  
Smyth
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Johnston, 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 and that a representative from Roads Service attend the meeting.
- 3.55 Application No. 94  
C/2006/0330/O  
Dwelling and garage 120m North  
East of 10 Magheramore Road,  
Garvagh for Linton
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Church, seconded by the 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.
- 3.56 Application No. 96  
C/2006/0338/O  
Site of dwelling and garage at 40m  
South East of 5 Glenkeen Road,  
Aghadowey for Mr. McWilliams
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be refused.
- 3.57 Application No. 104  
C/2006/0363/O  
Replacement of existing rundown  
office building with a traditionally  
designed bungalow at site situated  
at no. 60 Station Road, Garvagh for  
Mr. R. Lyttle
- 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

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

3.58 Application No. 107  
C/2006/0371/O  
Dwelling house at infill site between  
15 and 17 Magheramore Road,  
Garvagh for Mr. Linton

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

3.59 Application No. 121  
C/2006/0410/F  
Site for replacement dwelling at 174  
Agivey Road, Coleraine for Mr. T.  
Kirkpatrick

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 OFFICE MEETINGS**

The date for office meetings was advised as Thursday 10<sup>th</sup> and Friday 11<sup>th</sup> August, 2006. It was noted that meetings for applicants who could not be contacted prior to this date could be rescheduled, on the condition that this information was received in advance.

On a request by Councillor Dallat, it was agreed that rural office meetings be carried out on Thursday 10<sup>th</sup> August, 2006.

#### **5.0 PLANNING ISSUES RAISED BY MEMBERS**

5.1 Enforcement Action - Exemptions  
for Businesses

In response to a query from Councillor Ms. Alexander, Mr. Duffy advised that businesses were exempt from enforcement action where they had been in operation for the following periods of time:

- Change of use - 10 years

- Operational development - 4 years
- Advertising/signage - no exemption period.

5.2 Planning Applications – Backlog

In response to a query from Councillor Bradley, it was noted that there was still a backlog on applications but it was possible to find out an application's current status in the system. Councillor Bradley agreed to contact Mr. Duffy with his specific query.

**6.0 REGIONAL DEVELOPMENT STRATEGY FOR NORTHERN IRELAND 2025**

6.1 Revised Regional Housing Figures - Independent Panel Report and Department's Response to the Panel Report

Members noted the content of this report (previously supplied).

6.2 Consultation on the First Review of the Regional Development Strategy for Northern Ireland

It was noted that a draft response to this consultation document would be supplied for consideration at the next meeting of the Planning Committee on 22<sup>nd</sup> August, 2006.

**7.0 PLANNING WORKING GROUP**

The minutes of the Planning Working Group meeting of 10<sup>th</sup> July, 2006 were considered (previously supplied).

Members noted that the Planning Working Group would meet with Mr. P. McBride, Director of Operations, Planning Service, on 1<sup>st</sup> August, 2006 to further discuss Management Board referrals.

**8.0 OMAGH DISTRICT COUNCIL - LETTER DATED 18<sup>TH</sup> JULY, 2006**

Read letter from Omagh District Council regarding PPS 14 – Sustainable Development in the Countryside – Judicial Review (previously supplied).

Following discussion it was agreed that Council support, in principle, the action to challenge PPS 14, as contained in the letter, subject to further information on costs.

**9.0 PLANNING APPLICATION - 2 PROPOSED DWELLINGS - 44 STRAND ROAD, COLERAINE - C/2003/0458/F**

Read letter from the Divisional Planning Manager agreeing to Council's request for a further deferral and office meeting for this application.

Noted.

**10.0 PLANNING APPLICATION - REDEVELOPMENT OF EXISTING MILL TO PROVIDE 1 NO. DWELLING - SITE ADJACENT TO 32 NEWMILLS ROAD, COLERAINE - C/2005/0607/O**

Read letter from the Divisional Planning Manager refusing Council's request for a site meeting for this application and advising that an office meeting would be arranged.

Noted.

**11.0 PLANNING APPLICATION - REDEVELOPMENT OF 58 BURNSIDE ROAD, PORTSTEWART TO PROVIDE 3 APARTMENTS - C/2005/0132/F**

Read letter from the Divisional Planning Manager advising of no exceptional grounds for further delaying a decision on this case.

Noted.

**12.0 MANAGEMENT BOARD REFERRAL**

12.1 Strand Road, Portstewart - C/2003/1176/F

Read letter from Planning Service Headquarters which advised that the application failed to meet the criteria in that it was considered not to be a 'significant' proposal.

Noted.

**13.0 NON-DETERMINATION APPEAL**

13.1 Proposed redevelopment of site to Retail units and apartments (2 no. Retail units and 16 no. apartments) 17, 19 and 21 The Diamond, Portstewart

Read letter from the Planning Appeals Commission advising that the appeal had been allowed and full planning permission granted.

Noted.

**14.0 ARTICLE 33 APPEAL**

14.1 Dwelling and Garage At Croaghan, advising Cam Road, Macosquin - C/2005/1028/O

Read letter from Planning Service of revised reason for refusal on this application.

Noted.

**15.0 PROPOSED DWELLING WITH INTEGRAL GARAGE AND NEW LANEWAY 60M SOUTH-WEST OF NO. 14 REVALLAGH ROAD, BUSHMILLS FOR MR. AND MRS. KENNEDY**

In response to a query from Councillor McPherson, the Administrative Officer

would contact Planning Service to find out the position on this application.

**16.0 DRAFT PLANNING POLICY STATEMENT**  
**14: SUSTAINABLE DEVELOPMENT IN**  
**THE COUNTRYSIDE**

Copies of responses to this document had been received from North Down Borough Council, Belfast City Council, Ulster Farmers' Union and the Rural Development Council.

**17.0 DOCUMENTS TABLED**

- (i) Planning Policy Statement 15 (PPS 15) Planning and Flood Risk.
- (ii) The Planning (Claims for Compensation) Regulations (Northern Ireland) 2006.
- (iii) The Planning (Electronic Communications) Order (Northern Ireland) 2006 (S.R. 2006 No. 276).
- (iv) Planning (Inquiry Procedure) (Amendment) Rules (Northern Ireland) 2006 (S.R. 2006 No. 259).
- (v) The Planning (Conservation Areas) (Consultation) Regulations (Northern Ireland) 2006 (S.R. 2006 No. 290).

**18.0 DEFINITION OF 'SIGNIFICANT**  
**DEVELOPMENT' - MANAGEMENT**  
**BOARD REFERRALS**

Following a query from a member, it was noted that clarification on Planning Service's definition of 'significant development' should be available for the August meeting of the Planning Committee.