

You are hereby requested to attend a Meeting of Coleraine Borough Council to be held in the Council Chamber, Cloonavin on TUESDAY the 27th day of September, 2005 at **7.30 p.m.**

H. W. T. MOORE,

Town Clerk and Chief Executive.

Cloonavin,
66 Portstewart Road,
COLERAINE.

A G E N D A

1. Minutes (enclosed):
 - 1.1 Council Meeting – 23rd August, 2005
 - 1.2 Special Meeting – 12th September, 2005
2. Committee Reports (enclosed):
 - 2.1 Leisure and Environment Committee - 6th September, 2005
 - 2.2 Planning Committee - 23rd August, 2005
 - 2.3 Planning Committee - 13th September, 2005
 - 2.4 Planning Committee - 20th September, 2005
 - 2.5 Policy and Development Committee – 20th September, 2005
3. Caravan Parks - Leasing Proposals

Mr. Bill Wilsdon and Mr. Victor Gwilliam, Carrick Dhu Caravanners' Campaign Committee, will attend to address Council.
4. The undernoted Notice of Motion has been submitted by the Coalition Against Water Charges (CAWC):
 - “This Council objects to the proposals to introduce new water charges in Northern Ireland.
 - This Council believes the proposals are unfair and unjust because we already pay for our Water Service as a proportion of the regional rate.

- This Council calls for the proposals on water charges to be withdrawn.
- This Council calls for the Water Service and its staff to be retained as a public service funded from general taxation and the regional rate.”

5. Review of Public Administration - Draft Response (enclosed)
6. Consultation List (enclosed)
7. Correspondence
8. Documents for Sealing

Enclosed for Information:

- (1) Department for Employment and Learning - College Structure to be Strengthened
- (2) Minutes of the Northern Health and Social Services Council dated 4th May, 2005 and 1st June, 2005

To: Each Member of Council.

23rd September, 2005.

COLERAINE BOROUGH COUNCIL

Minutes of proceedings of Coleraine Borough Council held in the Council Chamber, Cloonavin on Tuesday, 23rd August, 2005 at 6.30 p.m.

Convened: As per Notice attached

Present: The Mayor, Councillor T. J. Deans, in the Chair
The Deputy Mayor, Alderman M. T. Hickey (Mrs.)

Aldermen

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

Councillors

C. S. Alexander (Ms.) N. F. Hillis
O. M. Church (Mrs.) E. A. Johnston (Mrs.)
A. S. Cole W. A. King
(Items 4.1 - 20.2) G. L. McLaughlin
J. J. Dallat R. A. McPherson
E. P. Fielding (Mrs.) A. McQuillan
S. Gilkinson R. D. Stewart

Officers in Attendance:

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

Apologies: Alderman McClarty, Councillors Barbour, Bradley and Leonard

1.0 WELCOME

The Mayor welcomed everyone to the meeting.

2.0 MINUTES

The minutes of the Council Meeting of 26th July, 2005 were confirmed and signed.

3.0 COMMITTEE REPORT

- 3.1 Planning Committee - 26th July, 2005 The Chairman, Councillor Stewart, moved the adoption of the Planning Committee Report; this was duly seconded by Councillor Mrs. Johnston.

Matters arising:

- 3.1.1 Planning Application C/2005/0062/F 3 Gloucester Crescent, Portstewart Reference was made to the request for an office meeting which had been made at the June meeting.

The Administrative Officer would contact Planning Service again regarding this matter.

4.0 LAND AND PROPERTY

The report of the Head of Administrative Services was considered (previously supplied).

Matters arising:

4.1 'The Den', 16 Bath Terrace, Portrush

Mr. B. Torrens of 'The Den' had requested vehicular access to his property from The Arcadia area, close to the former children's paddling pool. A report from Mr. Torrens (prepared on his behalf by Hunter Associates, Chartered Architects, Ballymoney) had been previously circulated to members.

Council was recommended to refuse the request on the basis that vehicular access interfered with the freedom of pedestrians to enjoy the amenities at this location. Council had refused a request for vehicular access from a previous owner of 'The Den' in September 2003.

The Mayor welcomed Mr. Torrens, who was in attendance to speak in support of his application.

Mr. Torrens elaborated on Hunter Associates' report and outlined the family reasons for making the request for vehicular access. He requested members' support for his application.

The Director of Leisure Services supported the recommendation that the application be refused.

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

That a licence granting vehicular access be granted to Mr. Torrens.

Council's legal costs would be payable by Mr. Torrens.

The Mayor thanked Mr. Torrens for attending the meeting, following which he withdrew.

4.2 Land and Property Report

It was proposed by Councillor Mrs. Fielding, seconded by Councillor Cole and agreed that the undernoted items be considered "In Committee" at the end of the meeting:

- (a) Coleraine Harbour Commissioners - sale of Council land;
- (b) Encroachment on Council land at

5.0 TECHNICAL SERVICES REPORT

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

Matters arising:

5.1 Best Practicable Environmental Option (BPEO) for Waste Management in Northern Ireland

Consideration was given to this document which had been circulated to members on 11th August, 2005.

The basic objectives of the BPEO exercise were:

- To provide guidance and direction to sub-regional Waste Management Groups for revision of Waste Management Plans;
- To promote an integrated approach to enable the Landfill Directive Targets to be met;
- To identify the best solutions to deal with the residual waste caused by the significant reductions in landfill required to meet the Landfill Directive Targets.

A full discussion ensued on this topic during which the Director of Technical Services answered various members' questions. It was noted that the Director of Technical Services would bring a paper on recycling at a local level to a future meeting.

It was agreed, twelve members voting in favour, that Council adopt and support the principles of the BPEO Guidance Document to be used in the revision of the North West Waste Management Group's revision of its Waste Management Plan.

5.2 Bird Protection - Coleraine Town Hall

It was agreed that the proposed stonework cleaning and bird protection works at Coleraine Town Hall be postponed until the Spring of 2006.

6.0 LEISURE SERVICES REPORT

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

Matters arising:

6.1 Tenders - Drainage Improvements to Soccer Pitches

Four tenders had been received to carry out drainage and playing surface improvements to the soccer pitch at Kilrea and to Pitch No. 5 at The Crescent, Coleraine. The advertised budget for the works was £75,000.00.

Three companies tendered within this figure. The

fourth was substantially over and was not considered to be value for money. The three better value tenders received were as follows:

1.	Prunty Contracts	£74,793.40
2.	Tony Patterson Ltd.	£69,711.00
3.	C. A. Haffey	£55,002.00

Following discussion it was agreed that the tender received from Prunty Contracts for £74,793.40 be accepted as recommended by the Director of Leisure Services as representing the best value to Council.

6.2 Tenders - Bushmills Road Roundabout

Two tenders had been received for a three year sponsorship package of the Bushmills Road Roundabout, Coleraine as follows:

1.	A. Hutchinson Ltd.	£3,500.00
2.	Right Price Carpets and Furniture Ltd.	£1,850.00

It was agreed to accept the highest tender from A. Hutchinson Ltd. for £3,500.00 per annum as recommended by the Director of Leisure Services.

7.0 ENVIRONMENTAL HEALTH REPORT

The report of the Director of Environmental Health was considered (previously supplied). In the absence of the Director of Environmental Health the report was presented by Mrs. C. McNally, Senior Environmental Health Officer.

Matters arising:

7.1 A Healthier Future - A Strategic Framework for Respiratory Conditions

Consideration was given to this consultation document, as detailed in the report. The document had been published by the Department of Health, Social Services and Public Safety (DHSSPS) in June 2005.

It was agreed that Council note the release of the consultation document and recognise the contribution made by District Councils to the overall aims of the strategy.

7.2 Department of Culture, Arts and Leisure Consultation Document - The Safety of Sports Grounds (N.I.) Order 2005

Consideration was given to this consultation document from the Department of Culture, Arts and Leisure as detailed in the report.

It was agreed that the Environmental Health Department make a response on behalf of Council in the following key issues:

- Is the concept of “safety certificate” the preferred mechanism to achieve improved

- spectator safety?
- Should the legislation extend beyond football grounds and stadiums only over a certain capacity?

8.0 THE REVIEW OF PUBLIC ADMINISTRATION - ISSUES PAPER

It was agreed that the Issues Paper prepared by the Town Clerk and Chief Executive (previously supplied) regarding the Review of Public Administration be considered at the workshop to be held on Monday, 12th September, 2005 at 6.00 p.m.

Professor Colin Knox would be facilitating the workshop.

9.0 COUNCIL NOMINATIONS TO LIMITED COMPANIES

It was proposed by Councillor Mrs. Fielding, seconded by Alderman McClure and agreed that the Town Clerk and Chief Executive's report (previously supplied) on Council Nominations to Limited Companies be considered "In Committee" at the end of the meeting.

10.0 ADDENDUM TO THE CONSULTATION ON THE DRAFT DISABILITY DISCRIMINATION ORDER

Consideration was given to the Head of Administrative Services' report (previously supplied) on an Addendum to the Consultation on the Draft Disability Discrimination Order.

It was noted that the main thrust of these recent amendments would be a new duty on public authorities requiring them, when exercising their functions, to have due regard to the need to promote positive attitudes towards disabled people and to encourage participation by disabled people in public life.

It was agreed that Council support the promotion of positive attitudes towards disabled people and the participation by disabled people in public life. However, Council expressed some concern about the emphasis on process in the Order.

11.0 MEMBERS' INFORMATION BULLETIN - AUGUST 2005

The Members' Information Bulletin for August 2005 had been previously supplied and the contents noted.

Matters arising:

11.1 Roads Consultation - 7th June, 2005

The Town Clerk and Chief Executive would remind the Divisional Roads Manager about the outstanding written replies from this consultation.

12.0 COALITION AGAINST WATER CHARGES (CAWC)

Reported that a letter had been received from the Coalition Against Water Charges

(CAWC) advising of their intention to place the undernoted motion before each of the 26 District Councils viz:

- This Council objects to the proposals to introduce new water charges in Northern Ireland
- This Council believes the proposals are unfair and unjust because we already pay for our Water Service as a proportion of the regional rate
- This Council calls for the proposals on water charges to be withdrawn
- This Council calls for the Water Service and its staff to be retained as a public service funded from general taxation and the regional rate

It was agreed that a motion be accepted for consideration at a future meeting of Council.

