

You are hereby requested to attend a Meeting of Coleraine Borough Council to be held in the Council Chamber, Cloonavin on TUESDAY the 25th day of November, 2003 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 – 28th October, 2003
2. Committee Reports (enclosed):
 - 2.1 Leisure and Environment Committee – 4th November, 2003
 - 2.2 Planning Committee – 11th November, 2003
 - 2.3 Policy and Development Committee – 18th November, 2003
3. Technical Services Report (enclosed)
4. Correspondence, including inter alia:

Letter dated 4th November, 2003 from the Planning Service re the major planning application for West Bay, Portrush (enclosed)
5. Disputed Title – Site at West Bay, Portrush* (Report enclosed)
6. Documents for Sealing

Enclosed for Information:

Minutes of the Northern Health and Social Services Council dated 8th October, 2003

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

To: Each Member of Council.

21st November, 2003.

COLERAINE BOROUGH COUNCIL

Minutes of proceedings of Coleraine Borough Council held in the Council Chamber, Cloonavin on Tuesday, 28th October, 2003 at 7.30 p.m.

Convened: As per Notice attached

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

Aldermen

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

Councillors

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

Officers in Attendance:

Director of Corporate Services, Director of Leisure Services, Director of Technical Services, Principal Administrative Officer, Administrative Officer and Administrative Assistant

Apologies: The Deputy Mayor, Alderman Mrs. Armitage, Councillor Bradley and Town Clerk and Chief Executive

1.0 MINUTES

The Minutes of the Council Meeting of 23rd September, 2003 and the Special Meeting of 14th October, 2003 were confirmed and signed.

Matters arising:

1.1 Council Meeting – 23rd September, 2003

1.1.1 Coleraine Market Yard Development Brief

The Special Meeting would be held on Monday, 24th November, 2003 at 7.30 p.m.

2.0 COMMITTEE REPORTS

2.1 Leisure and Environment Committee

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

Matters arising:

- 2.1.1 Owen Roe GAC, Coleraine
- Reported that in the light of Committee's recommendation on this matter, the Director of Leisure Services and Town Clerk and Chief Executive had met representatives of the Owen Roe Club to consider the implications of the funding shortfall facing the Club in regard to this first phase. From these discussions, it appeared that the shortfall is likely to jeopardise the availability of other funding streams and thus cast serious doubt over the viability of the project as a whole.
- Since the Committee recommendation already reflected Council's desire to help make the project happen, the Town Clerk and Chief Executive recommended that Council refer this funding issue back for further consideration at the Council's Capital Programme Workshop scheduled for 3rd November. This would allow other options to be explored which may be to the benefit of both Council and the Club.
- Agreed that the funding issue be referred for consideration at the Council's Capital Programme Workshop on 3rd November, 2003.
- 2.1.2 North West Regional Waste Management Group
- Reported that the Special Meeting of Council at which Kirk McClure Morton, the Group's consultants, would address Council, be held on Monday, 17th November, 2003 at 7.30 p.m.
- 2.1.3 Entertainments Licence - Peninsula Hotel, 15-19 Eglinton Street, Portrush
- The Director of Technical Services reported that the applicant, Mr. R. J. Gray, who was present at the meeting did not wish to address Council.
- The Director of Technical Services gave a resumé of the application for renewal of the existing licence to include opening hours on Saturday/Sunday from 11.30 p.m. to 2.00 a.m.
- Inspector A. Lemon, PSNI who was in attendance outlined for members the success of the voluntary agreement permitting licensing hours with pubs and hotels being to 1.30 a.m. on Sunday mornings.
- Following discussion it was proposed by Councillor Watt, seconded by Alderman Creelman and agreed that the existing licence for the Peninsula Hotel be renewed as previously to include opening hours on Sunday mornings to 1.30 a.m.

The Committee Report was, therefore, adopted subject to these amendments.

2.2 Planning Committee

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

Matters arising:

2.2.1 Application No. D2 C/2003/0074/O Joinery Workshop at 118 Cloyfin Road, Coleraine for Mr. R. Hemphill

It was agreed that a representative from Roads Service be formally requested to attend the November meeting of Committee to explain the decision regarding visibility splays.

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

2.3 Policy and Development Committee

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

3.0 **IMPLEMENTING “DEVELOPING BETTER SERVICES”**

Reported that the Northern Health and Social Services Board had advised that following the announcement of the Assembly Elections on 26th November, 2003 the Board had received advice that it would be inappropriate to proceed with the proposed presentation. The presentation would be re-scheduled for a future date.

