

You are hereby requested to attend a Meeting of Coleraine Borough Council to be held in the Council Chamber, Cloonavin on TUESDAY the 24th day of August, 2004 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 of Council Meeting dated 27th July, 2004 (enclosed)
2. Technical Services Report (enclosed)
3. Leisure Services Report (enclosed)
4. Development Services Report (enclosed)
5. Corporate Services Report (enclosed)
6. Coleraine Town Centre Development Strategy Proposal (enclosed)
7. Revised Draft Code of Practice for Appointment of Independent Members to District Policing Partnerships (enclosed)
8. Correspondence
9. Documents for Sealing
10. Any other business

Enclosed for Information:

Members' Information Bulletin - August 2004

To: Each Member of Council.

19th August, 2004.

COLERAINE BOROUGH COUNCIL

Minutes of proceedings of Coleraine Borough Council held in the Council Chamber, Cloonavin on Tuesday, 27th July, 2004 at 2.30 p.m.

Convened: As per notice attached

Present: The Mayor, Councillor R. A. McPherson in the Chair

The Deputy Mayor, Alderman W. J. McClure
(Items 1.0 – 16.0)

Aldermen

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

Councillors

C. S. Alexander (Ms.)	W. A. King
D. D. Barbour (Items 1.0 – 12.0)	D. McClarty (Items 4.0 – 16.3)
O. M. Church (Mrs.)	G. L. McLaughlin
J. J. Dallat	A. McQuillan
T. J. Deans (Items 1.0 – 12.0)	E. M. Mullan (Items 6.0 – 16.3)
E. P. Fielding (Mrs.)	R. D. Stewart
N. F. Hillis	W. J. Watt
E. A. Johnston (Mrs.)	

Officers in Attendance:

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

Apologies: Aldermen Mrs. Armitage and Leonard and Councillor Bradley

1.0 SYMPATHY

The Mayor referred to the recent death of Mr. Bertie Peacock and paid tribute to his sporting career, his work for the Northern Ireland Milk Cup tournament and his community work.

The Mayor extended sympathy to his wife Ruby, son Russell and the family circle. Members stood in silent tribute.

2.0 BALLYMACREA ROAD, PORTRUSH

The Mayor expressed condemnation of a recent incident at Ballymacrea Road, Portrush where shots had been fired at a dwelling and encouraged the public to offer the P.S.N.I. their full support in apprehending those responsible.

3.0 MINUTES

The Minutes of the Annual Meeting of 14th June, 2004 and the Council Meeting of 22nd June, 2004 were confirmed and signed.

4.0 PLANNING CONSULTATION

The Town Clerk and Chief Executive advised members that representatives from the Planning Service would not be in attendance at the meeting due to industrial action which was scheduled to continue until Monday, 2nd August, 2004.

Following discussion it was agreed that:

- (a) non-contentious applications on the list (where there were no objectors and the applications were recommended for approval) Nos. 2, 5, 8, 9, 12, 13, 15, 19, 20, 21, 23, 26, 27, 30, 31, 34, 40, 43, 47, 50, 52, 55 – 57, 59 – 68 be approved;
- (b) that the following applications be considered individually:

New Applications

- | | | |
|-----|---|--|
| 4.1 | <u>Application No. 1</u>
<u>C/2002/0905/F</u>
<u>Housing development comprising 51 dwellings – terrace, semi-detached and detached off Castleroe Road, Castleroe, Coleraine (adjacent to Ballyness Park) for Mr. A. McKeown</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be deferred. |
| 4.2 | <u>Application No. 3</u>
<u>C/2003/0939/F</u>
<u>Erection of replacement dwelling at 53 Leeke Road, Portrush for Mr. and Mrs. J. Ferguson</u> | The opinion of the Planning Service was to refuse.

It was agreed that the application be deferred. |
| 4.3 | <u>Application No. 4</u>
<u>C/2003/1008/O</u>
<u>Site for dwelling 300m north-east of No. 10 Bratwell Road, Articlave, Coleraine for Mr. I. Cochrane</u> | The opinion of the Planning Service was to refuse.