**13.0 CAUSEWAY ENTERPRISE AGENCY -
START A BUSINESS PROGRAMME
UPDATE (SaBP)**

Read letter from Causeway Enterprise Agency seeking Council's support in encouraging Invest NI to reinstate the budget for the Start a Business Programme (SaBP).

It was agreed that Council support the reinstatement of the required budget for this programme.

**14.0 MEMBERS' BENEFITS TRAINING
SESSION**

Following discussion it was agreed to proceed with the training session on members' benefits to be held at Cloonavin on Wednesday, 7th September, 2005.

15.0 DOCUMENTS FOR SEALING

Resolved:

That the following documents be sealed:

- | | | |
|----|-----------------------|---|
| 1. | Lease and Counterpart | North Eastern Education and Library Board to Council - Playground Area at Kilrea Primary School |
| 2. | Lease and Counterpart | Council and Riverview Angling Club (Messrs. W. Magee and S. Smyth) - Ballyrashane Reservoir, Creamery Road, Coleraine |
| 3. | Cemetery Titles | Grant of Right of Burial - Deeds Register No. 3137 - 3144 (inclusive) |
| | | Agherton - |
| | | Ballywillan - |
| | | Coleraine 4 |
| | | Kilrea - |
| | | Portstewart 4 |

Advanced Deed Register No. 0111

Agherton	-
Ballywillan	-
Coleraine	-
Portstewart	1

4. Contract Document and Counterpart

Council and W. H. Beckett and Co. Ltd.,
Dunmurry, Belfast -
New Roof covering at Council Works
Depot at Loughanhill, Coleraine

16.0 RIVERSIDE THEATRE TRUST

Councillor Ms. Alexander advised that she wished to resign as one of Council's representatives on the Riverside Theatre Trust due to the timing of these meetings.

It was agreed that a replacement representative be considered at the Leisure and Environment Committee on 6th September, 2005.

17.0 GUYSMERE, CASTLEROCK

Reference was made to the Presbyterian Church's plans to dispose of Guysmere, Castlerock.

It was agreed that the Town Clerk and Chief Executive seek further information on this topic.

18.0 PIPE BAND CHAMPIONSHIPS - PORTRUSH

Reference was made to the large attendance at the recent pipe band championships in Portrush.

Congratulations were extended to Castlerock Pipe Band on winning one of the categories. The Mayor advised that he would be recognising the achievement of Castlerock Pipe Band at a future reception.

19.0 CONGRATULATIONS - SUMMER EVENTS/FLOWERBEDS

The Mayor congratulated the events section on the many events held in the Borough during the summer. The parks section was also congratulated on the standard of flowerbeds.

SPECIAL MEETING

12th September, 2005.

Convened: To consider Council's response to the Further Consultation Paper on the Review of Public Administration in Northern Ireland.

Present: The Mayor, Councillor T. J. Deans, in the Chair
The Deputy Mayor, Alderman M. T. Hickey (Mrs.)

Aldermen

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

Councillors

C. S. Alexander (Ms.) N. F. Hillis
A. S. Cole E. A. Johnston (Mrs.)
(Items 2.0 – 7.0) (Items 2.0 – 7.0)
J. J. Dallat B. Leonard
E. P. Fielding (Mrs.) G. L. McLaughlin
(Items 2.0 – 7.0) R. A. McPherson
S. Gilkinson R. D. Stewart

Officers in Attendance:

Town Clerk and Chief Executive, Director of Leisure Services, Director of Corporate Services, Director of Environmental Health, Head of Administrative Services, Head of Development Services, Finance Officer, Administrative Officer and Administrative Assistant

Apologies: Councillors Barbour, Bradley, Mrs. Church, King and McQuillan

1.0 WELCOME AND INTRODUCTION

The Mayor welcomed members and officers to the meeting. A welcome was also extended to Professor Colin Knox from the School of Public Policy, University of Ulster, who was in attendance to facilitate the discussion.

The Mayor outlined the format of the meeting.

The Town Clerk and Chief Executive advised members of two minor changes to the Issues Paper (previously supplied).

2.0 BACKGROUND AND SUMMARY - REVIEW OF PUBLIC ADMINISTRATION

Professor Knox gave a background summary of the current position as regards the review process and then continued by outlining the two-tier model of public administration and the proposals for local government.

Discussion ensued during which Professor Knox answered various members' questions.

The majority view of members in relation to the questions posed in this section of the Further Consultation Paper was:

- (a) Number of local councils - 15 - Version A - based on parliamentary constituency boundaries.
- Enhanced Powers - Council was in favour of all the enhanced powers for councils as detailed in the Further Consultation Paper; in respect of planning, members voted 8 votes to 3 in favour of Council resuming full control of planning.
- Severance Scheme - The majority of members were in favour of such a scheme.
- Local Roads - Council was in favour of local roads being the responsibility of Councils.
- Libraries - Council agreed with libraries being the responsibility of Councils.
- Statutory Safeguards - Council supported the provision of statutory safeguards within the proposed new authorities.

3.0 HEALTH/EDUCATIONAL - BODIES

Professor Knox outlined the proposals in relation to Health/Educational bodies.

Council was in favour of taking responsibility for youth service provision but offered no opinion on the other issues.

4.0 AGENCIES AND QUANGOS

Professor Knox outlined those proposals in relation to agencies and quangos.

Following a period of discussion Council's consensus was that the number of such bodies should be reduced and their accountability be enhanced by increasing the number of Councillors on each body.

5.0 CHANGE, IMPLEMENTATION, EQUALITY, SOCIAL NEED, HUMAN RIGHTS AND RURAL ISSUES

Professor Knox outlined the various proposals regarding these elements of the Further Consultation Paper.

Following a period of discussion it was agreed that Council should support the concept of a unified public service. There should also be an orderly implementation of the proposals.

6.0 CONCLUSIONS AND THE WAY FORWARD

The Town Clerk and Chief Executive advised that he would prepare a response for consideration at the September meeting of Council.

7.0 **THANKS**

The Mayor thanked Professor Knox and members for their attendance.

LEISURE AND ENVIRONMENT COMMITTEE

6th September, 2005.

Present: Councillor G. L. McLaughlin, in the Chair
The Mayor, Councillor T. J. Deans
The Deputy Mayor, Alderman M. T. Hickey (Mrs.)

Aldermen

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

Councillors

C. S. Alexander (Ms.) N. F. Hillis
(Items 1.0 - 8.3) (Items 1.0 - 8.4)
J. M. Bradley E. A. Johnston (Mrs.)
(Items 5.0 - 17.0) (Items 1.0 - 8.2)
O. M. Church (Mrs.) B. Leonard
A. S. Cole (Items 1.0 - 8.2)
J. J. Dallat R. A. McPherson
(Items 1.0 - 7.1) A. McQuillan
E. P. Fielding (Mrs.) (Items 5.0 - 17.0)
S. Gilkinson R. D. Stewart

Officers in Attendance:

Director of Technical Services, Director of Leisure Services, Director of Environmental Health, Leisure Services Officer (Facilities), Senior Technical Officer (Items 5.0 - 17.0), Services Manager, Technical and Waste Management Officer, Head of Administrative Services and Administrative Assistant

Apologies: Councillors Barbour and King

1.0 WELCOME

The Chairman welcomed everyone to the meeting.

2.0 SYMPATHY

The Chairman extended sympathy to Councillors Cole and Dallat following recent family bereavements.

The Mayor and other members asked to be associated with these remarks.

3.0 GULF STATES - U.S.A.

The Mayor, on behalf of Council, extended sympathy to the Governors and citizens of the Gulf States following the destruction caused by the recent hurricane.

4.0 PORTRUSH AIR SHOW

The Mayor referred to the success of last weekend's air show in Portrush which had attracted estimated crowds of 80,000 on Saturday and 135,000 on Sunday. Congratulations were extended to the organisers and Council staff involved with the event.

Members asked to be associated with the Mayor's comments.

5.0 COLERAINE TOWN CENTRE REDEVELOPMENT SCHEME

The Chairman welcomed Mrs. Sharon Scott, Town Centre Manager and Mr. Donald Malomo-Paris, DMP Consulting, who were in attendance to make a presentation regarding the progression of this scheme.

The representatives elaborated on the following aspects of the scheme:

- (a) Diamond Environmental Improvements
- (b) Project Timescales
- (c) Work Programme
- (d) Safe and Shared Space Vision
- (e) Project Objectives
- (f) Key Partners
- (g) Principles Behind the Scheme
- (h) Detail Design Ideas

A full discussion ensued during which the representatives answered various members' questions; the Chairman then thanked Mrs. Scott and Mr. Malomo-Paris for their presentation following which they withdrew.

6.0 LEISURE SERVICES REPORT

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

Matters arising:

6.1 Lower Bann Partnership

Consideration was given to a request from the Lower Bann Partnership (supported by the Lower Bann Advisory Committee) for administrative funding, as detailed in the report.

The Partnership had secured £112,250 from the Department of Agriculture and Rural Development towards various projects. The five local authorities, including Coleraine, which comprised the Lower Bann Advisory Committee had been requested to contribute administrative funding as follows:

October 2005 - March 2006	-	£2,500
April 2006 - March 2007	-	£5,000
April 2007 - March 2008	-	£5,000
April 2008 - December 2008	-	£3,750

Council is recommended to support the request for administrative funding as outlined.

The Director of Leisure Services would provide regular reports to Committee on this topic.

6.2 Community Hall Management

Consideration was given to a proposal, as detailed in the report, that the Leisure Services staff in future carry out the financial and administrative systems of the following Community Halls:

- Harpur's Hill, Coleraine
- Coleraine West
- Millburn, Coleraine
- Windyhall, Coleraine
- Ballysally, Coleraine

Council is recommended to agree.

The Director of Leisure Services noted comments by Councillor Dallat regarding identifying the specific needs of the community in these areas.

6.3 Talented Young Athletes Award Scheme

Council is recommended to agree to a request from the Local Sports Council that eligibility to the Talented Young Athletes Award Scheme be extended to athletes under the age of twenty-one rather than the current age limit of eighteen years.

