

You are hereby requested to attend a Meeting of Coleraine Borough Council to be held  
In the Council Chamber, Cloonavin on TUESDAY the 26<sup>th</sup> day of August, 2003 **immediately**  
**following the Special Meeting of the Planning Committee.**

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 – 24<sup>th</sup> June, 2003
2. Committee Reports (enclosed):
  - 2.1 Leisure and Environment Committee – 5<sup>th</sup> August, 2003  
**(Item No 8.1.1 )** Legal Proceedings – Street Trading Act (NI) 2001\*  
(Report enclosed)  
**(Item No 8.3.1)** Entertainment Licence – Springhill Bar, Portrush  
An objector and the applicant have the right to attend and address Council.
  - 2.2 Special Meeting of the Policy and Development Committee –  
7<sup>th</sup> August, 2003
  - 2.3 Planning Committee – 12<sup>th</sup> August, 2003
  - 2.4 Policy and Development Committee – 19<sup>th</sup> August, 2003  
**(Item 13.0)** Coleraine Market Yard\*
3. Northern Corridor Rail Link (Report enclosed)
4. Correspondence

5. Documents for Sealing

Enclosed for Information:

- (1) NILGA Information
- (2) Northern Health and Social Services Board News – Commission North – Issue 14

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

To: Each Member of Council.

22<sup>nd</sup> August, 2003.

## COLERAINE BOROUGH COUNCIL

Minutes of proceedings of Coleraine Borough Council held in the Council Chamber, Cloonavin on Tuesday, 24<sup>th</sup> June, 2003 at 7.00 p.m.

**Convened:** As per Notice attached

**Present:** The Mayor, Councillor R. D. Stewart in the Chair

The Deputy Mayor, Councillor E. M. Mullan  
(Items 4.2 - 19.0)

### **Aldermen**

P. E. A. Armitage (Mrs.)	B. Leonard
E. T. Black (Mrs.)	W. J. McClure
(Items 1.0 - 6.0)	
W. T. Creelman	
(Items 5.0 - 19.0)	

### **Councillors**

C. S. Alexander (Ms.)	E. A. Johnston (Mrs.)
(Items 1.0 - 9.0)	W. A. King
D. D. Barbour	D. McClarty
(Items 1.0 - 7.0)	G. L. McLaughlin
O. M. Church (Mrs.)	R. A. McPherson
J. J. Dallat	A. McQuillan
T. J. Deans	W. J. Watt
E. P. Fielding (Mrs.)	
N. F. Hillis	
(Items 3.3 - 19.0)	

### **Officers in Attendance:**

Town Clerk and Chief Executive, Director of Corporate Services, Director of Leisure Services, Director of Technical Services, Senior Environmental Health Officer (Items 5.0 - 19.0), Principal Administrative Officer and Administrative Assistant

**Apology:** Councillor Bradley

### **1.0 ATTACK**

The Mayor and members condemned the attack on Alderman Leonard's home the previous night.

Alderman Leonard thanked members for their support.

### **2.0 MINUTES**

The Minutes of the Council Meeting of 27<sup>th</sup> May, 2003, the Special Meetings of 28<sup>th</sup> May, 2003, 10<sup>th</sup> June, 2003, and 12<sup>th</sup> June, 2003 and the Annual Meeting of 16<sup>th</sup> June, 2003 were confirmed and signed.

### 3.0 COMMITTEE REPORTS

#### 3.1 Leisure and Environment Committee

The Chairman, Alderman Mrs. Black, moved the adoption of the Leisure and Environment Committee Report; this was duly seconded by Councillor Ms. Alexander.

Matters arising:

##### 3.1.1 Enforcement Measures in Private Rented Housing Sector

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

It was agreed that Council respond to the Minister, Mr. John Spellar, expressing the view that since councils have an effective and appropriate enforcement mechanism through Environmental Health Departments, responsibility for enforcement issues involving disrepair and unfitness should, therefore, be vested in local councils.

The Committee Report was, therefore, adopted subject to this amendment.

#### 3.2 Planning Committee

The Vice Chairman, Councillor Watt, moved the adoption of the Planning Committee Report; this was duly seconded by Alderman Mrs. Black 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 Watt.

Matters arising:

##### 3.3.1 Notice of Motion - Code of Local Government Conduct

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

That Council adopt the entire Motion as originally proposed:

“Council calls for a comprehensive Code of Local Government Conduct enshrined in law, which demands the highest standards, includes a register of interests and imposes appropriate penalties.

Council also agrees to forward this motion to NILGA so that it can be circulated to all other Councils and tabled for consideration.

In the meantime as an indicator of this Council’s determination to encourage openness and accountability, Council agrees that the officers

will publish on Coleraine Borough Council's website a comprehensive register of members' interests as supplied by all Councillors."

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

The Committee Report was, therefore, adopted.

#### **4.0 TENDERS**

##### **4.1 Supply and Fitting of Tyres**

Consideration was given to the Director of Technical Services' Report on Annual Tenders - Tyres (previously supplied).

Two tenders had been received as follows:

ATS Euromaster	£3,312.46
Charles Hurst Tyres	£3,496.45

Agreed:

That the lowest tender submitted by ATS Euromaster, in the sum of £3,312.46, be accepted.

##### **4.2 Soccer Pitch Improvements at Ballysally and Anderson Park**

Consideration was given to the Director of Leisure Services Report on Tenders - Soccer Pitch Improvements at Ballysally and Anderson Park (previously supplied).

The tenders received were as follows:

##### **Anderson Park**

John G. Duff, Belfast	£43,600.00
Riddle Brothers, Donemana	£46,250.00
Prunty Contracts, Newtownbutler	£49,712.40

##### **Ballysally**

John G. Duff, Belfast	£94,625.00
Riddle Brothers, Donemana	£99,153.00
Prunty Contracts, Newtownbutler	£99,463.00

It was proposed by Councillor Watt, seconded by Councillor McClarty and agreed:

That the following tenders be accepted as recommended by the Director of Leisure Services:

Anderson Park - Riddle Brothers - £46,250.00  
Ballysally - Prunty Contracts - £99,463.00.

The Director of Leisure Services advised members that a grant of £230,000 had been secured for the Ballysally project.

## **5.0 NOTICE OF MOTION SUBMITTED BY COUNCILLOR E. MULLAN**

The undernoted Notice of Motion was proposed by Councillor Mullan and seconded by Alderman Leonard:

"That this Council acknowledge its commitment to accountability, open government and cross-community decision making by permitting and welcoming live television, radio and internet coverage of council meetings."

A period of discussion ensued.

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

**For:** The Deputy Mayor  
Alderman Leonard  
Councillors Ms. Alexander, Dallat and McLaughlin (5)

**Against:** The Mayor  
Aldermen Mrs. Armitage, Mrs. Black, Creelman and McClure  
Councillors Barbour, Mrs. Church, Deans, Mrs. Fielding, Hillis, Mrs. Johnston, King, McClarty, McPherson, McQuillan and Watt (16)

The Motion was lost, five members voting in favour and sixteen members voting against.

## **6.0 CAUSEWAY HEALTH AND SOCIAL SERVICES TRUST**

The Mayor welcomed Ms. N. Evans, Chief Executive, Dr. M. Ledwith, Medical Director and Mr. A. Braiden, Director of Acute Hospital Services, who were in attendance to discuss issues relating to the Causeway Hospital.

Ms. Evans elaborated on the present position regarding the following topics:

- (a) availability of beds
- (b) length of waiting lists
- (c) employment of nursing staff
- (d) facilities for smokers.

Members raised a variety of questions which were responded to by the representatives.

The Mayor thanked the representatives for attending after which they withdrew.

## **7.0 NORTHERN IRELAND HOUSING EXECUTIVE - COLERAINE DISTRICT HOUSING PLAN 2003 - 2004**

The Mayor welcomed the following representatives from the Northern Ireland Housing Executive:

- Mr. F. O'Connor - North East Area Manager
- Mrs. I. Bratton - Assistant District Manager (Coleraine)
- Ms. N. Diver - North East Area Planner
- Mrs. Y. Montgomery - North East Information Officer

Mr. O'Connor presented details of the District Housing Plan for the Coleraine District for 2003 - 2004 (previously supplied). Council noted that the Housing Executive's projected spend for the Coleraine District in 2003 - 2004 is £8.4million, allocated as follows:

Improvement Work .....	£3.2million
Planned Maintenance Work.....	£2.8million
Response Maintenance .....	£1.5million
Private Sector Grants .....	£0.9million

The major strategy for the Ballysally estate, which was approved by the Housing Executive's Board in June 2002, has attracted a commitment of £8.5million from the Housing Executive's budget over the next eight years.