It was agreed that the application be deferred to facilitate a Council site visit. |
| 4.4 | <u>Application No. 6</u>
<u>C/2003/1260/O</u>
<u>Site for dwelling and garage north of 97 Carhill Road, Garvagh for Mr. G. Kearney</u> | The opinion of the Planning Service was to refuse.

It was agreed that the application be deferred to facilitate a Council site visit. |
| 4.5 | <u>Application No. 7</u>
<u>C/2003/1268/O</u>
<u>Site for dwelling and garage at Hervey Hill Road (100m west of Hervey Hill Road and Drumagarner Road junction), Kilrea for Mr. T. McEldowney</u> | The opinion of the Planning Service was to refuse.

It was agreed that the application be deferred to facilitate a Council site visit. |
| 4.6 | <u>Application No. 10</u>
<u>C/2004/0035/O</u>
<u>Site for housing development at rear of 20 Ballylagan Road, Islandmore Road, Portrush for Mr. D. Kelly</u> | The opinion of the Planning Service was to refuse.

It was agreed that the application be deferred to facilitate a Council site visit. |

4.7	<u>Application No. 11</u> <u>C/2004/0044/O</u> <u>Site for dwelling at rear of</u> <u>54 Priestland Road, Bushmills for</u> <u>Mr. Sharpe</u>	<p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred to facilitate a Council site visit.</p>
4.8	<u>Application No. 14</u> <u>C/2004/0100/F</u> <u>Extension to dwelling to provide</u> <u>disabled bedroom at 87 Killowen</u> <u>Street, Churchland, Coleraine for</u> <u>Mrs. M. McIlreavy</u>	<p>The opinion of the Planning Service was to approve.</p> <p>It was agreed that the application be deferred.</p>
4.9	<u>Application No. 16</u> <u>C/2004/0136/F</u> <u>Two storey family dwelling and</u> <u>double garage to the rear of 6 Mill</u> <u>Lane, Moneybrannon Road,</u> <u>Aghadowey, Coleraine for</u> <u>Mr. K. Dallas</u>	<p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred to facilitate a Council site visit.</p>
4.10	<u>Application No. 17</u> <u>C/2004/0142/O</u> <u>Site for dwelling to rear of 136</u> <u>Castleroe Road, Coleraine for</u> <u>Mr. and Mrs. A. Kneeland</u>	<p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred.</p>
4.11	<u>Application No. 18</u> <u>C/2004/0181/O</u> <u>Proposed replacement dwelling to</u> <u>rear of 42 Blackrock Road, Kilrea for</u> <u>O. Shiels</u>	<p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred.</p>
4.12	<u>Application No. 22</u> <u>C/2004/0222/F</u> <u>New shed, animal shelter – domestic</u> <u>purposes at 160 Castleroe Road,</u> <u>Camus, Coleraine for D. Kyle</u>	<p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred to facilitate a Council site visit.</p>
4.13	<u>Application No. 24</u> <u>C/2004/0267/O</u> <u>Site for dwelling at Artidillon Road,</u> <u>Castlerock for Mr. J. Hyndman</u>	<p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred to facilitate a Council site visit.</p>
4.14	<u>Application No. 25</u> <u>C/2004/0274/F</u> <u>3 no. dwellings and access to public</u> <u>roadway (amended scheme) off</u> <u>Castle Walk, Castlerock for</u> <u>C. W. Developments</u>	<p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred.</p>
4.15	<u>Application No. 28</u> <u>C/2004/0320/LB</u>	<p>The opinion of the Planning Service was to approve.</p>