6.4 Causeway Museum Service

Reported that official invitations for members would shortly be forwarded to attend the launch of the Causeway Museum Service "Famous Sons and Daughters of the Causeway" project on 4th October, 2005 at 12 noon.

Noted.

6.5 Christmas Switch-On Dates

Council is recommended to agree to the following dates for switching on of Christmas Lights throughout the Borough:

- (a) Coleraine - Friday, 25th November, 2005
- (b) Portrush - Friday, 2nd December, 2005
- (c) Kilrea - Saturday, 3rd December, 2005
- (d) Garvagh - Monday, 5th December, 2005
- (e) Castlerock - Thursday, 8th December, 2005
- (f) Portstewart - Friday, 9th December, 2005

6.6 Trafalgar Weekend

Council is recommended to agree to the provision of a beacon on Ramore Head, Portrush on Friday, 21st October, 2005 as part of the Trafalgar Weekend to celebrate the bi-centenary of the Battle of Trafalgar.

6.7 Sponsorship - Bushmills Road Roundabout

The Director of Leisure Services advised that the sponsorship tender was for the Bushmills Road Roundabout rather than the Ballycastle Road Roundabout as detailed in the report.

The leading tenderer had withdrawn and following discussion, the second tenderer had re-confirmed his tender.

Council is thus recommended to accept the tender from Right Price Carpets and Furniture Ltd., Coleraine for the sponsorship of the Bushmills Road Roundabout, Coleraine for £1,850 for a 3 year period.

6.8 Beach Safety Review Group

The Director of Leisure Services reported that a successful first meeting of the Beach Safety Review Group had recently been held.

The Director of Leisure Services would provide a further report on this topic at a future meeting of Committee.

7.0 TECHNICAL SERVICES REPORT

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

Matters arising:

7.1 Civic Amenity Sites - Arrangements

Consideration was given to information, as detailed in the report, regarding Civic Amenity Sites - Arrangements.

A varied discussion ensued on this topic during which the Director of Technical Services answered members' questions. The Director of Technical Services agreed to investigate a problem regarding non-collection of refuse bins at Hamilton Place, Portrush last week.

Council is recommended to agree to restricting the intake of material at the Roselick Road, Portstewart site to garden waste only with other material for disposal from Portstewart being redirected to Portrush or Coleraine for recycling.

It was noted that any possible expansion of the Roselick, Portstewart site would be considered at the Capital Programme Review Meeting.

7.2 North West Waste Management Group

Committee noted information, as detailed in the report, on updated programmes from the consultants, RPS Kirk McClure Morton for:

- i. Waste Services for the Treatment of

- Organic Waste
- ii. Landfill Site Selection
- iii. The Review of the Waste Management Plan

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

That Council accept the recommendation to permit the selection process for Landfill Site Selection to move to the stage of inviting detailed proposals for the five sites listed in the report.

7.2.1 Waste Management Taskforce

Committee welcomed the news that as a result of representations to the Department of the Environment, three elected members from each of the three Waste Management Groups had been invited to participate in the Taskforce.

Members nominated from the North West Group were:

Councillor Groogan - Magherafelt District Council
 Councillor McBride - Strabane District Council
 Councillor McPherson - Coleraine Borough Council

7.2.2 Waste Management Workshop

The North West Region Waste Management Workshop for Councillors would be held at the Gorteen Hotel, Limavady on Wednesday, 26th October, 2005.

The Director of Technical Services would report on final arrangements for this important event at the October meeting of Committee.

Noted.

7.3 Loughanhill Depot Roof - Solar Photovoltaic Project

Council is recommended to agree to the installation of a 5kw solar photovoltaic energy system at the Loughanhill Depot roof.

Northern Ireland Electricity and the Energy Saving Trust had offered Council a grant of seventy-five per cent on the total cost of the installation circa £28,000. The cost to Council would be £7,500.

7.4 Building Control

Approval had been granted for twenty-three applications.

7.4.1 Concrete Bisons

The Director of Technical Services would investigate a query on this topic and reply direct to Councillor Stewart.

- 7.5 Ballyreagh Road, Portstewart - Car Park/Viewing Areas Committee noted that a £50,000 grant had been secured from the Peace II/Natural Resource Rural Tourism Initiative for this project. Tenders were currently being sought for the necessary works and would be presented to Council in due course.

8.0 ENVIRONMENTAL HEALTH REPORT

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

Matters arising:

- 8.1 The Children and Young Persons (Protection from Tobacco) (N.I.) Order 1991 - Test Purchase Follow-Up Survey - August 2005 Committee noted information, as detailed in the report, regarding this topic. Committee was pleased to note the increased compliance to the law prohibiting the sale of cigarettes to anyone under 16 years.
- The Environmental Health Department would partner with the Causeway Smoking Cessation Nurse and the Northern Health and Social Services Board to develop further initiatives to help curb tobacco use, particularly among teenagers.
- Noted.
- 8.2 Recreational Water Quality Survey Consideration was given to information, as detailed in the report, regarding a bacteriological water sampling programme carried out by the Environmental Health Department at sampling points at Portballintrae and the River Bann (near the Camus picnic area).
- Council is recommended to agree to this sampling programme being maintained. The collation of results over a longer time period would facilitate a more meaningful interpretation of the results.
- 8.2.1 Water Sewage Complaint The Director of Environmental Health agreed to investigate this matter which was raised by Alderman McClarty.
- 8.3 Drinking in Public Places Bye-Laws Committee noted statistics, as detailed in the report, regarding the Drinking in Public Places Bye-Laws.
- During the ensuing discussion it was noted that a change in the existing legislation was anticipated which would enable a fixed penalty notice to be issued regarding such offences.
- 8.4 Anti-Social Behaviour (N.I.) Order 2004 - The Current Committee noted information, as detailed in the report, outlining the current position regarding

Position

this legislation.

8.5 Air Quality Review and Assessment - Coleraine Borough Council 2004

Committee noted information, as detailed in the report, regarding this matter.

9.0 RIVERSIDE THEATRE TRUST - NOMINATION OF REPLACEMENT

The Head of Administrative Services reported that Councillor Ms. Alexander was unable to continue to represent Council on the Riverside Theatre Trust due to the timing of the meetings.

Following discussion it was recommended that the existing representatives (Alderman McClarty, Councillors Mrs. Johnston and Stewart) and the Director of Leisure Services should represent the Council on this body.

10.0 WORLD WAR II MEMORIES - 'IN THEIR OWN WORDS'

A DVD entitled 'World War II Memories - In Their Own Words' had been presented to each member.

Noted.

11.0 DEPARTMENT OF ENTERPRISE, TRADE AND INVESTMENT - GEOLOGICAL SURVEY OF NORTHERN IRELAND

Read letter from the Director of the Geological Survey of Northern Ireland advising Council of a countrywide project that the Department was undertaking. The information would be gathered by a small aeroplane flying at elevations between 56m and 90m in rural areas and 250m in urban areas. The survey would be carried out between May to October 2005 and during the same period the following year.

Noted.

12.0 DEPARTMENT OF THE ENVIRONMENT - ADVANCE NOTICE - BIRTHDAY HONOURS 2006

Read letter from the Department of the Environment giving advance notice that nominations for the Birthday Honours List 2006 (particularly in the MBE category) were likely to be sought next month.

Noted.

13.0 DEPARTMENT FOR REGIONAL DEVELOPMENT - NEWS RELEASE - REVISED WATER REFORM TIMETABLE

The Head of Administrative Services reported that a News Release had been received from the Department for Regional Development on this topic.

Following detailed consultation, April 2007 would be set as the date when the new Government Company would be established and domestic water charges would begin to be phased in.

Noted.

14.0 SUSTAINABLE NORTHERN IRELAND

Tabled:

Annual Report 2004 - 2005

15.0 PAY AND GRADING REVIEW

Following discussion it was recommended that this topic be considered at 6.30 p.m. on Tuesday, 27th September, 2005 prior to that evening's Council meeting.

16.0 PORTRUSH COUNTRYSIDE CENTRE

Concern was expressed regarding the future operation of Portrush Countryside Centre.

The Director of Leisure Services reported on the centre's future plans and advised members that there were no plans to close the Centre.

Noted.

17.0 GARVAGH SPORTS HALL

In response to a query the Director of Leisure Services advised that the Northern Ireland Housing Executive had confirmed that land remained available for this potential project.

PLANNING COMMITTEE

23rd August, 2005

Present: Councillor R. D. Stewart in the Chair
The Deputy Mayor, Alderman M. T. Hickey (Mrs.)

Aldermen

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

Councillors

C. S. Alexander (Ms) E. A. Johnston (Mrs.)
O. M. Church (Mrs.) (Items 2.25 – 10.0)
J. J. Dallat W. A. King
E. P. Fielding (Mrs.) G. L. McLaughlin
S. Gilkinson R. A. McPherson
N. F. Hillis A. McQuillan

Also in Attendance: Representatives from the Planning Service –
Ms. J. McMath and Mr. G. McGuinness

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

Apologies: The Mayor, Alderman McClarty, Councillors
Barbour, Bradley and Leonard

1.0 PREMATURITY - MINISTERIAL STATEMENT AND DRAFT AREA PLAN

The Chairman welcomed Mr. A. Meenagh, Development Plan Principal, who was in attendance to address Committee on the application of reasons relating to Prematurity – Ministerial Statement and Draft Area Plan to planning applications.

Mr. Meenagh elaborated on the recent publication of the Draft Northern Area Plan and updated members on the consultation process to date. He highlighted the importance of Paragraph 20(b) of the Joint Ministerial Statement now that the Draft Plan had been published and referred specifically to circumstances where it would be appropriate to refuse planning permission for developments that would prejudice the outcome of the Plan process. He referred also to a recent Planning Appeal in which the Planning Appeals Commission upheld the Department's refusal of an application on prematurity grounds.

A period of discussion ensued during which Mr. Meenagh answered various members' questions.

It was noted that planning applications which had been deferred for these reasons would come back to Council in due course.

The Chairman thanked Mr. Meenagh for attending after which he withdrew from the meeting.