A full discussion ensued during which the representatives answered various members' questions.

The Mayor thanked the representatives for attending after which they withdrew.

## 8.0 **"IN COMMITTEE"**

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

That the following item be considered "In Committee".

On the proposal of Councillor Dallat and seconded by Councillor McPherson, members resolved themselves out of "Committee".

## 9.0 **NOTICE OF MOTION - HARBOUR COMMISSIONERS**

The undernoted Notice of Motion had been submitted by Councillor Dallat, Councillor McLaughlin, Councillor Mullan, Alderman Leonard and Councillor Ms. Alexander.

"In view of the publicly stated reasons for not supporting cross party thus cross community representation on the incoming Harbour Commission, Council agrees to rescind the motion voted at the Policy and Development committee on 20<sup>th</sup> May 2003 and ratified at the Council meeting on 27<sup>th</sup> May 2003 appointing Councillors King, Stewart and Watt as Harbour Commissioners.

Council further agrees to each of the three parties on Council nominating one representative as a Commissioner".

Councillor Dallat proposed the Motion which was duly seconded by the Deputy Mayor.

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

**For:** The Deputy Mayor  
Alderman Leonard  
Councillors Ms. Alexander, Dallat and McLaughlin (5)

**Against:** The Mayor  
Aldermen Mrs. Armitage, Creelman and McClure  
Councillors Mrs. Church, Deans, Mrs. Fielding,  
Hillis, Mrs. Johnston, King, McClarty, McPherson,  
McQuillan and Watt (14)

The Motion was lost, five members voting in favour and fourteen members voting against.

## **10.0 FRENCH AIRPORT**

Read reply from the Northern Ireland Office regarding the possible site of a third airport for Paris and the effect this could have on Commonwealth War Graves.

The French Government had now decided that any new airport will not be built in the Chaulnes area and, therefore, the War Graves will not be disturbed.

Noted.

## **11.0 PUBLIC APPOINTMENTS**

11.1 Health and Safety Executive for Northern Ireland (HSENI) Read letter from the Department of Enterprise, Trade and Investment seeking nominations to appoint five new Board members from 1<sup>st</sup> October, 2003.

Any member interested could obtain an application form from the Town Clerk and Chief Executive.

The closing date for receipt of applications is 18<sup>th</sup> July, 2003.

11.2 Northern Ireland Local Government Officers' Superannuation Committee Read letter from the Department of the Environment seeking three nominations for consideration for appointment to the Northern Ireland Local Government Officers' Superannuation Committee from 1<sup>st</sup> October, 2003.

Agreed:

That the Deputy Mayor be nominated.

## **12.0 POST OFFICE - SALMON LEAP BRANCH TEMPORARY CLOSURE**

Read letter from the Post Office advising members of the temporary closure of the Salmon Leap Branch, due to the resignation of the sub-postmaster.

The Branch would close on 26<sup>th</sup> June, 2003 and normal services would be restored as soon as possible.



Noted.

### **13.0 SPECIAL OLYMPICS - WORLD GAMES 2003**

Read letter from the Chairman of the Special Olympics - World Games 2003 thanking members and Council staff for the assistance provided with the Host Town Programme.

Noted.

### **14.0 BRIDGE FESTIVAL FUNDING**

Reported that a request had been received from Ballerin and Ringsend Integrated Development Group for financial assistance towards the cost of their annual BRIDGE Festival.

It was proposed by Councillor Watt, seconded by Councillor McClarty and agreed:

That Council contribute £800 towards the BRIDGE Festival.

### **15.0 "WELCOME TO THE MILK CUP" CEREMONY**

Reported that the Milk Cup Committee have organised a parade of teams and officials to Coleraine Showgrounds on Sunday, 20<sup>th</sup> July, 2003. The parade would be similar to previous years and would depart from The Diamond at 3.30 p.m.

The Committee would be organising a "Welcome to the Milk Cup" Ceremony at the Showgrounds. The use of Coleraine Town Hall had been requested as a base for the VIPs to assemble.

Agreed:

That the use of Coleraine Town Hall be granted.

### **16.0 DISTRICT EMERGENCY PLAN**

The Town Clerk and Chief Executive advised members that copies of the District Emergency Plan for Council would be available in the Members' Room.

### **17.0 SOCCER PAVILION - PARKER AVENUE**

Reported that the new soccer pavilion at Parker Avenue would be handed over to Council by 21<sup>st</sup> June, 2003.

Coleraine Football Club had offered to take their Irish Cup winning team and trophy to the grounds on Saturday, 2<sup>nd</sup> August, 2003 at 3.00 p.m. to officially open the pavilion.

Agreed:

That the Mayor perform the opening ceremony.

### **18.0 DOCUMENTS TABLED**

- (a) The Electoral Commission - Voting for change: an electoral law modernisation programme;
- (b) University of Ulster - Annual Report 2001 - 2002;
- (c) Department for Regional Development - Review of the Regulation of Bus Services in Northern Ireland;
- (d) Minutes of the North-Eastern Education and Library Board dated 29<sup>th</sup> April, 2003.

**19.0 DOCUMENTS FOR SEALING**

Resolved:

That the following documents be sealed:

- |    |   |   |
|----|---|---|
| 1. | <u>Conveyance and Counterpart</u>           | David Patton & Son (NI) Ballymena to Council;<br>Area of footpath at Brook Street, Coleraine.   |
| 2. | <u>Grant of Easement</u><br>(In Triplicate) | Council and Henry Gregg and Carolyn Jane Gregg, 66 Gortycavan Road, Coleraine;<br>Land at Ballyreagh.   |
| 3. | <u>Agreement and Counterpart</u>            | Council and Stothers (M&E) Ltd., Radiant Works, Sunwich Street, Belfast;<br>Maintenance of M&E Services associated with Coleraine Civic Centre. |
| 4. | <u>Cemetery Titles</u>                      | Grant of Right of Burial Deeds:<br>Register Nos. 2884 - 2893 inclusive  |

Agherton	-
Ballywillan	2
Coleraine	3
Kilrea	1
Portstewart	2

Advanced Deeds:

Agherton	-
Ballywillan	-
Coleraine	1
Portstewart	-

## LEISURE AND ENVIRONMENT COMMITTEE

5<sup>th</sup> August, 2003.

**Present:** Councillor T. J. Deans, in the Chair

The Mayor, Councillor R. D. Stewart  
(Items 1.0 - 7.1)

The Deputy Mayor, Councillor E. M. Mullan

### **Aldermen**

P. E. A. Armitage (Mrs.)	W. T. Creelman
E. T. Black (Mrs.)	B. Leonard

(Items 1.0 - 8.5)

### **Councillors**

C. S. Alexander (Ms.)	W. A. King
(Items 1.0 - 10.0)	(Items 1.0 - 8.5)
O. M. Church (Mrs.)	D. McClarty
J. J. Dallat	G. L. McLaughlin
(Items 1.0 - 7.2)	R. A. McPherson
E. P. Fielding (Mrs.)	A. McQuillan
N. F. Hillis	W. J. Watt
E. A. Johnston (Mrs.)	

### **Officers in**

**Attendance:** Director of Corporate Services (Items 1.0 - 5.1), Director of Leisure Services, Director of Technical Services, Senior Environmental Health Officer, Principal Administrative Officer, Leisure Services Officer (Facilities) (Items 1.0 - 5.12), Technical Services Officer (Items 4.2 - 10.0) and Administrative Assistant

**Apologies:** Alderman McClure, Councillors Barbour and Bradley

## **1.0 SYMPATHY**

The Mayor referred to the recent tragic deaths of fisherman, Mr. Robert McLean in Portballintrae and three year old Edward McConaghy in France, members extended sympathy to their families.

## **2.0 APPOINTMENT OF VICE-CHAIRMAN**

It was proposed by Councillor Dallat and seconded by the Deputy Mayor:

That Councillor McLaughlin be appointed Vice Chairman for the ensuing year.

It was proposed by Councillor Watt and seconded by Councillor McClarty:

That Alderman Mrs. Black be appointed Vice-Chairman for the ensuing year.

It was proposed by Councillor Ms. Alexander:

That Alderman Mrs. Armitage be appointed Vice-Chairman for the ensuing year.

The proposal failed to be seconded.

On a request for a recorded vote the names of the two nominated members were put to the Meeting and members voted thus:

**Alderman Mrs. Black**

The Mayor  
Alderman Creelman  
Councillors Mrs. Church, Deans,  
Mrs. Fielding, Hillis, Mrs. Johnston,  
King, McClarty, McPherson,  
McQuillan and Watt (12)

**Councillor McLaughlin**

The Deputy Mayor  
Alderman Mrs. Armitage and Leonard  
Councillors Ms. Alexander, Dallat and  
McLaughlin (6)

**Abstention:**

Alderman Mrs. Black (1)

Alderman Mrs. Black was duly elected Vice-Chairman for the ensuing year.