Noted.

4.0 **PLANNING WORKSHOP - 4TH NOVEMBER, 2003 – “BALANCED COMMUNITIES IN COASTAL SETTLEMENTS”**

Reported that the Departments concerned had advised that following the announcement of the Assembly Elections on 26th November, 2003 Department representatives would be unable to attend the proposed workshop. The workshop would be re-scheduled for a future date.

Noted.

5.0 **AUDIT DAY**

Read letter advising that the annual audit of Council accounts would take place on Monday, 8th December, 2003.

Noted.

6.0 **DOCUMENTS TABLED**

- (a) Northern Ireland Policing Board – News Release dated 21st October, 2003 – DPP Public Consultation Survey
- (b) Rivers Agency – Corporate Plan 2003/2008 and Business Plan 2003/2004 and Annual Report and Accounts 2002/2003

- (c) Northern Ireland Policing Board – Annual Report – 1st April, 2002 – 31st March, 2003
- (d) FOLD – Annual Review 2002/2003
- (e) The National Trust Annual Report and Accounts 2002/2003
- (f) Minutes of the North-Eastern Education and Library Board dated 24th June, 2003
- (g) Enterprise Ulster Annual Report 2002/2003
- (h) Minutes of the Northern Health and Social Services Council dated 3rd September, 2003
- (i) Northern Ireland Local Government Association
 - (a) Annual Report 2003
 - (b) NILGA News – Issue Four

7.0 **DOCUMENTS FOR SEALING**

Resolved:

That the following documents be sealed:

1. Contract Document Sports Pavilion, The Crescent, Coleraine Council and Higgins Construction (Garvagh) Ltd., 34 Liscall Road, Garvagh

2. Cemetery Titles Grant of Right of Burial – Deeds Register Nos. 2929 – 2938 inclusive:

Agherton	1
Ballywillan	1
Coleraine	5
Kilrea	1
Portstewart	2

 Advance Deeds
 Register Nos. 0063 – 0065 inclusive:

Agherton	-
Ballywillan	-
Coleraine	3
Portstewart	-

3. Agreement and Counterpart Sculpture at Ballysally Roundabout, Coleraine Mr. S. Todd and Council

LEISURE AND ENVIRONMENT COMMITTEE

4th November, 2003.

Present: Councillor T. J. Deans, in the Chair
The Mayor, Councillor R. D. Stewart
The Deputy Mayor, Councillor E. M. Mullan
(Items 1.2.1 – 9.2)

Aldermen

E. T. Black (Mrs.) B. Leonard
(Items 1.0 – 2.7) W. J. McClure
W. T. Creelman

Councillors

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

Officers in Attendance:

Town Clerk and Chief Executive, Director of Technical Services, Acting Director of Environmental Health, Senior Building Control Officer (Items 1.2.1 – 2.7), Leisure Services Officer (Facilities), Head of Development Services (Items 3.0 – 9.2) and Administrative Assistant

Apologies: Alderman Mrs. Armitage and Councillor Bradley

1.0 ENVIRONMENTAL HEALTH REPORT

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

Matters arising:

1.1 The Food Safety (General Food Hygiene) (Amendment) Regulations (N.I.) 2001 - Butchers' Licences

Nineteen licences, as detailed in the report, had been issued to butchers' shops in the Borough which complied with these regulations.

Noted.

1.2 Outcome of Legal Proceedings

1.2.1 Bye-laws Drinking in Public Places

Council is recommended to continue supporting the PSNI in this regard by actively pursuing legal proceedings in all cases where the Bye-laws have been contravened.

1.2.2 The Dogs (N.I.) Order 1983 as amended by The Dangerous Dogs (N.I.) Order 1991 - Council v Mr. C. Berry

Committee noted information, as detailed in the report, regarding the successful outcome of legal proceedings against Mr. C. Berry in relation to unlicensed dogs.

It was also noted that Mr. Berry had withdrawn Small Claims Court proceedings against both Mr. G. Montgomery and the Acting Director of Environmental Health.

1.3 Dangerous Wild Animals (N.I.) Order 2004 – Consultation Response

The Department of the Environment had issued a consultation paper regarding a proposed Order to regulate dangerous wild animals (DWAs) kept by private individuals in Northern Ireland details of which were contained in the report.

Council is recommended to urge that this legislation is implemented without delay.

The Department would also be requested to legislate for the control of DWAs within circuses either via this legislation or through alternative specific legislation as soon as possible.