2.0 PLANNING APPLICATIONS

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

Applications Deferred from Previous Meeting

- | | | |
|-----|--|---|
| 2.1 | <u>Application No. D1</u>
<u>C/2003/1027/F</u>
<u>Change of house type at Site Nos.</u>
<u>17, 18, 19, 32 and 34 Hopefield</u>
<u>Development (opposite Cormenagh</u>
<u>Court/Hopefield Park), Portrush for</u>
<u>Tara Homes</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be approved. |
| 2.2 | <u>Application No. D2</u>
<u>C/2003/1096/O</u>
<u>Site for dwelling at Lisachrin Road,</u>
<u>Garvagh (approximately 250m west</u>
<u>of junction with Ballymenagh Road)</u>
<u>for Mr. J. Stewart</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be approved. |
| 2.3 | <u>Application No. D3</u>
<u>C/2003/1363/O</u>
<u>Site for two storey dwelling and</u>
<u>garage 180m south of 22 Revallagh</u>
<u>Road, Bushmills for</u>
<u>Miss H. McAuley</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be approved. |
| 2.4 | <u>Application No. D4</u>
<u>C/2004/0040/O</u>
<u>Proposed site for a storey and a half</u>
<u>dwelling with detached garage on</u>
<u>lands on the Managher Road,</u>
<u>Aghadowey, Coleraine for</u>
<u>Mr. and Mrs. R. Cunningham</u> | The opinion of the Planning Service was to refuse.

It was agreed that the application be refused. |
| 2.5 | <u>Application No. D5</u>
<u>C/2004/0235/O</u>
<u>Site for dwellings (comprising one</u>
<u>semi-detached housing unit)</u>
<u>between 19 and 22 Glenmanus</u>
<u>Village, Portrush for Mr. L. Hanson</u> | The opinion of the Planning Service was to refuse.

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

That the application be approved. |
| 2.6 | <u>Application No. D6</u>
<u>C/2004/0391/F</u>
<u>Change of use on ground floor from</u>
<u>video shop to amusement arcade at</u>
<u>33 Railway Road, Coleraine for</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be approved. |

Mr. S. Lawrence

- Alderman McClure objected to the location of the proposed amusement arcade.
- 2.7 Application No. D7
C/2004/0449/O
Site for dwelling and garage off Priestland Road, South East of Ballytober Primary School, Bushmills for Mr. I. McLean
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 2.8 Application No. D8
C/2004/0589/F
Dwelling and detached garage adjacent to 50 Glebe Road, Castlerock for Mr. Simpson
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 2.9 Application No. D9
C/2004/0753/O
Site for dwelling and garage approximately 200m south of Ballyclough Road, Bushmills for Mr. G. Hartin
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be held for two weeks to facilitate the submission of amended plans.
- It was further proposed by Alderman McClure, seconded by Councillor Dallat and unanimously agreed:
- That, if the amended plans did not result in a change of opinion, the application be approved.
- 2.10 Application No. D10
C/2004/0810/O
Site for dwelling and garage north-west of 20 Rectory Road, Coleraine for Mr. Curry
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 2.11 Application No. D11
C/2004/0980/O
Site for dwelling approximately 280m north-west of 54 Knockaduff Road, Coleraine for Mr. J. Arthur
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be refused.
- 2.12 Application No. D12
C/2004/1200/O
Proposed site for dwelling and garage approximately 140m north of No. 53 Drumsaragh Road, Kilrea for Mr. C. Convery
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be refused.
- 2.13 Application No. D13
C/2004/1314/F
- The opinion of the Planning Service was to refuse.

Proposed 1.5 storey dwelling and retention of existing structure as workshop at 2 Movenis Road, Garvagh for Mr. W. Crawford

It was noted that this application had been included on the deferred list because it had mistakenly been recommended for approval at the April meeting.

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

That the application be deferred for one month to facilitate a Council site visit.

2.14 Application No. D14
C/2004/1330/F
Dwelling amended siting and design of previous approval C/2003/0330/F adjacent to 6 Sunnyvale Avenue, Portrush for Mrs. J. Young

The opinion of the Planning Service was to approve.

It was agreed that the application be approved.

2.15 Application No. D15
C/2004/1380/F
Two townhouses and four apartments at 102 Union Street, Coleraine for GM Design Associates Ltd.

The opinion of the Planning Service was to refuse.

It was proposed by Alderman McClure, seconded by Alderman Creelman and agreed:

That the application be deferred for two weeks to facilitate an office meeting.

The request for an office meeting would be referred to the Divisional Planning Manager.

2.16 Application No. D16
C/2004/1389/O
Proposed site for dwelling and domestic garage adjacent to 14 Shanlongford Road, Coleraine for Mr. D. Moon

The opinion of the Planning Service was to refuse.

It was agreed that the application be deferred for one month to facilitate further discussions with the agent.

2.17 Application No. D17
C/2005/0156/O
Proposed site for dwelling approximately 170m south of 120 Cashel Road, Ringsend, Coleraine for Mr. and Mrs. W. Farlow

The opinion of the Planning Service was to refuse.

It was agreed that the application be refused.

NEW APPLICATIONS

- 2.18 Application Nos. 10, 11, 12, 16, 18, 25, 28, 35, 39, 40, 42, 43, 44, 48, 49, 50, 56, 58, 64, 65, 66, 68, 69, 80, 82, 83, 100, 101, 104, 109, 110 and 112
The opinion of the Planning Service was to refuse these applications. It was agreed that the applications be deferred on the grounds that the reasons for refusal included a reference to the Draft Northern Area Plan.
- 2.19 Application No. 2 C/2004/0207/F Proposed semi detached dwelling (2 no. self contained residential units) at 15 Old Coach Road, Portstewart for Tara Homes Ltd.
The opinion of the Planning Service was to approve.
It was proposed by Councillor Ms. Alexander, seconded by the Deputy Mayor and agreed:
That the application be deferred for one month to facilitate a Council site visit.
- 2.20 Application No. 4 C/2004/0472/O Land to be used as a gravel and sand storage depot and retail depot at rear of 140 Castleroe Road, Coleraine for Mr. M. Creelman
The opinion of the Planning Service was to refuse.
It was proposed by Councillor King, seconded by Councillor McQuillan and agreed:
That the application be deferred for one month to facilitate a Council site visit.
- 2.21 Application No. 5 C/2004/0557/O Site for dwelling and garage 300m south of 2 Drumard Road, Kilrea for Mr. T. McEldowney
The opinion of the Planning Service was to refuse both applications.
It was proposed by Councillor Dallat, seconded by Councillor Ms. Alexander and agreed:
Application No. 6 C/2004/0558/O Site for dwelling and garage 270m south of 2 Drumard Road, Kilrea for Mr. T. McEldowney
That the applications be deferred for one month to facilitate Council site visits.
- 2.22 Application No. 7 C/2004/0707/F Proposed rural housing development consisting of 12 no. dwelling houses at Mayboy Road, Boleran, Garvagh for Mr. P. Higgins
The opinion of the Planning Service was to refuse.
Consideration was given to letter dated 26th August, 2004 from Messrs. P. and B. Mullan (previously supplied).
It was proposed by Councillor Dallat, seconded by Councillor McLaughlin and agreed:
That the application be

- deferred for one month to
facilitate an office meeting.
- 2.23 Application No. 8
C/2004/0715/F
Proposed residential housing
development of 13 no. units
comprising semi-detached, terraced
dwelling and apartments with
associated car parking at No. 2
Portstewart Road, Coleraine for
Mr. B. Gibson
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by Councillor McLaughlin and agreed:
- That the application be deferred for one month to facilitate an office meeting.
- 2.24 Application No. 9
C/2004/0749/O
Site for dwelling adjacent to 5
Lismoyle Road, Kilrea for
Mr. J. McEldowney
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by the Deputy Mayor and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.25 Application No. 22
C/2004/1303/F
Barn providing health spa/store on
ground floor, horticultural seed
stores, bulb forcing room, budding
room, office for horticultural holding
on first floor, machinery
stores/stables on lands adjoining No.
15 Isle Road, Macosquin for
Mr. and Mrs. Todd
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor King, seconded by Councillor Dallat and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.26 Application No. 27
C/2005/0104/O
Site for dwelling and garage at rear
of 33 Grove Road, Garvagh for
Mr. N. Scott
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McQuillan, seconded by Councillor Mrs. Church and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.27 Application No. 30
C/2005/0142/O
Proposed erection of detached
dwelling and detached garage 320m
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat,

- west of 51 Gortnamoyagh Road,
Garvagh for Mr. B. McIlvar
- seconded by Councillor McQuillan and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.28 Application No. 32
C/2005/0168/O
Site for dwelling and garage 120m south-east of 87 Grove Road,
Swatragh for Mrs. D. Devlin
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by Councillor McLaughlin and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.29 Application No. 33
C/2005/0186/F
4 no. apartments at 4 The Hill,
Portstewart for C. R. Developments
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Ms. Alexander, seconded by the Deputy Mayor and agreed:
- That the application be deferred for one month to facilitate an office meeting.
- 2.30 Application No. 36
C/2005/0230/O
New dwelling and garage at Gortin Road, approximately 320m south-west of 84 Agivey Road, Kilrea for Miss McAuley
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McPherson, seconded by Councillor King and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.31 Application No. 37
C/2005/0268/F
Proposed two storey dwelling with detached garage at 17 Randall Park,
Portrush for Mr. McIntyre
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Ms. Alexander, seconded by Councillor Hillis and agreed:
- That the application be deferred for one month to facilitate an office meeting.