	<u>Addition of halo lit brass lettering to front elevation at the Old Courthouse, Castlerock Road, Coleraine for J. D. Wetherspoon plc.</u>	It was agreed that the application be deferred.
4.16	<u>Application No. 29</u> <u>C/2004/0344/F</u> <u>Demolition of existing dwelling and erection of 2 no. detached dwellings with detached single garages at 7 Seafield Park, Portstewart for Chardo Developments</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred to facilitate a Council site visit.
4.17	<u>Application No. 32</u> <u>C/2004/0381/O</u> <u>Site for dwelling and garage at Edenbane Road, Kilrea for Mr. J. Bradley</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred to facilitate a Council site visit.
4.18	<u>Application No. 33</u> <u>C/2004/0385/O</u> <u>Site for dwelling at Knockaduff Road, Coleraine for Mr. W. Reid</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred to facilitate a Council site visit.
4.19	<u>Application No. 35</u> <u>C/2004/0388/O</u> <u>Site for dwelling adjacent to 28 Shanlongford Road, Ringsend for Mr. T. Brown-Kerr</u>	The opinion of the Planning Service was to approve. It was agreed that the application be deferred.
4.20	<u>Application No. 36</u> <u>C/2004/0390/O</u> <u>Site for dwelling opposite 25b Shanlongford Road, Ringsend for Mr. T. Brown-Kerr</u>	The opinion of the Planning Service was to approve. It was agreed that the application be deferred.
4.21	<u>Application No. 37</u> <u>C/2004/0395/O</u> <u>Site for dwelling and garage adjacent to 11 Craigaboney Road, Bushmills for Mr. B. McLean</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred to facilitate a site visit.
4.22	<u>Application No. 38</u> <u>C/2004/0403/O</u> <u>Site for dwelling adjacent to and north-east of 40 Moneydig Road, Garvagh for Mr. D. Hazlett</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred to facilitate a Council site visit.
4.23	<u>Application No. 39</u> <u>C/2004/0404/O</u> <u>Site for dwelling and garage south of 14 Revallagh Road, Bushmills for Mr. I. McLean</u>	The opinion of the Planning Service was to approve. It was agreed that the application be deferred.
4.24	<u>Application No. 41</u> <u>C/2004/0408/O</u>	The opinion of the Planning Service was to refuse.

	<u>Site for dwelling and garage 180m north of 88 Dunboe Road, Articlave for Mr. P. Doherty</u>	It was agreed that the application be deferred to facilitate a site visit.
4.25	<u>Application No. 42</u> <u>C/2004/0409/O</u> <u>Site for dwelling and garage north of 88 Dunboe Road, Articlave for Mr. Doherty</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred to facilitate a site visit.
4.26	<u>Application No. 44</u> <u>C/2004/0415/O</u> <u>Site for dwelling and garage at Sconce Road west of 75 – 77 Dunboe Road, Articlave for Mr. P. Doherty</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred to facilitate a site visit.
4.27	<u>Application No. 45</u> <u>C/2004/0418/F</u> <u>Demolition of existing semi-detached dwelling and replacement with 3 no. apartments also new build of 6 no. apartments to rear of 33 Lodge Road, Coleraine for Cromore Builders</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred.
4.28	<u>Application No. 46</u> <u>C/2004/0419/O</u> <u>Site for dwelling approximately 250m to rear of 98 Dunboe Road, Coleraine for Mr. D. Hutchinson</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred to facilitate a Council site visit.
4.29	<u>Application No. 48</u> <u>C/2004/0436/F</u> <u>Change of use from retail units (2 no.) to one retail unit and fast food outlet at 10 Ballinteer Road, Macosquin, Coleraine for Mr. Patterson</u>	The opinion of the Planning Service was to approve. It was agreed that the application be deferred.
4.30	<u>Application No. 49</u> <u>C/2004/0447/O</u> <u>Site for two storey dwelling and detached garage adjacent to 24 Carragh Road, Bushmills for Mr. T. Pollock</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred.
4.31	<u>Application No. 51</u> <u>C/2004/0453/O</u> <u>Dwelling house on lands west of 101 Grove Road, (Chapel Lane), Garvagh for Mr. P. Bradley</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred to facilitate a Council site visit.
4.32	<u>Application No. 53</u> <u>C/2004/0476/O</u> <u>Site for dwelling and garage 100m north-east of 64 Letterloan Road,</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be

- Macosquin for Mrs. R. Taylor deferred to facilitate a Council site visit.
- 4.33 Application No. 54
C/2004/0477/O
Site for dwelling adjacent to
27 Ballytober Road, Bushmills for
Mr. A. Parke The opinion of the Planning Service was to refuse.
It was agreed that the application be deferred to facilitate a Council site visit.
- 4.34 Application No. 58
C/2004/0487/F
Alterations and extension to dwelling
at 93 Mountsandel Road, Coleraine
for Mr. R. McLaughlin The opinion of the Planning Service was to approve.
It was agreed that the application be deferred.