**3.0 APPOINTMENT OF REPRESENTATIVES**

3.1 Craigahulliar Monitoring Committee

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

That Alderman Leonard,  
Councillors Ms. Alexander and  
Bradley be appointed for the  
ensuing year.

3.2 Door Supervisors' Group

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

That the Mayor, Councillors Ms.  
Alexander, McPherson and Watt  
be appointed for the ensuing year.

3.3 Spanboard Liaison Group

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

That Alderman McClure be  
appointed for the ensuing year.

3.4 Local Skateboarding Partnership

It was proposed by Alderman Mrs. Black, seconded by the Mayor and agreed:

That Alderman Leonard,

Councillors Ms. Alexander, Bradley and McClarty be appointed for the ensuing year.

3.5 Street Trading Sub Group

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

That Alderman McClure, Councillors Ms. Alexander, Hillis, McLaughlin and Watt be appointed for the ensuing year.

**4.0 REVIEW OF CHARGES - COUNCIL FACILITIES**

Consideration was given to the Director of Corporate Services' Report on Revision of Charges - Council Facilities (previously supplied).

Matters arising:

4.1 Bodytalk Fitness Suite

The proposals were as follows:

- (a) No price increase for existing members and new members joining prior to 31<sup>st</sup> December, 2003.
- (b) Increased charges for new members from 1<sup>st</sup> January, 2004 as undernoted for a period of 2 years (current charges in brackets):

Bodytalk only - single	£27.50 per month	(£25.50)
Bodytalk/Health Suite/Swim -single	£31.50 per month	(£29.50)
Bodytalk only - joint	£42.50 per month	(£39.50)
Bodytalk/Health Suite/Swim - joint	£50.00 per month	(£47.00)
Corporate Rate (minimum 6 people)	£22.00 per month	(£20.00)
Session Charge	£ 4.75	(£ 4.25)

- (c) Introduce two new categories of short-term membership for both 3 and 6 month periods at a cost of £30 per person per month with effect from 1<sup>st</sup> September, 2003 for 2 years.

Following discussion it was proposed by the Deputy Mayor and seconded by Councillor Dallat:

That the session charge be retained at the existing level of £4.25.

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

That the proposals be accepted.

On a request for a recorded vote the

amendment was put to the Meeting and members voted thus:

**For:** The Mayor  
Aldermen Mrs. Black and  
Creelman  
Councillors Mrs. Church, Deans,  
Mrs. Fielding, Hillis,  
Mrs. Johnston, King, McPherson,  
McQuillan and Watt (12)

**Against:** The Deputy Mayor  
Aldermen Mrs. Armitage and  
Leonard  
Councillors Ms. Alexander,  
Dallat, McClarty and McLaughlin  
(7)

The amendment was carried, twelve members voting in favour and seven members voting against.

Recommended:

That the Director of Corporate  
Services' proposals be adopted.

#### 4.2 Playing Fields

The proposed charges from 1<sup>st</sup> September, 2003 were as follows (current charges in brackets):

Senior Match	£25.00	(£20.00)
Juvenile Match	£15.00	(£12.00)
Senior Match (no facilities)	£18.00	(£15.00)
Junior Match (no facilities)	£10.00	(£ 8.00)
Senior Training	£20.00	(£17.00)
Junior Training	£12.00	(£11.00)
Athletics Track (Meeting)	£55.00	(£50.00)
Athletics Track (no equipment)	£15.00 per hr.	(£13.00)

It was proposed by Alderman Mrs Black and seconded by Alderman Creelman:

That the proposed charges be  
accepted.

As an amendment it was proposed by  
Councillor Watt and seconded by the Mayor:

That the current charges be  
increased by 10 per cent.

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

The proposal was then put to the Meeting and was carried, fifteen members voting in favour and two members voting against.

Recommended:

That the proposed charges be adopted for a period of two years.

## **5.0 LEISURE SERVICES REPORT**

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

Matters arising:

### 5.1 Skateboarding

The Director of Leisure Services provided members with an update regarding the development of a Skateboard Park for the Borough.

Noted.

### 5.2 Coleraine Cemetery

Recommended:

That Council introduce official opening hours at Coleraine Cemetery of 8.00 a.m. - 8.00 p.m. daily.

The matter would be kept under review.

### 5.3 Community Sports Week - Kilrea

Recommended:

That Council contribute £1,000 to Kilrea Enterprise Group towards the Community Sports Week from 16<sup>th</sup> - 23<sup>rd</sup> August, 2003.

Details of the event would be forwarded to members.

The Director of Leisure Services agreed to investigate the possibility of up-grading the pitch in Kilrea.

### 5.4 Coleraine Twinning Association

Recommended:

That Council provide a grant of £5,500 for 2003/04 to Coleraine Twinning Association to promote twinning links with La Roche-sur-Yon.

5.5 Portrush Harbour - Pleasure Trips

The Mayor declared an interest and left the Meeting during the discussion.

One tender had been received for the operation of pleasure trips at Portrush Harbour as follows:

<b>NAME</b>	<b>MCA CERTIFICATE</b>	<b>LICENSED CAPACITY</b>	<b>AMOUNT</b>
Mr. R. D. Stewart Portrush	Yes	22	£150.00 per annum

Recommended:

That Council accept the tender from Mr. R. D. Stewart in the sum of £150.00 per annum.

5.6 Anderson Park - Phase III

The Director of Leisure Services reported that tenders for the refurbishment of Anderson Park Phase III would be available at the September meeting.

Correspondence had been received from the Director of the Causeway Institute indicating that they did not wish to have direct access to the park from the Institute but wished to have their boundaries properly secured.

It was noted that Council's architects had been asked to make the necessary changes.

5.7 Britain in Bloom

The portfolio "Coleraine in Colour" was circulated to each member. Committee noted that judging would take place on 12<sup>th</sup> August, 2003.

Members extended congratulations to everyone involved in the preparation of the town.

5.8 Flowerfield Arts Centre

The refurbishment and extension to Flowerfield Arts Centre was due for completion in mid-September.

Recommended:

That the appropriate Minister officially open Flowerfield Arts Centre in January, 2004.

5.9 The Crescent Pavilion, Coleraine

Work on the new soccer pavilion at The Crescent, Coleraine was due to be completed in October.



Recommended:

That the Mayor be invited to officially open the new pavilion.

#### 5.10 Conferences

(a) Forum for Local Government and the Arts - 6<sup>th</sup> - 7<sup>th</sup> November, 2003

Committee noted that the Director of Leisure Services would arrange for the appropriate officers to attend these conferences.

(b) ENCAMS Beach Management Conference - 30<sup>th</sup> September - 2<sup>nd</sup> October, 2003

Members interested in attending the conferences were asked to contact the Director of Leisure Services as soon as possible.

#### 5.11 For Information

The Director of Leisure Services provided information in his report on the following:

- (a) New Opportunities Funding;
- (b) North West Pipe Band Championships;
- (c) Coleraine Museum;
- (d) Guided Walks Programme;
- (e) Rural Sports Coaching Courses 2003 (circulated).

#### 5.12 General Matters

The following matters were raised and the Director of Leisure Services agreed to investigate:

- (a) Anderson Park - Phase I: Lighting and maintenance;
- (b) Rose bed - Mill Road, Portstewart;
- (c) Macosquin Playing Field;
- (d) Portrush Harbour - children jumping into water;
- (e) Articlave Play Area ;
- (f) Arcadia/Amphitheatre - Skateboarding.

### **6.0 REPORT - BELFAST TELEGRAPH**

Concern was expressed regarding a recent report in the Belfast Telegraph containing comments attributed to the Mayor regarding housing of convicted sex offenders in Portrush.

## **7.0 ENVIRONMENTAL HEALTH REPORT**

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

Matters arising:

7.1 Northern Ireland House Condition Survey 2001

Consideration was given to the Northern Ireland House Condition Survey 2001.

Following discussion it was agreed that representatives from each political party should have a preliminary meeting with the Acting Director of Environmental Health prior to a future meeting with the NI Housing Executive representatives.

7.2 Targeting Grant Aid in Private Sector Housing - A Strategic Approval for Northern Ireland

Recommended:

That Council's response be based on the comments of the Acting Director of Environmental Health with the additional comments identified by members being incorporated.

7.3 Environmental Health Plan 2003/04

Consideration was given to the Environmental Health Plan 2003/04 (previously supplied).

Following discussion it was proposed by Councillor Watt, seconded by Councillor McPherson and recommended:

That Council formally approve the Environmental Health Plan.