- 2.32 Application No. 45
C/2005/0372/A
Bed and Breakfast freestanding sign
at No. 76 Coleraine Road, Portrush
for Mr. Woods
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman McClure, seconded by Councillor McQuillan and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.33 Application No. 46
C/2005/0385/O
Site for dwelling and garage
adjacent to 72 Coolyvenny Road,
Coleraine for Mr. McNeill
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor King, seconded by Councillor McQuillan and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.34 Application No. 51
C/2005/0402/O
Site for dwelling and garage 330m
west of junction of Lisachrin and
Ballymenagh Road, Garvagh for
Mr. Fullerton
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Church, seconded by Councillor Dallat and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.35 Application No. 60
C/2005/0445/O
Site for dwelling and garage
adjacent to 110 Edenbane Road,
Kilrea for Mr. Armstrong
- The opinion of the Planning Service was to refuse both applications.
- It was proposed by Councillor Mrs. Church, seconded by Councillor King and agreed:
- That the applications be deferred for one month to facilitate Council site visits.
- 2.36 Application No. 62
C/2005/0451/F
Proposed construction of 2 no.
dwellings with associated car
parking at 11 Larkhill Road,
Portstewart for Mrs. E. McIntosh
- The opinion of the Planning Service was to approve.
- It was proposed by Councillor Ms. Alexander, seconded by the Deputy Mayor and agreed:

- That the application be deferred for one month to facilitate an office meeting.
- 2.37 Application No. 70
C/2005/0490/O
Site for a traditional rural style dwelling and a detached garage approximately 60m south west of No. 4 Liscall Road, Boleran, Garvagh for Mr. Boyle
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by Councillor McLaughlin and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.38 Application No. 71
C/2005/0494/F
Minor amendment to plans approved under C/2001/0589/F incorporating the construction of an alternative development access on to Agherton Road, retention of the current alignment of Agherton Road without compliance with condition 10 of the approval issued on 16th December 2002 at Agherton Road, Portstewart (adjacent to Cromlech Gardens and opposite Ballyleese Park) for Kennedy Group
- The opinion of the Planning Service was to approve.
- It was proposed by Councillor Ms. Alexander, seconded by Councillor Mrs. Church and agreed:
- That the application be deferred for one month to facilitate the provision of further information to members.
- 2.39 Application No. 73
C/2005/0499/O
Site for dwelling and garage adjacent to 154 Lisnamuck Park, Lisnamuck Road, Aghadowey, Coleraine for Mr. Anderson
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McQuillan, seconded by Councillor Mrs. Church and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.40 Application No. 75
C/2005/0506/O
Site for dwelling and garage 190m south of 70 Cashel Road, Coleraine for Mr. McGothigan
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McQuillan, seconded by Alderman Creelman and agreed:
- That the application be deferred for one month to facilitate a Council site visit.

- 2.41 Application No. 76
C/2005/0509/O
Site for a traditional style rural dwelling and a detached garage adjacent to No. 4 Liscall Road, Garvagh for Mr. Boyle
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by Councillor McLaughlin and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.42 Application No. 77
C/2005/0510/O
Single dwelling and garage south west of No. 38 Gortfad Road, Garvagh for Mr. McIlvar
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by Councillor McLaughlin and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.43 Application No. 78
C/2005/0511/O
Site for dwelling north of 89 Cashel Road, Coleraine for Mr. R. Smyth
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor King, seconded by Councillor McQuillan and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.44 Application No. 81
C/2005/0520/O
Proposed bungalow approximately 400m west of No. 120 Edenbane Road, Kilrea for Mr. E. Diamond
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by Councillor McLaughlin and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.45 Application No. 84
C/2005/0549/O
Infill site within clachan of housing group north west of 83 Moneydig Road, Garvagh for Mr. Thompson
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Ms. Alexander, seconded by Councillor McQuillan and agreed:

- That the application be deferred for one month to facilitate a Council site visit.
- 2.46 Application No. 86
C/2005/0560/O
Proposed site for dwelling at Barnside Road, Garvagh (280m south-west of No. 8 Barnside Road) for Mr. H. Holmes
- The opinion of the Planning Service was to refuse both applications.
- It was proposed by Councillor Mrs. Church, seconded by Councillor King and agreed:
- That the applications be deferred for one month to facilitate Council site visits.
- It was further agreed that a representative from Roads Service be requested to attend.
- 2.47 Application No. 88
C/2005/0562/O
Site for single-storey roadside dwelling and garage adjacent to No. 20 Ballynacally Road, Blackhill, Coleraine for Mr. McCafferty
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McQuillan, seconded by Councillor King and agreed:
- That the application be deferred for one month to facilitate a Council site visit.
- 2.48 Application No. 103
C/2005/0605/O
Dwelling house adjacent to No. 52 Gateside Road, Coleraine for Mr. and Mrs. Neely
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Fielding, seconded by Alderman Creelman and agreed:
- That the application be deferred for one month to facilitate an office meeting.
- 2.49 Application No. 111
C/2005/0637/F
Replacement dwelling at 22 Seaview Drive, Portstewart for Mr. B. Grzymek
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Johnston, seconded by Councillor Dallat and agreed:
- That the application be deferred for one month to facilitate a Council site visit.

3.0 NON DETERMINATION APPEALS

Consideration was given to Non Determination Appeals in respect of the following planning applications (Report previously supplied).

- 3.1 C/2004/1391/O
Site for 12 housing units on lands at 50 Beach Road, Portballintrae
- The opinion of the Planning Service was to refuse the three applications.
- C/2004/1393/O
Site for 7 dwellings, cottage, terrace townhouses and associated car parking on lands at 50 Beach Road, Portballintrae.
- It was proposed by Councillor Ms. Alexander, seconded by Alderman Mrs. Black and agreed:
- That Council support a refusal for the three applications.
- C/2004/1156/O
Site for dwelling on lands at 50 Beach Road, Portballintrae
- It was further agreed that BDP Planning prepare a Statement of Case in respect of the three applications and represent Council at the Hearing.
- 3.2 C/2004/1248/O
Site for dwelling and detached garage 50m north east of 15 Drumeil Road, Aghadowey
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by Councillor McLaughlin and agreed:
- That Council express no opinion on this application.
- 3.3 C/2005/0410/O
Residential development of 20 number apartments and associated car parking and amenity space at 51 – 55 Mountsandel Road, Coleraine
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman McClure, seconded by Councillor Dallat and agreed:
- That Council support a refusal.
- It was further agreed that BDP Planning prepare a Statement of Case in respect of this application and represent Council at the Hearing.

4.0 PLANNING ISSUES RAISED BY MEMBERS

- 4.1 Application No. 1
C/2004/0057/F
Redevelopment site to provide 6 no. apartments with associated parking at 4 – 4A Bath Terrace, Portrush for
- An update was requested regarding the issue of enforcement in respect of this application.

Mrs. R. Campbell

- 4.2 Bargain Books, The Diamond, Coleraine - Sign The Planning representatives were asked to check if an application had been received in respect of a sign for Bargain Books, The Diamond, Coleraine.
- 4.3 C/2004/1161/O
Site for replacement dwelling at No. 49 Ballymacrea Road, Portrush for Mr. R. Smith An update was requested on each of these applications.
- C/2004/1020/F
Change of use from dwelling to day nursery at 61 Mountsandel Road, Coleraine for Miss L. Blair
- C/2005/0062/F
Change of use of dwelling to house of multiple occupation at 3 Gloucester Crescent, Portstewart for Mr. G. Harrison
- 4.4 Dwelling – 17/19 Bayhead Road, Portballintrae Application with Planning Appeals Commission. Proposed site not on stable ground.
- 4.5 C/2005/0287/O
Site for dwelling and garage 75m to the west of 96 Grove Road, Swatragh for Mr. M. McKeefry It was requested that this application be held for another month to facilitate further discussions with the applicant.

5.0 CONSULTATION PAPER - AMENDMENT TO PLANNING PERMITTED DEVELOPMENT RIGHTS FOR AGRICULTURAL BUILDINGS AND OPERATIONS

Consideration was given to the draft response from BDP Planning and copy of response by Ulster Farmers' Union (previously supplied).

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

That this should form the basis of Council's response together with the inclusion of the Ulster Farmers' Union's response requesting an increase in permitted development rights for development up to 550 sq. mts. in area.

6.0 PLANNING POLICY STATEMENT 12 - HOUSING IN SETTLEMENTS

Consideration was given to the explanatory note from BDP Planning on Planning Policy Statement 12 – Housing in Settlements and the contents noted.

**7.0 CONSULTATION PAPER - DRAFT
PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) (AMENDMENT)
REGULATIONS 2005**

Consideration was given to the consultation paper – Draft Planning (Environmental Impact Assessment) (Amendment) Regulations 2005 (previously supplied).

The Town Clerk and Chief Executive advised members that BDP Planning had been asked to prepare a draft response for consideration at a future meeting of Committee.

**8.0 PLANNING SYSTEM - WORKLOAD
PRESSURES**

Consideration was given to letter dated 27th July, 2005 from the Chief Executive of the Planning Service regarding Planning System – Workload Pressures (previously supplied).

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

That the Town Clerk and Chief Executive reply to the Chief Executive's letter expressing Council's opposition to the revised arrangements regarding consultation and dissatisfaction with the planning process as currently being operated.

**9.0 REVIEW OF REGIONAL HOUSING
GROWTH INDICATORS**

Consideration was given to letter dated 29th July, 2005 from the Department for Regional Development regarding the Review of Regional Housing Growth Indicators (previously supplied).

It was noted that following consideration of the responses received during public consultation the Department would hold an Examination in Public on the Review which would commence in the autumn.

Following discussion it was agreed that Council be represented by BDP Planning at the Examination.

**10.0 PAC NO. 2005/A122 -
HOUSING DEVELOPMENT AT MOUNTFIELD
DRIVE, MOUNTSANDEL ROAD, COLERAINE**

It was agreed that BDP Planning submit a Statement of Case in respect of the above Article 32 appeal and represent Council at the Hearing.

PLANNING COMMITTEE

13th September, 2005.

Present: Councillor R. D. Stewart in the Chair
The Mayor, Councillor T. J. Deans
The Deputy Mayor, Alderman M. T. Hickey (Mrs.)

Aldermen

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

Councillors

C. S. Alexander (Ms.) N. F. Hillis
O. M. Church (Mrs.) E. A. Johnston (Mrs.)
A. S. Cole B. Leonard
J. J. Dallat G. L. McLaughlin
E. P. Fielding (Mrs.) R. A. McPherson
S. Gilkinson A. McQuillan

Also in

Attendance: Representatives from the Planning Service –
Ms. J. McMath and Mr. G. Walker

Officers in

Attendance: Town Clerk and Chief Executive, Administrative
Officer and Administrative Assistant

Apologies: Councillors Barbour, Bradley and King

1.0 CHAIRMAN'S REMARKS

The Chairman welcomed everyone to the Meeting.