Applications Deferred from Previous Meeting

- 4.35 Application Nos. D1 – D29 It was agreed that Application Nos. D1 – D29 (twenty-eight in total) excluding D25 be further deferred for consideration at a future meeting.
- 4.36 Application No. D25
C/2004/0324/F
Retrospective application for
amendment to previous planning
approval ref. C/2002/0518/RM to
rear of 18 Coleraine Road, Portrush
for A. Shaw The opinion of the Planning Service was to approve.
Following discussion it was proposed by Councillor Hillis, seconded by Councillor Stewart and agreed:

That the application be referred to the Planning Management Board for consideration with a recommendation that it be refused.

5.0 GENERAL PLANNING ISSUES

5.1 Non-Determination Appeals

Reported that Council had received notification of the following non-determination appeals:

<u>Application No.</u>	<u>Development</u>	<u>Location</u>	<u>Draft Opinion</u>
C/2003/1088/LB and C/2003/1087/F	External alterations to facilitate change of use to offices including insertion of traditional shop fronts and internal alterations	15 The Diamond, Portstewart	Refusal
C/2003/1148/F	Erection of replacement dwellings	32 and 34 Corbally Road, Portrush	Refusal
C/2003/1305/O	Site for Dwelling	Adjacent to 61 Ballymacrea Road, Portrush	Refusal

C/2003/1357/F	Re-development of existing caravan park to create site for residential development and re-development of Nos. 24 and 26 Burnside Road to provide access to same	O'Neill's Caravan Park, Burnside Road, Portstewart	Refusal
C/2004/0081/O	Site for dwelling and garage	250m south of Isle Road/Windyhill Road junction, Castlerock	Refusal
C/2004/0167/F	Erection of 34 Apartments	63 Beach Road, Portballintrae	Refusal
C/2004/0179/O	Site for dwelling and garage	Drumbane Road, Garvagh	Refusal
C/2004/0275/F	Proposed housing development comprising 9 no. townhouses, 15 apartments and roadway for private streets determination	72 and 74 Portstewart Road, Coleraine	Refusal

Article 33 of the Planning (NI) Order 1991 allows applicants to appeal against the Planning Service's non-determination of their application.

It was noted that jurisdiction in respect of these applications had now passed to the Planning Appeals Commission.

5.2 Alleged Unauthorised Erection of a Building and Radio Mast at 11 Ashbourne Park, Coleraine Reported that a letter dated 28th June, 2004 had been received from the Planning Appeals Commission indicating that the Divisional Planning Service had withdrawn enforcement notices in respect of this matter.

Noted.

5.3 Open Cast Lignite Mine to North-East of Ballymoney Town Reported that a letter dated 22nd July, 2004 had been received from Planning Service Headquarters advising that this application had been withdrawn.

Noted.

6.0 LEISURE SERVICES REPORT

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

Matters arising:

6.1 Anderson Park Phase III - Formal Opening It was agreed that the formal opening ceremony, by the Mayor, be arranged for Saturday, 11th September, 2004.

6.2 Talks and Tours Programme 2004 It was agreed that Council provide a grant of £700 towards the cost of the 2004 Talks and Tours Programme organised in association with the University of Ulster's Cultural Development Department.

- 6.3 Coleraine Borough Arts Committee It was agreed that Council contribute £7,250 to the Coleraine Borough Arts Committee for 2004.
- 6.4 'Bridge' Festival It was agreed that Council contribute £800 towards the cost of the Ballerin and Ringsend 'Bridge' Festival from 8th – 14th August, 2004.

7.0 TECHNICAL SERVICES REPORT

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

Matters arising

- 7.1 Tenders – Rear End Loader (Skips) In response to public advertisement two tenders had been received for the supply of a Rear End Loader (Skips) viz.:

Castlereagh Motors –
 Farid on Iveco Ford Chassis £83,200
 Manvik –
 Heil on Iveco Ford Chassis..... £93,500
 Heil on Renault Chassis..... £94,500
 Heil on Leyland DAF Chassis.....£100,000

It was agreed to accept the lowest tender that met the specification as recommended by the Director of Technical Services for the reasons as detailed in the report, i.e. the purchase of a Heil body on an Iveco Ford Chassis from Manvik for £93,500.