7.4 For Information

The Acting Director of Environmental Health included information in his report on the following:

Drinking Water Quality Report for Coleraine Borough Council Area for 2002.

## **8.0 TECHNICAL SERVICES REPORT**

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

Matters arising:

8.1 "In Committee"

It was proposed by Councillor Watt, seconded by Councillor Ms. Alexander and agreed that this matter be considered "In Committee".

On the proposal of Councillor Ms. Alexander and seconded by Councillor McClarty, members resolved themselves out of "Committee".

## 8.2 Licensing Conditions

### 8.2.1 Electrical Certification

Recommended:

That the list of acceptable bodies for electrical inspection and certification work be extended to include:

- Any suitably qualified electrical engineer/contractor or company deemed to be competent to carry out such inspections and tests.

### 8.2.2 Frequency of Testing

It was proposed by Councillor McPherson, seconded by Councillor McClarty and recommended:

That the annual electrical inspection/ tests be extended, with the maximum period between inspections and testing being three years, which does not exclude the requirement to carry out an annual routine check.

These recommendations would come into effect from the next licence renewal application.

## 8.3 Entertainments Licences

### 8.3.1 The Springhill Bar, 15 -17 Causeway Street, Portrush

An application had been received from Mr. S. McLaughlin, 17 Causeway Street, Portrush for variation of licence and removal of special conditions.

It was noted that as one letter of objection had been received the application would be deferred to the Council Meeting on 26<sup>th</sup> August when both applicant and objector would be given an opportunity to address Council.

### 8.3.2 Rogues Wine Bar, 54 Kerr Street, Portrush

An application for transfer of licence had been received from Mr. R. Montgomery, 54 Kerr Street, Portrush.

Recommended:

That Council grant such transfer of licence.

## 8.4 Building Control

#### 8.4.1 Approvals

Approval had been granted for one hundred and three applications.

#### 8.5 For Information

Members noted information, as contained in the report on:

- (a) Bus Shelters;
- (b) North West Regional Waste Management Group - Additional Landfill Capacity;
- (c) Recycling Contracts;
- (d) Blue Bin Recycling Scheme;
- (e) Craigmore Road Landfill Site;
- (f) Kilrea Toilet Block.

### **9.0 PUBLIC TELEPHONE BOX - CASTLEROCK**

Following discussion it was agreed that the Town Clerk and Chief Executive write to British Telecom requesting that a public telephone box be provided in Castlerock at a new location.

### **10.0 ADDITIONAL NITRATE VULNERABLE ZONES IN NORTHERN IRELAND**

Read letter from the Department of Agriculture and Rural Development in response to Council's comments regarding proposals to designate additional nitrate vulnerable zones in Northern Ireland.

Committee noted that the Department had established a Stakeholders' Group which would play a key role in the development of the Province's strategy for the effective implementation of the Nitrates Directive.

### **11.0 BUILDING CONTROL CONVENTION 2003**

Reported that the annual Building Control Convention would be held in the Radisson Roe Hotel, Limavady on 13<sup>th</sup> and 14<sup>th</sup> November, 2003. The theme of the Convention would be "Conserving our Built Heritage".

Members interested in attending were asked to contact the Principal Administrative Officer as soon as possible.

### **12.0 DOCUMENTS TABLED**

- (a) Ordnance Survey of Northern Ireland - Annual Report and Accounts 2002-03;
- (b) Department of Health, Social Services and Public Safety - A Five Year Tobacco Action Plan 2003-2008;

**13.0 COLERAINE AND DISTRICT CITIZENS' ADVICE BUREAU**

Reported that members were cordially invited to the Annual General Meeting of Coleraine and District Citizens' Advice Bureau to be held in Portstewart Minor Town Hall on Wednesday, 13<sup>th</sup> August, 2003 from 1.00 p.m. - 2.00 p.m.

Noted.

**14.0 HOTEL ACCOMMODATION**

Reference was made to the shortage of hotel accommodation in the area when major events were taking place. It was agreed that the Tourism Task Force give consideration to this matter.

**SPECIAL MEETING OF POLICY  
AND DEVELOPMENT COMMITTEE**

**7<sup>th</sup> August, 2003.**

**Present:** Councillor E. A. Johnston (Mrs.), in the Chair  
The Mayor, Councillor R. D. Stewart

**Aldermen**

E. T. Black (Mrs.)    B. Leonard  
W. T. Creelman    W. J. McClure

**Councillors**

C. S. Alexander (Ms.)    N. F. Hillis  
(Item No. 1.0)    D. McClarty  
J. M. Bradley    G. L. McLaughlin  
O. M. Church (Mrs.)    R. A. McPherson  
J. J. Dallat    A. McQuillan  
(Item No. 1.0)    W. J. Watt  
E. P. Fielding (Mrs.)

**Officers in Attendance:** Town Clerk and Chief Executive, Director of Leisure Services and Principal Administrative Officer

**Apology:** Councillor King

**1.0 PRE-VISIT BRIEFING**

The Town Clerk and Chief Executive explained the purpose and format of the meeting prior to visiting each of the sites. Members were briefed as follows:

(a) **Flowerfield Arts Centre, Portstewart**

To consider the request from the owners of 22 and 24 Flowerfield Road, Portstewart to acquire land at the rear of Flowerfield Arts Centre.

(b) **Westbrook Court, Coleraine**

To consider a request to acquire a strip of land adjacent to Brook Street Bowling Green to provide an access to a proposed apartment development at Millburn Road.

(c) **Portstewart and Coleraine Cemeteries - Lawn System**

To consider the current system of management in Council's cemeteries within the context of the recent Equality Impact Assessment.

The Equality Impact Assessment and the Equality Working Group had concluded that there was no detrimental impact on any of the listed categories arising from the current policies. The consultation process did, however, indicate that a small

number of persons were unhappy with the operation of the lawn system in Coleraine Cemetery.

If the policy were to be changed and made retrospective, the lawn system as it is known would disappear with major operational consequences.

## **2.0 POST-VISIT DISCUSSION**

Following the site visits members returned to the Council Chamber to discuss the matters further.

A detailed discussion ensued on each of the matters and it was agreed to defer any formal decisions pending the receipt of a report to the August meeting of the Policy and Development Committee.

## PLANNING COMMITTEE

12th August, 2003.

**Present:** Councillor W. J. Watt in the Chair  
  
The Mayor, Councillor R. D. Stewart  
  
The Deputy Mayor, Councillor E. M. Mullan  
(Items 3.22 - 7.0)

### **Aldermen**

P. E. A. Armitage (Mrs.)	W. T. Creelman
E. T. Black (Mrs.)	B. Leonard
(Items 3.30 - 3.66)	W. J. McClure

### **Councillors**

C. S. Alexander (Ms.)	E. P. Fielding (Mrs.)
D. D. Barbour	N. F. Hillis
(Items 1.0 - 3.66)	E. A. Johnston (Mrs.)
O. M. Church (Mrs.)	G. L. McLaughlin
J. J. Dallat	R. A. McPherson
(Items 3.1 - 7.0)	A. McQuillan
T. J. Deans	(Items 1.0 - 3.67)
(Items 2.0 - 3.57)	

**Also in Attendance:** Representatives from the Planning Service -  
Mr. E. Lynch and Mr. P. Duffy

**Officers in Attendance:** Town Clerk and Chief Executive, Administrative  
Officer and Administrative Assistant

**Apologies:** Councillors Bradley, King and McClarty

## **1.0 WELCOME**

The Chairman welcomed Ms. Bernadette McGuinness, Administrative Officer, to her first meeting. A welcome was also extended to visitors in the public gallery.

## **2.0 ELECTION OF VICE CHAIRMAN**

It was proposed by Councillor McLaughlin and seconded by Councillor Ms. Alexander:

That Alderman Leonard be appointed Vice Chairman for the ensuing year.

It was proposed by the Mayor and seconded by Councillor Mrs. Fielding:

That Councillor McQuillan be appointed Vice Chairman for the ensuing year.



On being put to the Meeting Councillor Leonard received four votes and Councillor McQuillan received twelve votes.

Councillor McQuillan was duly elected Vice Chairman for the ensuing year.