2.0 VISITORS FROM ZOMBA, MALAWI

The Town Clerk and Chief Executive introduced Mr. Obed Ching'oma, Deputy Chief Executive of Zomba Municipal Assembly, who was in attendance at the Meeting. Mr. Ching'oma and Mr. Cornex Mbaluko, a worker with the ZAP Community Group in Zomba, were on a twelve day visit to Coleraine.

3.0 BEST KEPT AWARDS 2005

The Deputy Mayor informed members that she had attended the Best Kept Awards 2005 presentation at Loughery College, Cookstown to receive the Best Kept Small Town award which had been won by Portrush with Portstewart being runner up in the same category.

Committee welcomed this news and congratulated the staff and the local communities involved in achieving these awards.

4.0 PLANNING PROCESS - CHANGES

The Town Clerk and Chief Executive referred to the changes in the consultative process with District Councils which had been approved by the Minister with an effective date of 3rd October, 2005.

He advised members that a letter had been forwarded to the Chief Executive of the Planning Service conveying Council's opposition to the proposed changes and a meeting had been held with the Divisional Planning Manager to discuss how the changes would be implemented.

The changes proposed in regard to deferrals were:

- all deferrals must reflect the corporate view of Council;
- the Council would have to provide clear planning reasons to justify the request for a deferral; and the agenda for the office meeting would be based on this particular reason/s only;
- meetings to discuss deferred applications would be office-based unless under exceptional circumstances the meeting needed to take place at the location of the proposed development because the issues to be raised could only be properly considered on site;
- applications may only be deferred once.

Committee was asked to consider whether the office meetings would be held at Cloonavin or at the Planning Office.

It was emphasised that due to the implementation date of 3rd October for the new arrangements:

- (1) the site meetings already scheduled for 16th September, 2005 would be the last such site meetings;
- (2) the remaining outstanding site meeting requests would revert to "office meetings";

It was noted that the Planning Service would be issuing more detailed guidance regarding the planning reasons acceptable to support deferrals and details of other revised arrangements.

Members were advised that the applications deferred for reasons relating to prematurity/ ministerial statement would come back to Committee in October with an unchanged opinion and that Council would be required to record its view on the recommendation.

Following a lengthy discussion it was agreed that members adjourn for a period of fifteen minutes to consider an appropriate response.

On the resumption of the meeting it was proposed by the Mayor, seconded by the Deputy Mayor and unanimously agreed to:

- (a) express a motion of 'no confidence' in the Planning Service;
- (b) defer all business until Tuesday, 20th September, 2005

at 2.30 p.m.;

- (c) request an urgent meeting with the Secretary of State; and
- (d) establish a cross party working group to address the issues raised.

PLANNING COMMITTEE

20th September, 2005.

Present: Councillor R. D. Stewart in the Chair

The Mayor, Councillor T. J. Deans
(Items 1.0 – 2.18)

The Deputy Mayor, Alderman M. T. Hickey (Mrs.)

Aldermen

E. T. Black (Mrs.)
W. T. Creelman
D. McClarty
(Items 1.0 – 4.0)

W. J. McClure

Councillors

C. S. Alexander (Ms.)
E. P. Fielding (Mrs.)
(Items 2.12 – 13.0)
N. F. Hillis
(Items 2.12 – 13.0)

W. A. King
R. A. McPherson
(Items 2.6 – 13.0)
A. McQuillan
(Items 2.12 – 13.0)

Also in

Attendance:

Representatives from the Planning Service –
Ms. J. McMath and Mr. G. Walker

Officers in

Attendance:

Town Clerk and Chief Executive (Items 4.0 – 13.0),
Principal Environmental Health Officer,
Administrative Officer and Administrative
Assistant

Apologies:

Councillors Mrs. Church, Dallat and McLaughlin

1.0 COUNCIL CONSULTATIONS

The Administrative Officer referred to the letter received from the Chief Executive of the Planning Service regarding Council consultations and guidance on procedures (copy circulated to each member).

It was agreed that discussion take place at the end of the Meeting when the Town Clerk and Chief Executive would be present.

2.0 PLANNING APPLICATIONS

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

Applications Deferred from Previous Meeting

- | | | |
|-----|---|--|
| 2.1 | <u>Application No. D1</u>
<u>C/2002/0013/F</u>
<u>New garage (retrospective application) at 82 Mettican Road, Garvagh for Mr. W. Smyth</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be refused.</p> |
| 2.2 | <u>Application No. D2</u>
<u>C/2004/1017/O</u>
<u>Erection of a retirement split level bungalow adjacent to 3 Tullybeg Avenue, Coleraine (formally known as site 35 in overall development) for Mr. and Mrs. R. E. Linton</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred to facilitate further consideration by the Planning Service.</p> |
| 2.3 | <u>Application No. D3</u>
<u>C/2004/1029/O</u>
<u>Site for dwelling and garage opposite 10a Temple Road, Garvagh for Mr. F. Smyth</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be refused.</p> |
| 2.4 | <u>Application No. D4</u>
<u>C/2004/1378/F</u>
<u>Bungalow and garage approximately 125m north west of No. 111 Dunboe Road, Articlave, Coleraine for Mr. I. Eccles</u> | <p>The opinion of the Planning Service was to approve.</p> <p>It was agreed that the application be approved.</p> |
| 2.5 | <u>Application No. D5</u>
<u>C/2004/1385/O</u>
<u>Site for two storey dwelling with detached garage adjacent to 29 Shanlongford Road, Ringsend, Coleraine for Mr. and Mrs. C. McCann</u> | <p>The opinion of the Planning Service was to approve.</p> <p>It was agreed that the application be approved.</p> |
| 2.6 | <u>Application No. D6</u>
<u>C/2004/1408/F</u>
<u>Amended scheme for redevelopment of existing infill site to create 3 apartments; 2 duplex dwellings; 19 townhouses and 60 sq. m. retail unit at former Baptist Chapel and car park, 8 Coleraine Road, Portstewart for Braidlough Developments</u> | <p>The opinion of the Planning Service was to approve.</p> <p>It was agreed that the application be approved.</p> |
| 2.7 | <u>Application No. D7</u>
<u>C/2005/0074/O</u>
<u>Site for dwelling and garage at Lisachrin Road, Garvagh (280m west of junction of Lisachrin Road/Ballymenagh Road) for Mr. B. Fullerton</u> | <p>The opinion of the Planning Service was to approve.</p> <p>It was agreed that the application be approved.</p> |
| 2.8 | <u>Application No. D8</u>
<u>C/2005/0107/O</u> | <p>The opinion of the Planning Service was to refuse.</p> |

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|------|---|--|
| | <u>Proposed site for dwelling and garage west of 3 Crevolea Road, Blackhill, Coleraine for Mr. W. McMurtry</u> | It was agreed that the application be refused. |
| 2.9 | <u>Application No. D9
C/2005/0109/O
Proposed site for dwelling and garage 50m east of 30 Crevolea Road, Blackhill, Coleraine for Mr. W. J. McMurtry</u> | The opinion of the Planning Service was to refuse.

It was agreed that the application be refused. |
| 2.10 | <u>Application No. D10
C/2005/0111/O
Replacement dwelling and garage between 96 and 98 Drumcroone Road, Blackhill, Coleraine for Mr. W. McMurtry</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be approved. |
| 2.11 | <u>Application No. D11
C/2005/0124/O
New dwelling at rear of 155 Mountsandel Road, Coleraine for Mr. Lennox</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be approved. |

NEW APPLICATIONS

- | | | |
|------|--|---|
| 2.12 | <u>Application No. 4
C/2004/0005/F
A phased southerly lateral extension from Croaghan Quarry with progressive restoration to conservation habitats, whilst retaining the existing plant site and quarry entrance at Croaghan South and Croaghan Quarry, Shenny Road, Macosquin, Coleraine for R. J. Maxwell & Son Ltd.</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be deferred for one month to facilitate an office meeting. |
| 2.13 | <u>Application No. 8
C/2004/0723/F
Redevelopment of residential and retail premises to provide licensed restaurant and 13 no. apartments with associated car parking at 18–23 Portmore Road, Portstewart for C. F. Homes</u> | The opinion of the Planning Service was to approve.

Mr. J. B. Boston was in attendance and spoke against the application outlining objections relating to noise, disturbance and loss of amenity.

Mr. B. Gamble, G.M. Design Associates, addressed Committee on behalf of the applicant.

The Principal Environmental Health Officer referred to environmental health concerns which had to be addressed. |

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

That the application be deferred to facilitate an office meeting.

It was further agreed that a representative from Roads Service be requested to attend.

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|------|---|--|
| 2.14 | <u>Application No. 9</u>
<u>C/2004/1225/F</u>
<u>16 no. apartments at Nos. 2 – 6</u>
<u>Captain Street Upper, Coleraine for</u>
<u>Messrs. Dallas, McLellan, Fergus</u>
<u>and Milligan</u> | 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. |
| 2.15 | <u>Application No. 12</u>
<u>C/2005/0016/O</u>
<u>Residential redevelopment to</u>
<u>provide 25 dwellings (comprising 12</u>
<u>houses, 13 apartments) at Nos. 20,</u>
<u>22, 22A Portstewart Road, Coleraine</u>
<u>for Mr. O’Kane/Mr. Lyons/Mr.</u>
<u>Brockerton</u> | 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. |
| 2.16 | <u>Application Nos. 13, 15, 18, 19, 23,</u>
<u>28, 31, 50 and 55</u> | The opinion of the Planning Service was to refuse these applications.

It was agreed that the applications be deferred on the grounds that the reasons for refusal included a reference to the Draft Northern Area Plan. |
| 2.17 | <u>Application No. 16</u>
<u>C/2005/0146/O</u>
<u>Proposed dwelling at Shenny Road,</u>
<u>Macosquin, Coleraine for</u>
<u>Mr. J. Hunter</u> | 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. |
| 2.18 | <u>Application No. 20</u>
<u>C/2005/0232/O</u>
<u>Site for dwelling and garage off</u>
<u>Oldtown Road, 220m south east of</u>
<u>43 Kilmoyle Road, Ballybogey for</u>
<u>Mr. Campbell</u> | 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. |
| 2.19 | <u>Application No. 25</u>
<u>C/2005/0288/F</u>
<u>Proposed 4 no. apartments at</u>
<u>98 Causeway Street, Portrush for</u> | The opinion of the Planning Service was to refuse.