2.0 TECHNICAL SERVICES REPORT

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

Matters arising:

2.1 DRD Roads Service

2.1.1 Beresford Avenue, Coleraine

Roads Service proposed to extend the waiting restriction at the junction of Beresford Avenue/ Nursery Avenue, Coleraine to alleviate problems caused by parked vehicles which made it difficult for buses to enter Beresford Avenue. A “NO WAITING AT ANY TIME” restriction would be introduced for a distance of approximately 45 metres on the east side of Beresford Avenue from the junction.

Council is recommended to agree.

2.1.2 Traffic Flow in Coleraine

Reference was made to progress on the DRD survey regarding traffic flow in Coleraine.

- The Town Clerk and Chief Executive would raise this matter with the Department.
- 2.1.3 Disabled Parking Bays - Portrush and Coleraine Consideration was given to the reply from Roads Service (previously supplied) regarding Disabled Parking Bays – Portrush and Coleraine and the contents noted.
- 2.2 Planning Service – Main Street, Portrush (Phase 2) - Environmental Improvement Scheme (E.I.) Consideration was given to the reply from Planning Service (previously supplied) regarding two Environmental Improvement schemes and the contents noted.
- 2.3 Consultation on a Proposal to Increase the Level of the Fixed Penalty for Litter and Dog Fouling Offences The Department of the Environment proposed to increase the level of the fixed penalty for litter and dog fouling penalties as set in the Litter (Fixed Penalty) Order (N.I.) 1998 from £25.00 to £50.00.
- Following a full discussion it was recommended that the Department of the Environment be urged to increase such fixed penalties to £100.00.
- 2.3.1 Exercising of Horses Reference was made to horses being exercised along footpaths in Portrush. It was noted that whilst there was no specific legislation on this topic Council’s enforcement officers would speak with any identified owner.
- 2.4 Entertainments Licence
- 2.4.1 The Blackthorn Inn, 14-16 Newmarket Street, Coleraine An application for the grant of an Entertainments Licence had been received from Mrs. A. C. McCooke, 32 Kylebeg Avenue, Coleraine.
- Recommended:
- That the Council grant an Entertainments Licence.
- 2.5 Building Control
- 2.5.1 Approvals Approval had been granted for forty-eight applications.
- 2.6 Graffiti Removal Consideration was given to the legislative issues pertinent to Council, as detailed in the report.
- It was noted that on clarification of the legislation the Director of Technical Services would bring the matter back to Committee with a view to determining future policy on this issue.

- 2.7 Craigmore Road, Garvagh - Landfill Site – Licensee Mr. M. Higgins Consideration was given to information, as detailed in the report, regarding Craigmore Road Landfill Site – Licensee Mr. M. Higgins.
- Following a full discussion on this topic, during which the Director of Technical Services answered various members’ questions, it was agreed:
- (a) Each member be supplied with a copy of the report regarding the outcome of Mr. Higgins’ appeal to the Department of the Environment;
 - (b) This topic would subsequently be further discussed by Committee when clarification of the respective roles of Council and the Department in licensing applications was received.

3.0 LEISURE SERVICES REPORT

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

Matters arising:

- 3.1 Lands at Ardbeg Drive, Coleraine Recommended:
- That Council accept Kennedy Holdings’ offer to acquire an area of open space at Ardbeg Drive, Coleraine.
- 3.2 Water Recreation Development Programme (Peace II) – Funding Application Recommended:
- That Council support Sustrans with its appeal to DCAL’s (Inland Waterways Branch) regarding funding for the Lower Bann Cycling scheme.
- 3.3 Portrush Town Hall Consideration was given to information, as detailed in the report, regarding the Portrush Town Hall project.
- Council is recommended to urge that the project start as soon as possible.
- 3.4 Request for Financial Assistance
- 3.4.1 Northern Ireland Special Festival of Pool Council is recommended to contribute £500.00 to assist with the costs incurred in promoting this competition which will be held in Coleraine from 24th – 27th November, 2003.
- 3.5 Year of the Disabled The Director of Leisure Services reported on

events planned for Wednesday, 3rd December, 2003 to celebrate the 'Year of the Disabled'.

3.6 For Information

Members noted information, as contained in the report, on the following topics:

- (a) Coleraine Sports Awards;
- (b) Christie Park Jetty;
- (c) Coleraine Sports Directory;
- (d) Sports Development Conference.