### **3.0 PLANNING APPLICATIONS**

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

#### **New Application**

- |     |   |   |
|-----|---|---|
| 3.1 | <u>Application No. 28</u><br><u>C/2003/0409/O</u><br><u>Housing development to</u><br><u>incorporate 14 dwellings of mixed</u><br><u>house type (detached, semi-</u><br><u>detached, one-and-a-half and two-</u><br><u>storey dwellings and bungalows)</u><br><u>off Mountfield Drive, Mountsandel</u><br><u>Road, Coleraine for Mr. and Mrs.</u><br><u>V. Lennox</u> | The opinion of the Planning Service was to refuse.<br><br>Reported that the applicant's agent was on holiday and a deferral had been requested.<br><br>It was agreed, fifteen members voting in favour, that the application be deferred for one month. |
|-----|---|---|

#### **Applications Deferred from Previous Meeting**

- |     |   |  |
|-----|---|--|
| 3.2 | <u>Application No. D1</u><br><u>C/2001/1201/F</u><br><u>(Retrospective) Formalisation of</u><br><u>commercial activity on site and</u><br><u>change of use from domestic</u><br><u>vehicle store to store for vehicle</u><br><u>storage, maintenance and vehicle</u><br><u>sales at 15 Ballyrashane Road,</u><br><u>Coleraine for Mr. B. McGill</u> | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be refused.   |
| 3.3 | <u>Application No. D2</u><br><u>C/2002/1079/O</u><br><u>Site for dwelling and garage south</u><br><u>west of 42 Glebe Road, Articlave</u><br><u>for Mr. J. Tanner</u>   | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved. |
| 3.4 | <u>Application No. D3</u><br><u>C/2003/0009/F</u><br><u>Proposed holiday unit to replace</u><br><u>existing outbuilding at Ballygellagh</u><br><u>Village, Portstewart (adjacent to</u><br><u>Nos. 8 and 9) for</u><br><u>MAM Developments</u>  | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved. |
| 3.5 | <u>Application No. D4</u><br><u>C/2003/0032/O</u><br><u>Replacement dwelling and garage</u><br><u>for old vacant dwelling adjacent to</u><br><u>10 Ballyclough Road, Bushmills for</u>  | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved. |

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|------|--|---|
| 3.6  | <u>Mr. and Mrs. A. Cochrane</u><br><u>Application No. D5</u><br><u>C/2003/0074/O</u><br><u>Joinery workshop at 118 Cloyfin</u><br><u>Road, Coleraine for</u><br><u>Mr. R. Hemphill</u>   | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred for one month to facilitate an office meeting.</p>  |
| 3.7  | <u>Application No. D6</u><br><u>C/2003/0098/O</u><br><u>Proposed dwelling at Glen Road,</u><br><u>Garvagh for Mr. J. McNicholl</u>   | <p>The opinion of the Planning Service was to refuse.</p> <p>The application had now been withdrawn.</p>  |
| 3.8  | <u>Application No. D7</u><br><u>C/2003/0177/O</u><br><u>Site for dwelling adjacent to</u><br><u>44 Ballyrogan Road, Garvagh for</u><br><u>Mr. F. Doherty</u>   | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred for one month to facilitate an office meeting.</p> <p>The Planning Service would notify the Environment and Heritage Service.</p> |
| 3.9  | <u>Application No. D8</u><br><u>C/2003/0227/O</u><br><u>Dwelling 50m west of</u><br><u>43 Tirkeeran Road, Garvagh for</u><br><u>R. Mullan</u>  | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed, fifteen members voting in favour, that the application be deferred for one month to facilitate an office meeting.</p>   |
| 3.10 | <u>Application No. D9</u><br><u>C/2003/0239/O</u><br><u>Site for earth sheltered dwelling</u><br><u>built into hillside with grass roof</u><br><u>south east of 36 Ballyhackett</u><br><u>Road, Castlerock for Mr. and</u><br><u>Mrs. R. Smyth</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed, fifteen members voting in favour, that the application be deferred for one month to facilitate an office meeting.</p>   |
| 3.11 | <u>Application No. D10</u><br><u>C/2003/0250/O</u><br><u>Proposed dwelling and garage</u><br><u>110m west of 327 Culbane</u><br><u>Terrace, Tirkeeran Road, Garvagh</u><br><u>for K. Mullan</u>  | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred for one month to facilitate an office meeting.</p>  |
| 3.12 | <u>Application No. D11</u><br><u>C/2003/0351/F</u><br><u>Extension and alterations to</u><br><u>dwelling at 40 Bushtown Road,</u><br><u>Coleraine for Mr. and Mrs. N.</u><br><u>Jackson</u>  | <p>The opinion of the Planning Service was to approve.</p> <p>It was agreed that the application be approved.</p>   |
| 3.13 | <u>Application No. D12</u><br><u>C/2003/0373/O</u><br><u>Site for dwelling off Boleran Park,</u>   | <p>The opinion of the Planning Service was to refuse.</p>   |

- Boleran, Garvagh (opposite 15 Boleran Park) for Mrs. O'Kane
- It was agreed that the application be deferred for one month to facilitate an office meeting.
- The Planning Service would notify the Environment and Heritage Service.
- 3.14 Application No. D13  
C/2003/0390/F  
Extension to dwelling at 62 Bayhead Road, Portballintrae for Mr. and Mrs. S. Curragh
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 3.15 Application No. D14  
C/2003/0391/O  
Site for dwelling and garage at Shanlongford Road, Ringsend, Coleraine for Mrs. O. Collins
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McQuillan and seconded by Alderman Creelman:
- That the application be approved.
- On being put to the Meeting the proposal was carried, fifteen members voting in favour and no one voting against.
- 3.16 Application No. D15  
C/2003/0410/O  
Site for dwelling at Dunboe Road, Coleraine for Mr. I. Eccles
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be refused.
- 3.17 Application No. D16  
C/2003/0426/O  
Site for dwelling 20m west of 17 Ballyhackett Lane, Articlave for Mr. A. Tanner
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McPherson and seconded by Councillor Mrs. Johnston:
- That the application be approved.
- On being put to the Meeting the proposal was carried, fourteen members voting in favour and no one voting against.
- 3.18 Application No. D17  
C/2003/0431/O  
Site for dwelling adjacent to 98 Dunboe Road, Coleraine for Mr. Black
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 3.19 Application No. D18  
C/2003/0450/O  
Site for dwelling at Plantation
- The opinion of the Planning Service was to refuse.

Road, Garvagh (land to north-west of No. 58) for Mr. C. Hutchinson

It was agreed that the application be deferred for one month to facilitate an office meeting.

### **NEW APPLICATIONS**

- 3.20 Application No. 1  
C/2002/0657/F  
Clay pigeon shooting range off Barnside Road, Garvagh (approx. 400m south of Barnside/Springfield junction) for Mr. N. Graham
- The opinion of the Planning Service was to refuse.
- Reported that this application was retrospective.
- It was agreed that the application be deferred for one week to facilitate further discussions with the applicant.
- 3.21 Application No. 3  
C/2002/1028/F  
Housing development comprising 56 no. townhouses and apartments at Lissadell Avenue, Portstewart (located between Millstone Mews to the north and Millrush Park to the south) for O'Kane & Devine Ltd.
- The opinion of the Planning Service was to approve.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.22 Application No. 10  
C/2003/0153/F  
Amendment to full approval C/1999/0981 for erection of tourist facility incorporating bedroom accommodation and licensed inn including parking at 58 Ballyreagh Road, Portrush for Three Four Ltd.
- The opinion of the Planning Service was to approve.
- Reported that this application was retrospective.
- It was proposed by Councillor Deans and seconded by the Mayor:
- That the application be refused.
- On being put to the Meeting the proposal was carried, ten members voting in favour and no one voting against.
- 3.23 Application No. 12  
C/2003/0160/O  
Site for dwelling and garage to replace old vacant dwelling at 25 Boveedy Road, Kilrea for M. Warwick
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.24 Application No. 14  
C/2003/0190/F  
Playing fields and pavilion south-east of 203 Cappagh Road, Portstewart for Owen Roe G.A.C.
- The opinion of the Planning Service was to approve.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.