It was noted that the reason for refusal |

	<u>Mr. H. Mullan</u>	relating to the Draft Northern Area Plan had been included in error.
		It was agreed that the application be deferred for one month to facilitate an office meeting.
2.20	<u>Application No. 33</u> <u>C/2005/0362/A</u> <u>Shop sign at 4-6 Queen Street,</u> <u>Coleraine for Mr. Shirlow</u>	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.
2.21	<u>Application No. 35</u> <u>C/2005/0429/F</u> <u>Proposed site for bungalow and</u> <u>garage adjacent to No. 2</u> <u>Gortmacrane Road, Kilrea for</u> <u>Mr. Dunne</u>	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.
2.22	<u>Application No. 36</u> <u>C/2005/0456/O</u> <u>New dwelling and garage adjacent</u> <u>to 77 Moneydig Road, Garvagh for</u> <u>Mr. A. Craig</u>	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.
2.23	<u>Application No. 40</u> <u>C/2005/0498/O</u> <u>New dwelling and garage 400m</u> <u>south of 23 Lisnamuck Road,</u> <u>Aghadowey for Mr. Anderson</u>	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.
2.24	<u>Application No. 41</u> <u>C/2005/0500/O</u> <u>Site for dwelling and garage</u> <u>between 77 and 77a Moneybrannon</u> <u>Road, Coleraine for Mrs. P. J. Taylor</u>	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.
2.25	<u>Application No. 45</u> <u>C/2005/0597/O</u> <u>Site for retirement residence</u> <u>adjacent to 135 and 147 Mussenden</u> <u>Road, Castlerock for Mr. B. Henry</u>	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.
2.26	<u>Application No. 47</u> <u>C/2005/0613/O</u> <u>Site for dwelling 200m south of 131</u> <u>Craigmore Road, Ringsend,</u> <u>Coleraine for Mr. P. McNicholl</u>	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.

- | | | |
|------|--|---|
| 2.27 | <u>Application No. 53</u>
<u>C/2005/0636/O</u>
<u>Proposed site for new dwelling at</u>
<u>Site 5, 360m south east of Cashel</u>
<u>Road, Macosquin for Mr. W. Taylor</u> | <p>The opinion of the Planning Service was to refuse both applications.</p> <p>It was agreed that the applications be deferred for one month to facilitate office meetings.</p> |
| | <u>Application No. 54</u>
<u>C/2005/0638/O</u>
<u>Proposed site for new dwelling at</u>
<u>Site 4, 330m south east of 55</u>
<u>Cashel Road, Macosquin for</u>
<u>Mr. W. Taylor</u> | |
| 2.28 | <u>Application No. 57</u>
<u>C/2005/0648/O</u>
<u>Site for dwelling adjoining 205</u>
<u>Mountsandel Road, Coleraine for</u>
<u>Mr. Hamilton</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> |
| 2.29 | <u>Application No. 58</u>
<u>C/2005/0657/O</u>
<u>Proposed new dwelling and</u>
<u>outbuildings south west of 50</u>
<u>Drumane Road, Kilrea for</u>
<u>Mr. T. Madden</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>The application had now been withdrawn.</p> |
| 2.30 | <u>Application No. 60</u>
<u>C/2005/0668/O</u>
<u>Site for dwelling and garage</u>
<u>adjacent to 162 Carrowreagh Road,</u>
<u>Garvagh for Mr. McNeill</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> |
| 2.31 | <u>Application No. 64</u>
<u>C/2005/0693/O</u>
<u>Site for dwelling and garage</u>
<u>opposite 21-23 Magheramore Road,</u>
<u>Garvagh for Mr. McKeefrey</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> |

3.0 PLANNING ISSUES RAISED BY MEMBERS

- | | | |
|-----|---|---|
| 3.1 | <u>Deferred Applications – Draft</u>
<u>Northern Area Plan</u> | <p>It was requested that these deferred applications be divided into two categories when being presented to Committee:</p> <ul style="list-style-type: none"> • Applications received before the Joint Ministerial Statement; • Applications received after |
|-----|---|---|

- 3.2 Development – Palladium Cinema, Society Street, Coleraine Retirement Home for Canon Anderson – Castlerock An update was requested regarding these applications.
- 3.3 C/2004/0207 Councillor Ms. Alexander advised that issues had been resolved and it was no longer necessary to have an office meeting.
- 3.4 Emergency Telephone Number – Enforcement Section Following discussion it was proposed by Councillor Ms. Alexander, seconded by the Deputy Mayor and agreed:
- That the Planning Service consider providing an emergency out of office telephone number for the Enforcement Section.

4.0 NON DETERMINATION APPEALS

Consideration was given to Non Determination Appeals in respect of the following planning applications (Report previously supplied).

- 4.1 C/2004/1264/O Residential development adjacent to 17 Moneygran Road, Kilrea The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.
- 4.2 C/2004/1409/F Erection of 5 no. townhouses and 8 no. apartments with associated parking and landscaping and improved access at 63 Beach Road, Portballintrae The opinion of the Planning Service was to refuse both applications.
- It was agreed that Council support a refusal for both applications.
- C/2004/1304/F Replacement of existing semi-detached dwelling with four no. apartments at 63 Beach Road, Portballintrae
- 4.3 C/2005/0712/O Site for dwelling 550m south east of 44 Ballyrogan Road, Garvagh The opinion of the Planning Service was to refuse.
- It was agreed that Council express no opinion on this application.
- 4.4 C/2005/0686/O Site for dwelling 180m north west of 40 Ballyrogan Road, Garvagh The opinion of the Planning Service was to approve subject to conditions.

It was agreed that Council support an approval subject to conditions.

- 4.5 C/2004/1391/O
Site for 12 Housing Units adjacent to
50 Beach Road, Portballintrae

It was noted that the Planning Service wished to add a further reason for refusal.

It was agreed that Council support the additional draft refusal reason.

5.0 GENERAL PLANNING ISSUES

- 5.1 C/2004/0057/F
4-4A Bath Terrace, Portrush

It was requested that the Enforcement Section contact Councillor Ms. Alexander on this matter.

- 5.2 Bargain Books, The Diamond,
Coleraine - Sign

Reported that this matter was being dealt with by the Enforcement Section.

- 5.3 C/2004/1161/O
49 Ballymacrea Road, Portrush

It was noted that Councillor Ms. Alexander had already received responses regarding these applications.

- C/2004/1020/F
61 Mountsandel Road, Coleraine

- C/2005/0062/F
3 Gloucester Crescent, Portstewart

6.0 CONSULTATION PAPER - DRAFT PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (AMENDMENT) REGULATIONS 2005

Consideration was given to the draft response from BDP Planning in respect of the above Consultation Paper.

It was agreed that this should form the basis of Council's response.

7.0 ROCK CASTLE - PORTSTEWART

Consideration was given to the Town Clerk and Chief Executive's Report on Rock Castle, Portstewart.

It was noted that the Director of Corporate Services from the Department of the Environment had concluded that, in this case, the legal advice obtained had a relevance to its enforcement functions extending considerably wider than the particular circumstances of Rock Castle and consequently the balance of the public interest lay in favour of withholding the information.

8.0 MANAGEMENT BOARD REFERRAL - ERECTION OF DWELLING ON LAND TO REAR OF 18 COLERAINE ROAD, PORTRUSH FOR A. SHAW

Read letter from the Planning Service advising members that The Management Board had completed its assessment of the above referral and had concluded

that planning permission for the proposed development should be granted.

Noted.

9.0 THE PLANNING SERVICE

Tabled:

Planning Service Annual Report and Accounts 2004/05
and Corporate and Business Plans 2005/06 and 2007/08.

10.0 OFFICE MEETINGS - 22ND SEPTEMBER, 2005

Reported that office meetings had been listed as site meetings on the schedule which had been forwarded to members.

The office meetings would still take place on 22nd September, 2005.

11.0 DEPARTMENT OF THE ENVIRONMENT NEWS RELEASES

- 11.1 “Rooker Reduces Planning Burden
for Farmers” Members welcomed the Environment Minister’s decision, following the recent consultation to extend the maximum area for buildings or structures for the storage of slurry and manure from 300 sq. mts. to 600 sq. mts.

Following discussion it was agreed that the Divisional Planning Manager be requested to reimburse farmers who had previously applied for planning permission for slurry tanks below the revised dimensions.

- 11.2 “Extra Protection for our
Townscapes” The Administrative Officer advised that an Addendum to Planning Policy Statement 6 was available for interested members.

12.0 LAND - CASTLEROCK

Following discussion it was proposed by Councillor McQuillan, seconded by Councillor King and agreed:

That Council withdraw its objection to designation C K01 Settlement Development Limit to the west of 51 Main Street, Castlerock (the portion of land adjacent to the former Castlerock Swimming Pool) from the Draft Northern Area Plan.

13.0 COUNCIL CONSULTATIONS

Consideration was given to the letter received from the Chief Executive of the Planning Service regarding Council consultations and guidance on procedures.

The Town Clerk and Chief Executive advised members that following further consideration a report would be presented to the next meeting of Committee; however, arrangements would be made to conduct the office meetings in Cloonavin.

POLICY AND DEVELOPMENT COMMITTEE

20th September, 2005.