- 7.2 Tenders – 2 No. 80 – 90 HP Engined Small Cars Seven tenders had been received for the supply of 2 No. Diesel Engined Small Cars viz.:

Supplier	Vehicle Type	HP	Price
Lindsay Cars, Coleraine	Ford Fiesta	68	£6,808.51
Bells, Crossgar	Renault Clio	80	£6,870.00
Charles Hurst, Lisburn	Vauxhall Corsa	70	£7,515.40
	Vauxhall Astra	80	£11,594.32
Wilsons, Rathkenny	Fiat Punto	85	£8,500.00
	Nissan Micra	82	£8,600.00
JKC, Coleraine	Mini	75	£9,906.38

It was agreed to accept the lowest priced vehicle that met the specification as recommended by the Director of Technical Services. It was, therefore, agreed to purchase 2 No. Renault Clio Cars from Bells, Crossgar at a cost of £6,870.00 each.

- 7.3 Tender- Tyres As a result of an anomaly in the pricing of the annual tender for the supply of tyres and associated services a re-advertising exercise had been undertaken and two tenders had been received, viz.:

Charles Hurst £55,714

It was agreed to accept the lowest tender from Charles Hurst for £55,714 for a twelve month period from 1st September, 2004.

7.4 Tender – Fuel Control Systems

Three tenders had been received for the new fully computerised fuel control system at Loughanhill Depot, Coleraine, viz.:

Pump and Fuel Installations	£10,480.00
Gilbarco Veeder-Root	£10,530.00
Forecourt Systems	£13,650.00

It was agreed to accept the lowest tender from Pump and Fuel Installations for £10,480.00.

8.0 ENVIRONMENTAL HEALTH REPORT

It was agreed to consider this report “In Committee” at the end of the Meeting.

9.0 EMERGENCY PLANNING

Members noted the contents of the Guide to Emergency Planning Arrangements in Northern Ireland. The Government’s leaflet on Civil Contingencies would be distributed to members once received.

10.0 DOCUMENTS FOR SEALING

Resolved:

That the following documents be sealed:

1. Agreement and Counterpart Council and Mr. R. Guy, 17 Ballyfore Gardens, Ballyduff, Newtownabbey:
Ice-cream rights, etc. 2004/2007 – The Promenade car park, Castlerock.
2. Lease and two Counterparts Council and NI Electricity plc, 120 Malone Road, Belfast:
Land at Ballygelagh for proposed new substation.
3. Lease and two Counterparts NI Housing Executive and Council lands at Glenburn Crescent, Coleraine.
4. Cemetery Titles Grant of Right of Burial – Deeds Register Nos. 3014 – 3023 (inclusive):

Agherton	-
Ballywillan	2
Coleraine	5
Kilrea	-
Portstewart	3

Advanced Deeds – Register Nos. 0083 – 0084

(inclusive):

Agherton	-
Ballywillan	2
Coleraine	-
Portstewart	-

11.0 ICE-CREAM RIGHTS - TENDERS

The Director of Technical Services noted members' comments regarding the level of service provided by ice-cream vendors operating from various Council owned sites.

12.0 PIPE BAND CHAMPIONSHIPS - PORTRUSH

The Director of Leisure Services noted members' comments regarding the extension of the route of the parade.

13.0 NEW BUILDING AT THE ARCADIA, PORTRUSH

Reference was made to the ongoing building work at The Arcadia, Portrush.

The Town Clerk and Chief Executive advised that monitoring of the work would continue to ensure that there was no encroachment on Council land; the Director of Technical Services would also check that there was no structural damage to adjacent Council property.

14.0 COMMISSIONER FOR OLDER PEOPLE

Councillor Dallat expressed dissatisfaction with the reply on behalf of the Secretary of State in response to Council's recent motion on the topic (as detailed in the members' information booklet).

15.0 NORTHERN CORRIDOR RAILWAYS GROUP

Members noted the submission made to the Railways Review Consultation and expressed their thanks to the Group for their efforts.