- |      |   |   |
|------|---|---|
| 3.25 | <u>Application No. 16</u><br><u>C/2003/0200/O</u><br><u>Site for dwelling off Lisnamuck Road, Aghadowey, Coleraine (to the south 15 Meath Park) for Mr. and Mrs. S. McNeill</u> | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be deferred for one month to facilitate a Council site visit.<br><br>The Planning Service would notify the Environment and Heritage Service. |
| 3.26 | <u>Application No. 19</u><br><u>C/2003/0273/O</u><br><u>Site for dwelling and garage 200m north-west of 13 Lisnamuck Road, Aghadowey for Mr. D. Scott</u>                       | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be deferred for one month to facilitate a Council site visit.   |
| 3.27 | <u>Application No. 20</u><br><u>C/2003/0301/O</u><br><u>Site for dwelling adjacent to 10 Balteagh Lane, Dunhill Road, Coleraine for Mr. W. Kelly</u>                            | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be deferred for one month to facilitate a Council site visit.  |
| 3.28 | <u>Application No. 21</u><br><u>C/2003/0308/F</u><br><u>Replacement Dwelling at 18 Tamneyrankin Road, Garvagh for Mr. S. McKenna</u>  | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be deferred for one month to facilitate a Council site visit.  |
| 3.29 | <u>Application No. 24</u><br><u>C/2003/0374/F</u><br><u>Erection of 6 no. dwelling houses and 3 no. apartments at 11 St. Patrick's Avenue, Coleraine for Mr. R. Bell</u>        | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be deferred for one month to facilitate a Council site visit.  |
| 3.30 | <u>Application No. 32</u><br><u>C/2003/0437/F</u><br><u>New dwelling to rear of 136 Causeway Street, Portrush for Mr. D. Compton</u>  | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be deferred for one month to facilitate an office meeting.   |
| 3.31 | <u>Application No. 34</u><br><u>C/2003/0451/O</u><br><u>Site for dwelling at Plantation Road, Garvagh (land to north-west of No. 58) for Mr. C. Hutchinson</u>                  | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be deferred for one month to facilitate an office meeting.   |
| 3.32 | <u>Application No. 36</u><br><u>C/2003/0458/F</u>   | The opinion of the Planning Service was to refuse.  |

- Erection of 3 no. dwellings at 44 Strand Road, Portstewart (accessed off O'Hara Drive) for Mr. N. Lynas
- It was agreed that the application be deferred for one month to facilitate an office meeting.
- 3.33 Application No. 37  
C/2003/0467/O  
Site for dwelling to the rear of 27 Ballyhackett Lane, Articlave for Mr. A. Tanner
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.34 Application No. 38  
C/2003/0477/F  
Change of use from residential to office use and external alteration to include traditional shop front at 11 The Diamond, Portstewart for NM Developments
- The opinion of the Planning Service was to approve.
- Concern was expressed regarding the detriment to neighbouring property of the gable wall being exposed and the need for enforcement action to be taken.
- Application No. 42  
C/2003/0485/LB  
Change of use from dwelling to office with alterations including traditional shopfront at 11 The Diamond, Portstewart for NM Developments
- Reported that Planning Service would consider appropriate action.
- 3.35 Application No. 43  
C/2003/0488/O  
Site for dwelling and garage opposite 83 Moneydig Road, Garvagh for Mr. and Mrs. A. Stewart
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.36 Application No. 44  
C/2003/0493/O  
Site for dwelling and garage north of No. 111 Dunboe Road, Articlave for Mr. P. Doherty
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.37 Application No. 46  
C/2003/0498/O  
Site for dwelling south-west of 3a Tirkeeran Road, Garvagh for Mr. M. Lagan
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.38 Application No. 49  
C/2003/0508/O  
Site for dwelling 160m west of 29 Shanlongford Road, Ringsend, Coleraine for Mr. H. Henry
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.

- 3.39 Application No. 52  
C/2003/0538/O  
Site for dwelling and garage at  
Letterloan Road, approx. 115m  
north of the Shinny/Cam Road  
junction, Coleraine for  
Mr. J. Canning
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.40 Application No. 53  
C/2003/0539/O  
Site for dwelling adjacent to  
49 Boveedy Road, Kilrea for  
Mr. R. J. Hunter
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.41 Application No. 55  
C/2003/0543/O  
Site for replacement dwelling at 23  
Drumeil Road, Aghadowey for  
Mr. B. McAfee
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.42 Application No. 56  
C/2003/0547/O  
Site for dwelling north-east of  
102 Kinneyglass Road, Macosquin  
for Mr. N. White
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.43 Application No. 58  
C/2003/0550/F  
Replacement of existing workshop  
with chalet dwelling and detached  
garage adjacent to 20 Old School  
Lane, Castlerock for  
Mr. A. Anderson
- The opinion of the Planning Service was to refuse.
- Reported that this application was retrospective.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.44 Application No. 59  
C/2003/0552/O  
Site for dwelling and garage north-  
east of 5 Oldtown Road,  
Ballybogey for Mr. J. Callan
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.45 Application No. 61  
C/2003/0558/F  
Retrospective application for  
extension of curtilage to provide  
storage yard, erection of gantry  
crane and erection of building  
extensions at 15 Gorran Road,  
Blackhill, Coleraine for Smyth
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved subject to appropriate conditions.

Steel Ltd.

- 3.46 Application No. 68  
C/2003/0579/F  
Change of use from dwelling to  
office at 19 Circular Road,  
Coleraine for The Dorrans  
Partnership
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate an office meeting.
- 3.47 Application No. 74  
C/2003/0587/O  
Proposed site for two storey  
dwelling adjacent to 180  
Ballybogey Road, Bushmills for  
Mr. A. Purdy
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.48 Application No. 77  
C/2003/0592/O  
Site for dwelling adjacent to  
Moneydig Park, Moneydig Road,  
Garvagh for Mr. J. Stewart
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.49 Application No. 78  
C/2003/0593/O  
Site for dwelling and garage south  
of 54 Burrenmore Road,  
Castlerock for Mr. P. Cunning
- The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.
- 3.50 Application No. 79  
C/2003/0595/O  
Site for dwelling and garage 210m  
west of 17 Dullaghy Road, Kilrea  
for Miss P. Burke
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.51 Application No. 82  
C/2003/0600/F  
Change of house types at Site  
Nos. 21, 25, 26, 36, 38 and 40  
Magheramenagh, Portrush for  
C. McCauley Ltd.
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved subject to no enforcement issues.
- 3.52 Application No. 84  
C/2003/0602/F  
Erection of replacement dwelling  
and conversion of existing dwelling  
to garage and store with loft at 38  
Dunluce Road, Bushmills for  
Mr. and Mrs. D. Purcell
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate an office meeting.
- 3.53 Application No. 86  
C/2003/0606/O  
Site for dwelling and garage  
opposite 4 Liswatty Road,
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be



- Coleraine for Mr. P. McIlwaine
- 3.54 Application No. 87  
C/2003/0608/O  
Replacement dwelling (renewal) at  
site of derelict dwelling west of  
Bratwell Road, Castlerock for  
Mr. J. Morgan
- 3.55 Application No. 91  
C/2003/0618/O  
Site for dwelling adjacent to  
19 Knocknougher Road, Coleraine  
for Mrs. E. Connor
- 3.56 Application No. 94  
C/2003/0625/F  
Upgrading and modernisation of  
petrol station and car wash  
facilities to include extension to  
kiosk at Sainsbury's Petrol Filling  
Station, Riverside Retail Park,  
Coleraine for Sainsbury's  
Supermarkets
- 3.57 Application No. 97  
C/2003/0629/F  
Erection of two-storey hipped roof  
dwelling and garage at Lisachrin  
Road, Garvagh (north-west of 53  
Grove Road) for Mr. A. Maybin
- 3.58 Application No. 98  
C/2003/0630/O  
Site for dwelling adjacent to  
98 Priestland Road, Bushmills  
for Mr. J. McAuley
- 3.59 Application No. 103  
C/2003/0645/F  
Extension and alterations to  
dwelling at 27 Convention  
Avenue, Portstewart for  
Mr. J. Dorrian
- 3.60 Application No. 104  
C/2003/0646/F  
Two storey dwelling at site 32  
Meadowlands, Portstewart for  
Cromore Builders
- deferred for one month to facilitate a Council site visit.  
The opinion of the Planning Service was to approve.  
It was agreed that the application be deferred for one month to facilitate a Council site visit.
- The opinion of the Planning Service was to refuse.  
It was agreed that the application be deferred for one month to facilitate a Council site visit.
- The opinion of the Planning Service was to approve.  
Concern was expressed regarding the impact this extension would have on small businesses.  
On being put to the Meeting, thirteen members voted in favour of approval and no one voted against.
- The opinion of the Planning Service was to refuse.  
It was agreed that the application be deferred for one month to facilitate a Council site visit.
- The opinion of the Planning Service was to refuse.  
It was agreed that the application be deferred for one month to facilitate a Council site visit.
- The opinion of the Planning Service was to approve.  
It was agreed that the application be deferred for one week for further consideration. The application would be approved subject to no issues arising.
- The opinion of the Planning Service was to refuse.  
It was agreed that the application be deferred for one month to facilitate an office meeting.