Present:

Alderman D. McClarty, in the Chair

The Mayor, Councillor T. J. Deans

Aldermen

E. T. Black (Mrs.)

W. J. McClure

W. T. Creelman

Councillors

C. S. Alexander (Ms.)
(Items 1.0 – 2.1)
O. M. Church (Mrs.)
A. S. Cole
E. P. Fielding (Mrs.)
N. F. Hillis
W. A. King

B. Leonard
G. L. McLaughlin
R. A. McPherson
A. McQuillan
(Items 1.0 - 2.1)
R. D. Stewart

Officers in Attendance:

Town Clerk and Chief Executive, Director of Corporate Services, Head of Development Services, Head of Administrative Services, Personnel Officer, Finance Officer, Technical and Waste Management Officer (Items 1.2 – 12.0) and Administrative Assistant

Apology: The Deputy Mayor

1.0 DEVELOPMENT SERVICES REPORT

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

Matters arising:

1.1 Coleraine Town Partnership

The Chairman welcomed Mr. Ian Donaghey, Chairman, Coleraine Town Partnership Ltd., Mrs. Sharon Scott, Town Centre Manager and Ms. Julienne Elliott, Town Centre Manager, who were in attendance to present a proposal for funding for the two year period 2005/2007.

Following the ensuing discussion, during which the representatives answered members' questions, it was proposed by Alderman McClure, seconded by Councillor Ms. Alexander and recommended:

That Council approve the two year funding package, as detailed in the report, viz:

October 2005/06	£70,000
October 2006/07	£75,000

1.2 Coleraine Rural Retail Business Support Programme

Five tenders had been received for this programme. All tenders had been scored and the highest scoring tender had been submitted by a consortium of consultants/providers ie Lestas Consulting; Wholesale & Retailers Training Council; Causeway Enterprise Agency, supported by Coleraine Town Partnership; and Coleraine Borough Chamber of Commerce and Industry.

On a proposal by Councillor McQuillan, seconded by Councillor King, it was recommended:

That Council approve the highest scoring tender from the consortium of consultants/providers.

1.3 Short Breaks Campaign 05/06

Committee noted information on the short breaks campaign for the autumn 2005 and spring 2006 period (as contained in the report).

1.4 Clare Tourism Conference

The Clare Tourism Conference will take place on 24th/26th November, 2005 in Ennistymon, Co. Clare.

Members interested in attending were asked to contact the Head of Development Services.

2.0 CORPORATE SERVICES REPORT

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

Matters arising:

2.1 Corporate Governance/Audit and Scrutiny Committee

Consideration was given to the comprehensive report of the Director of Corporate Services and it was proposed by Councillor Leonard and seconded by Councillor McLaughlin:

That Council agree, in principle, to the introduction of a Local Code of Corporate Governance and establish an Audit/Scrutiny Committee comprising one member from each political party along with the independent member.

It was then proposed, as an amendment, by the Mayor and seconded by Councillor McQuillan:

That Council agree, in principle, to the introduction of a Local Code of Corporate Governance and establish an Audit/Scrutiny Committee with membership in proportion to party strength.

Discussion ensued and, on being put to the vote, the amendment was carried by nine votes to two.

In response to a question by Councillor Ms. Alexander, the Director of Corporate Services advised that minutes from meetings of the Audit Committee would be brought before the Policy and Development Committee.

2.2 Revised Members' Basic Allowance

Consideration was given to a letter from Mr. Declan Hall, Chairman of the newly established DOE Working Group to review Councillors' remuneration, and it was proposed by Councillor Hillis, seconded by Councillor Stewart and recommended:

That the National Association of Councillors be asked to represent Council's views on this topic.

2.3 Council's Discretionary Powers under the Local Government Pension Scheme

The Personnel Officer presented a summary of the following papers (previously supplied):

- (i) Policy Statement – Pension Scheme – Amendments to Existing Discretions.
- (ii) Draft Policy Statement on Council's Discretionary Powers.

Recommended:

That the policies, outlined in the papers, be adopted by Council.

2.4 Loan Sanction Approvals

Recommended:

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

	£
1. Coastal Erosion - Portballintrae groynes	150,000
2. Resurfacing - Clyde Park, Garvagh	10,000
3. New Skip Service Vehicle	95,000
4. Resurfacing - Car Parks	15,000
5. Footpath - Caldwell Lane, Portrush	20,000
6. Facility upgrade - Coleraine Marina	350,000
7. New Static Compacting System	10,500
8. New Compact Excavator and Trailer	25,000
9. Environmental Scheme - Antrim Gardens, Portrush	190,000
10. Refurbishment - Portrush Town Hall	500,000
11. Purchase 2 No. Refuse Collection Vehicles	202,000
12. Purchase 3 No. Tipper Lorries	55,000
13. Purchase 3 No. Grass Cutting Machines	75,000

2.5 Checking of Accounts

It was agreed that Councillors King and Cole inspect the monthly payments to creditors for the next three months.

2.6 Matters for Information

2.6.1 Report of Local Government Auditor for Year Ended 31st March, 2005

Members noted information as contained in the Report of the Local Government Auditor for the year ended 31st March, 2005 (previously supplied).

2.6.2 Abstract of Accounts for Year Ended 31st March, 2005

Consideration was given to the Annual Report for the year ended 31st March, 2005 (previously supplied) and members noted that Audit Day, as advised by the Local Government Auditor, would be 8th November, 2005.

Members paid tribute to the standard of the report and congratulated the staff concerned.

2.6.3 Financial Statement - Four Months to 31st July, 2005

Members noted information on the financial statement for the four month period to 31st July, 2005.

2.6.4 Accounts

Committee noted that creditors' payments for August 2005, as per lists circulated, had been issued as follows:

Revenue A/C	-	£502,444.72
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Capital A/C	-	£475,365.65
Petty Cash A/C	-	£348,742.59

2.6.5 New Appointments

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

Leisure Services' Department

Admin Assistant Flowerfield (Job Share)
(New Post): Mrs. S. Duggan

Technical Services Department

Toilet Attendant/Cleaner (Replacement Post):
Mr. B. Moffett

LGV/HGV Driver – Streets (Replacement Post):
Mr. J. E. Dinsmore

LGV Driver (Replacement Post): Mr. H. Grant

3.0 LAND AND PROPERTY

The report of the Head of Administrative Services was considered (previously supplied).

Matters arising:

3.1 Ramore Wine Bar, Portrush

Council is recommended to approve a request from the owners of the Ramore Wine Bar for permission to establish a temporary site on Council land, for a six month period, at a charge of £100 per week as advised by the Valuation and Lands Agency. All costs, including set up, reinstatement and legal, would be the responsibility of the Ramore Wine Bar.

3.2 Mullin's Ice Cream Factory, Kilrea

Council is recommended to approve the sale of 0.5 acres of Council land to Mullin's Ice Cream at a price of £72,000, as advised by the Valuation and Lands Agency, to include a premium of £30,000 payable to DETI for the release of the restrictive covenant on the land.

3.3 Juniper Hill Land

It was agreed that this item be considered 'In Committee' at the end of the meeting.

4.0 TENDERS - RE-SURFACING OF VIEWING POINTS AT BALLYREAGH ROAD, PORTSTEWART

Eight tenders had been received for the above work, viz:

<u>Company</u>	<u>Amount (£)</u>
Patrick Bradley Ltd., Kilrea	59,644.75
Northstone (NI) Ltd., Coleraine	62,159.20
M. P. Coleman Ltd., Stewartstown	62,604.55
Kennedy Quarries Ltd., Macosquin	64,230.40
B. Mullan & Sons Ltd., Limavady	67,612.75
R. Hogg & Sons Ltd., Magherafelt	68,861.45
R. T. Boyd & Co. Ltd., Swatragh	70,443.10
F. P. McCann Ltd., Magherafelt	72,365.00

Recommended:

That Council accept the lowest tender from Patrick Bradley Ltd., Kilrea in the sum of £59,644.75.

5.0 CAPITAL PROGRAMME - WORKSHOP DATES

On the advice of the Town Clerk and Chief Executive, it was recommended:

That two sessions be held to consider the capital programme viz:

- (i) Thursday 20th October, 2005 at 6.00pm - to consider:
 - (a) provision of a regional museum;
 - (b) proposals for resort regeneration from Portrush Regeneration Group.
- (ii) Thursday 27th October, 2005 at 6.00pm – to consider the remainder of the capital programme.

6.0 LETTER FROM MR. G. McCONNELL CHIEF OPERATING OFFICER - REVIEW OF PUBLIC ADMINISTRATION TEAM

Consideration was given to a letter from Mr. G. McConnell, Chief Operating Officer, Review of Public Administration Team (previously supplied) advising of an exercise being carried out by Deloitte Consultants to provide information on costs of implementation and efficiency savings relating to the options in the RPA document.

Noted.

7.0 PORTRUSH BRANCH THE ROYAL BRITISH LEGION

Read letter from the Portrush Branch of the Royal British Legion inviting the Mayor and Councillors to attend the unveiling of a plaque to commemorate the time spent in Portrush by the 82nd Airborne Division of the US army. The ceremony would take place at the War Memorial Garden in Portrush on Sunday 6th November, 2005 commencing at 10.15 am.

Members agreed to attend this event non-ceremonially.

8.0 THE ACCESS ASSOCIATION

Read letter from the Access Association inviting a representative of Council to attend the first AGM of the Northern Ireland Region on Friday 30th September, 2005 at Newtownabbey Borough Council, Mossley Mill, Newtownabbey commencing at 2.30 pm.

Committee agreed that this invitation should be offered to Councillor Mrs. Johnston.

9.0 NORTHERN IRELAND RURAL DEVELOPMENT COUNCIL (RDC)

Read invitation from the Northern Ireland RDC to a seminar on the future of rural schools, to be held in Parkanaur College, Dungannon on Friday 30th September, 2005, 9.30am – 3.30pm.

Councillor Cole agreed to attend this seminar; any other members interested in attending were asked to contact the Town Clerk and Chief Executive.

10.0 FRIENDS OF COLERAINE FOOTBALL CLUB

Read letter from Mr. Nevin Oliver, on behalf of Friends of Coleraine Football Club, inviting representatives of Council to a joint meeting with representatives from Friends of Coleraine Football Club and Coleraine Agricultural Society, to discuss the potential for a partnership approach to the development of Coleraine Showgrounds.

Recommended:

That Councillor McClarty attend the meeting along with the Town Clerk and Chief Executive and the Director of Leisure Services.

11.0 DOCUMENTS TABLED

- (i) OFMDFM - Report - 'A Racial Equality Strategy for Northern Ireland 2005-10'
- (ii) Invest Northern Ireland - Annual Report and Accounts 2003-04