- |      |  |  |
|------|--|--|
| 3.61 | <u>Application No. 106</u><br><u>C/2003/0652/O</u><br><u>New rural dwelling south of</u><br><u>28 Coolnasillagh Road, Garvagh</u><br><u>for Mr. D. McMullan</u>  | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be deferred for one month to facilitate a Council site visit.   |
| 3.62 | <u>Application No. 116</u><br><u>C/2003/0679/O</u><br><u>Site for dwelling and garage 250m</u><br><u>south of 61 Ballymenagh Road,</u><br><u>Garvagh for Mr. R. Bradley</u>  | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be deferred for one month to facilitate a Council site visit.   |
| 3.63 | <u>Application No. 121</u><br><u>C/2003/0686/O</u><br><u>Site for dwelling and garage 100m</u><br><u>south-east of 5 Glen Road,</u><br><u>Garvagh for Mr. R. McNicholl</u>   | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be deferred for one month to facilitate a Council site visit.   |
| 3.64 | <u>Application No. 125</u><br><u>C/2003/0695/O</u><br><u>Site for one-and-a-half storey</u><br><u>cottage and garage north-west of</u><br><u>88 Mullaghinch Road, Aghadowey</u><br><u>for Ms. E. Traynor</u>           | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be deferred for one month to facilitate a Council site visit.   |
| 3.65 | <u>Application No. 129</u><br><u>C/2003/0705/O</u><br><u>Replacement of agricultural</u><br><u>building to provide site for dwelling</u><br><u>opposite 14 Ballyhome Road,</u><br><u>Bushmills for Mrs. V. McClure</u> | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved subject to conditions relating to siting.  |
| 3.66 | <u>Application No. 138</u><br><u>C/2003/0720/F</u><br><u>Two-storey extension at</u><br><u>100 Curragh Road, Aghadowey for</u><br><u>Mr. B. Barr</u>   | The opinion of the Planning Service was to refuse.<br><br>It was agreed that the application be deferred for one month to facilitate an office meeting.  |
| 3.67 | <u>General Matters</u>   | <ul style="list-style-type: none"> <li>(a) Carthall Manor, Coleraine - Maintenance of open space;</li> <li>(b) Tree Preservation;</li> <li>(c) Planning applications approved - Notification of applicants;</li> <li>(d) Number of site meetings - Consider improvements to present system;</li> </ul> |

- (e) Coleraine Planning Office - Resources;
- (f) Corporate signage;
- (g) Fast Food Outlets - Planning policy;
- (h) Comprehensive housing plan - Meadowlands, Portstewart.

#### **4.0 WEST BAY DEVELOPMENT - PORTRUSH**

Concern was expressed regarding the housing development at West Bay, Portrush.

Following discussion it was proposed by Councillor Hillis and seconded by Councillor Ms. Alexander:

That Council urge the Planning Service to issue a Stop Notice forthwith in relation to breach of Condition 6.

On being put to the Meeting the proposal was carried, thirteen members voting in favour and no one voting against.

#### **5.0 THE PLANNING SERVICE - MODERNISING PLANNING PROCESSES - CONSULTATION DOCUMENT ON THE REVIEW OF PLANNING FEES**

The above consultation document had been circulated to each member. Comments were invited before 31<sup>st</sup> October, 2003.

The Town Clerk and Chief Executive requested that members complete and return to him Annex 2 of the document in order to assist in formatting a draft response.

It was noted that the consultation document would be tabled again in September and in October together with a draft response.

#### **6.0 PLANNING SERVICE - MANAGEMENT BOARD REFERRALS**

Read letters from the Planning Service Headquarters regarding the following three planning applications which had been referred to the Management Board for consideration:

- |     |  |   |
|-----|--|---|
| 6.1 | <u>Application No. C/2002/0663/F Proposed garage extension to dwelling at 1 Cranberry Park, Somerset Ridge, Somerset Road, Coleraine for Mr. D. Kerr</u> | Following careful consideration of the application the Management Board had concluded that planning permission should be granted. |
| 6.2 | <u>Application No. C/2002/1029/F</u>   | Following careful consideration of the  |

- |     |   |   |
|-----|---|---|
|     | <u>Construction of infill residential development comprising of three townhouses, two cottages and a single apartment. Demolition of existing buildings at 17 Lever Road, Portstewart for MAM Developments</u>  | application the Management Board had concluded that planning permission should be granted.  |
| 6.3 | <u>Application No. C/2002/1056/F Alteration to previously approved scheme for four apartments comprising alterations to the roof and increase in height of building to provide sun-room and roof terrace at 12 Ramore Avenue, Portrush for O'Kane &amp; Devine Construction</u> | Following careful consideration of the application the Management Board had concluded that planning permission should be granted.   |
| 6.4 | <u>Referral Results</u>   | Members again expressed concern regarding the disappointing results following Management Board referrals.<br><br>It was noted the Chief Executive from the Planning Service had been invited to meet Council in September when various issues relating to such referrals could be raised. |

## **7.0 DOCUMENTS TABLED**

- (a) The Planning (Amendment) (Northern Ireland) Order 2003; (five copies circulated to members);
- (b) Planning Service Annual Report and Accounts 2002/03 and Corporate and Business Plans 2003/04 - 2005/06;
- (c) Planning Service - The Public Consultation on the Belfast Metropolitan Area Plan (BMAP) 2015;
- (d) NI Housing Executive's Annual Review of its rural housing policy 'Places for People';
- (e) Department for Regional Development - Shaping our Future - Implementation and Monitoring of the Regional Development Strategy for Northern Ireland 2025.

**POLICY AND DEVELOPMENT COMMITTEE**

**19<sup>th</sup> August, 2003.**

**Present:**

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

The Mayor, Councillor R. D. Stewart

**Aldermen**

P.E.A. Armitage (Mrs.)

E. T. Black (Mrs.)

W. T. Creelman

B. Leonard

W. J. McClure

**Councillors**

C. S. Alexander (Ms.)  
D. D. Barbour  
(Items 1.0 – 2 .0)  
O. M. Church (Mrs.)  
J. J. Dallat  
T. J. Deans  
E. P. Fielding (Mrs.)

N. F. Hillis  
G. L. McLaughlin  
R. A. McPherson  
(Items 1.0 - 3.0)  
A. McQuillan  
W. J. Watt

**Officers in Attendance:**

Town Clerk and Chief Executive, Director of Corporate Services, Head of Development Services, Personnel Officer (Items 1.0 – 3.0), Finance Officer (Items 1.0 – 3.0), Economic Development Manager (Items 1.0 – 3.0), Policy Development Officer, Administrative Officer and Administrative Assistant

**Apologies:** Councillors Bradley, King and McClarty

**1.0 DEVELOPMENT SERVICES REPORT**

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

Matters arising:

- |   |  |
|---|--|
| 1.1 <u>North West Business Support Programme</u>                                | Committee noted information, as contained in the report, on this initiative and it was recommended:<br><br>That Council proceed with phases one and two of the programme.  |
| 1.2 <u>Request for Assistance - Garvagh Clydesdale and Vintage Vehicle Club</u> | It was proposed by Councillor Mrs. Church, seconded by Councillor McQuillan and recommended:<br><br>That Council contribute £500 towards the organisation of the Garvagh Clydesdale and Vintage Vehicle Rally.   |
| 1.3 <u>Wind Farm Campaign</u>   | The Head of Development Services updated Committee on progress with this campaign viz: <ul style="list-style-type: none"><li>• a series of photomontages had been produced by Ferguson &amp; McIlveen Consultants;</li><li>• these had been incorporated into leaflets and were being distributed widely;</li><li>• a publicity campaign to highlight this issue had now been commenced.</li></ul> |
| 1.4 <u>Diamond Refurbishment Scheme</u>   | Members noted that Ms. Scott, Coleraine Town Partnership, would attend Committee in September with the exhibition of this scheme and the findings of the public consultation.  |

**2.0 CORPORATE SERVICES REPORT**

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

Matters arising:

- |                           |              |
|---------------------------|--------------|
| 2.1 <u>Loan Sanctions</u> | Recommended: |
|---------------------------|--------------|

That borrowing approval be sought in respect of the undernoted capital expenditure.

	£
1. Garvagh and District Development Association - Purchase and Refurbishment of Community Building	150,000
2. West Bann Community Group - Provision of Community Business and Enterprise Centre	200,000

2.2 Members' Special Responsibility Allowance

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

A full discussion ensued during which it was proposed by the Mayor and seconded by Councillor Hillis:

- (a) that an additional sum of £500 per annum be allocated to the Chairman of the Planning Committee to recognise the extra commitment related to site meetings;
- (b) that the Vice-Chairman of the Planning Committee be allocated an additional £100 per annum in relation to covering for the Chairman from time to time.

On being put to the Meeting, the proposal was carried by thirteen votes to one.

2.3 Matters for Information

2.3.1 Abstract

Consideration was given to the Annual Report and Accounts 2002/2003 (previously supplied) and the Finance Officer provided an explanation of key elements.

2.3.2 Accounts

Committee noted that creditors' payments for June and July, as per lists circulated, had been issued as follows:

	<u>June (£)</u>	<u>July (£)</u>
Revenue A/C	417,378.91	
	314,955.48	
Capital A/C	390,004.65	
	395,932.88	
Petty Cash A/C	52,682.84	
	496,092.33	

2.3.3 New Appointments

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



Recruitment and Selection:

Chief Executive's Department

Administrative Officer (replacement):  
Ms. B. McGuinness

Leisure Services Department

2 x Assistant Manager - Flowerfield Arts Centre  
(new post): Mr. A. Toner and Miss D. Lagan

2.4 Transnational Local  
Government Management  
Programme – Boston/Phoenix

Members' attention was drawn to the report of the Director of Corporate Services (previously supplied) and the contents were noted.

**3.0 SUSPENSION OF STANDING ORDERS**

At this point in the meeting it was proposed by Councillor Ms. Alexander, seconded by Alderman Leonard and agreed:

That Standing Orders be suspended to discuss:

- (a) the development at West Bay, Portrush
- (b) the demolition of two listed buildings at Portstewart.

On being put to the Meeting, the proposal was carried with fourteen votes in favour and no one voting against and Standing Orders were duly suspended.

3.1 Development at West Bay,  
Portrush

Councillor Ms. Alexander raised the issue of current developments at West Bay in consequence of the Planning Service approvals for a major project in the area.

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

That Council call upon the Minister to hold a full, open and independent inquiry into how these applications were dealt with by Planning Headquarters viz:

- (i) public and open account of who dealt with the applications and how site visits were conducted;
- (ii) how much weight was placed on the professional report prepared for Council by its own Planning Consultants, BDP Planning;

- (iii) to what extent did the Department take account of Farningham and McCreadie's professional report commissioned and paid for by private individuals living at West Bay, Portrush;
- (iv) irregularities of Planning Headquarters' Article 31 officials.

Following discussion on the topic and, in response to a request from members, the Town Clerk and Chief Executive advised that Council's primary source of remedy on this occasion remained with the Planning Service.

It was therefore agreed that the Acting Chief Executive of the Planning Service, Mr. Ian Maye, be invited to address Council on this issue as soon as possible.

3.2 Demolition of two listed buildings at The Diamond, Portstewart

Reference was made to the recent unauthorised demolition of two listed buildings at The Diamond, Portstewart.

During the discussion which ensued on this topic the Town Clerk and Chief Executive urged members to be careful in their use of language when referring to particular developers and applications.

It was then proposed by Councillor Watt, seconded by the Mayor and recommended:

That this item be put on the agenda for the Special Meeting with the Acting Chief Executive of the Planning Service.

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

That without prejudice and in light of public disquiet over The Diamond in Portstewart, Council asks the Minister to assure the public that:

- (i) built heritage will be protected;
- (ii) particular listed building regulations will be comprehensively enforced;
- (iii) the Department will pursue such cases in the highest court for the maximum penalty.

On the proposal of Councillor Watt and seconded by the Mayor, Committee agreed to reinstate Standing Orders.

#### 4.0 LAND AND PROPERTY REPORT

The Report of the Town Clerk and Chief Executive was considered (previously supplied).

Matters arising:

##### 4.1 Coleraine Market Yard Development Brief

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

That this matter be considered “In Committee” at the end of the meeting.

##### 4.2 Land Acquisition Requests

###### 4.2.1 Flowerfield Arts Centre

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

Following a full discussion it was proposed by Councillor Watt and seconded by Alderman McClure:

That Council agree to offer the land at the rear of Flowerfield to the two householders concerned – such transfer to be on the terms stated in the Town Clerk and Chief Executive’s report to Committee.

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

For: The Mayor  
Aldermen Creelman and McClure  
Councillors Mrs. Church, Mrs. Fielding, Hillis, Mrs. Johnston, McPherson and Watt (9)

Against: Aldermen Mrs. Armitage, Mrs. Black and Leonard  
Councillors Ms. Alexander, Dallat and McLaughlin (6)

The proposal was, therefore, carried by nine votes to six.

###### 4.2.2 Westbrook Court Coleraine

Recommended:

That Council retain this strip of land.

## **5.0 REVIEW OF THE OPERATION OF COUNCIL BUSINESS**

Consideration was given to the report of the Town Clerk and Chief Executive (previously supplied).

Following discussion, it was proposed by Alderman Mrs. Black and seconded by Councillor Dallat:

That Council approve the initiation of a review of the operation of Council business.

On being put to the Meeting the proposal was carried by ten votes to five.

## **6.0 COUNCIL POLICIES RELATING TO THE OPERATION OF BURIAL GROUNDS**

Consideration was given to the report of the Town Clerk and Chief Executive on this topic (previously supplied) and it was proposed by Councillor Watt and seconded by Alderman Mrs. Black:

That Council endorse the recommendation of the Town Clerk and Chief Executive, as contained in the report.

On being put to the Meeting the proposal was carried by fourteen votes to one.

## **7.0 CONSULTATION PAPERS**

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

- (i) Department of Health, Social Services and Public Safety – “Community Midwifery Units”

Comments due by: 31<sup>st</sup> October, 2003

- (ii) Department of Enterprise, Trade and Investment – “Proposals for Company Investigations : Powers for the 21<sup>st</sup> Century Legislation”

Comments due by: 10<sup>th</sup> October, 2003

- (iii) The Electoral Commission – “Minimum Voting and Candidacy Age”

Comments due by: 31<sup>st</sup> October, 2003

## **8.0 REVIEW OF MEMBERS' PAYMENTS**

Consideration was given to the Department of the Environment's consultation paper (previously supplied).

Recommended:

That Council constitute an expanded Committee to comprise of the three current NAC representatives ie the Mayor, Councillor Hillis and Councillor McLaughlin and three additional members, to consider this document.

## **9.0 CORRESPONDENCE**

- (i) The Secretary of State – letter in response to the meeting held with Coleraine Borough Council on 10<sup>th</sup> June, 2003 (previously supplied).
- (ii) The Minister for Enterprise, Trade and Investment – letter in response to Council's letter of 3<sup>rd</sup> July, 2003 (previously supplied).
- (iii) NILGA – minutes of the quarterly meeting with DoE of 8<sup>th</sup> July, 2003 (previously supplied).
- (iv) Citizens Advice Bureau – letter of thanks for first instalment of annual grant.
- (v) RNLI – letter of thanks for donation.
- (vi) The National Association of Councillors Northern Ireland Region – invitation to the Annual General Meeting to be held in the Clandeboye Lodge Hotel on Friday 3<sup>rd</sup> and Saturday 4<sup>th</sup> October, 2003.

Recommended:

That Council's three representatives on the NAC Northern Ireland Region attend this meeting.

- (vii) DRD – Invitation to the Regional Strategic Transport Network Transport Plan – Working Conference to be held in the Glenavon House Hotel, Cookstown on Tuesday 16<sup>th</sup> September, 2003.

Recommended:

That the following members attend this conference:  
Alderman Creelman and Councillors Mrs. Johnston, McLaughlin and Watt.

- (viii) LGSC – Advance notice of conference “People – the Future of Public Services” to be held on Thursday 2<sup>nd</sup> and Friday 3<sup>rd</sup> October, 2003 at the Hilton Hotel, Belfast.

Members noted that a provisional number of places would be reserved for this conference.

## **10.0 DOCUMENTS TABLED**

- (a) Housing Executive – Corporate Plan 2003-2006 and Business Plan 2003-2004
- (b) Rural Transport Fund – Annual Review 2002/03
- (c) Rate Collection Agency – Annual Report and Financial Statements 2002-2003
- (d) LGSC – Annual Report 1<sup>st</sup> April 2002 – 31<sup>st</sup> March 2003
- (e) Invest Northern Ireland – Accelerating Entrepreneurship Strategy
- (f) Rural Development Council – Second Annual Baseline Report
- (g) The Northern Ireland Confederation for Health and Social Services (NICON) – Summary of report on Comparison of Management Costs in Health and Social Services Organisation and Delivery.
- (h) DSD – ‘People and Place’ – A Strategy for Neighbourhood Renewal

## **11.0 TRANSLINK - REGIONAL TRANSPORTATION STRATEGY**

Members noted that a full paper on this topic would be presented at the Council Meeting on 26<sup>th</sup> August, 2003.

**12.0 INWARD INVESTMENT**

A brief discussion ensued on the strategy of targeting America for inward investment in the light of some recent job losses.

**13.0 COLERAINE MARKET YARD**

It was agreed that this item would be considered at the Council Meeting on 26<sup>th</sup> August, 2003.