4.0 WATER REFORM (N.I.) - THE REFORM OF WATER AND SEWERAGE SERVICES IN NORTHERN IRELAND - PUBLIC CONSULTATION REPORT

Consideration was given to this report (previously supplied) and the contents noted.

5.0 DOCUMENT TABLED

Northern Health and Social Services Board – Annual Report 2002/2003

6.0 DIARY DATES

Members noted the following events:

- (a) Special Meeting re Market Yard – Monday, 24th November, 2003
- (b) Presentation to Mr. G. Montgomery – After Council Meeting on 25th November, 2003
- (c) Planning Workshop – Now likely to be early 2004

7.0 CONSULTATION PAPERS

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

- (i) Department of Health, Social Services and Public Safety – “Tackling Violence at Home – The Government’s Proposals on Domestic Violence in Northern Ireland”

Comments due by: 12th December, 2003

- (ii) Department of the Environment – “The Conservation (Natural Habitats, etc.) (Amendment) Regulations (Northern Ireland) 2004”

Comments due by: 6th January, 2004

8.0 SYMPATHY

Reference was made to the tragic death of leading Fireman Joe McCloskey following a fire at the Gorteen House Hotel, Limavady.

It was agreed that a letter of sympathy be forwarded to the bereaved family.

PLANNING COMMITTEE

11th November, 2003.

Present:

Councillor W. J. Watt in the Chair

The Mayor, Councillor R. D. Stewart

The Deputy Mayor, Councillor E. M. Mullan
(Items 1.9 - 6.0)

Aldermen

P. E. A. Armitage (Mrs.)
(Items 1.4 - 6.0)

E. T. Black (Mrs.)
(Items 1.4 - 6.0)

W. T. Creelman

B. Leonard

W. J. McClure
(Items 1.1 - 3.1)

Councillors

C. S. Alexander (Ms.)

D. D. Barbour
(Items 1.0 - 2.0)

O. M. Church (Mrs.)

J. J. Dallat
(Items 1.4 - 3.1)

T. J. Deans

E. P. Fielding (Mrs.)

N. F. Hillis
(Items 1.2 - 6.0)

E. A. Johnston (Mrs.)

W. A. King

D. McClarty
(Items 1.5 - 2.0)

G. L. McLaughlin
(Items 1.4 - 2.0)

R. A. McPherson
(Items 1.2 - 6.0)

A. McQuillan
(Items 1.4 - 2.0)

Also in

Attendance:

Representatives from the Planning Service -
Mr. E. Lynch and Miss J. McMath

Officers in

Attendance:

Principal Administrative Officer, Administrative
Officer and Administrative Assistant

1.0 PLANNING APPLICATIONS

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

Applications Deferred from Previous Meeting

1.1

Application No. D1
C/2002/0189/F

The opinion of the Planning Service was
to approve.

- Redevelopment of existing dwellings to provide five town-houses at 51 and 53 Dhu Varren, Portrush for Messrs. McCombe & McIlmoyle
- It was agreed that the application be deferred for one month to facilitate an office meeting.
- 1.2 Application No. D2
C/2003/0074/O
Joinery workshop at 118 Cloyfin Road, Coleraine for Mr. R. Hemphill
- The opinion of the Planning Service was to refuse.
- Following discussion it was proposed by Councillor Deans, seconded by Alderman McClure and unanimously agreed:
- That the application be approved.
- 1.3 Application No. D3
C/2003/0093/O
Erection of dwelling 350m south of Leck Orange Hall on Cashel Road, Macosquin, Coleraine for Mr. I. Black
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved subject to the dwelling being single storey with a 5.5m ridge height.
- 1.4 Application No. D4
C/2003/0282/F
Implementing a car parking management system within the campus at Portrush Campus, Ballywillan Road, Portrush for University of Ulster
- The opinion of the Planning Service was to approve the applications.
- Correspondence dated 24th June, 2003 from Mr. J. M. Pollock, Joint Union Co-ordinator had been previously supplied.
- Following discussion it was proposed by Councillor Ms. Alexander and seconded by Councillor Dallat:
- That the applications be refused.
- Application No. D5
C/2003/0285/A
Car parking information sign at Portrush Campus, Ballywillan Road, Portrush for University of Ulster
- On being put to the Meeting the proposal was carried, twelve members voting in favour and no one voting against.
- Application No. D6
C/2003/0286/A
Car parking information sign at Coleraine Campus, Cromore Road, Coleraine for University of Ulster
- Application No. D7
C/2003/0289/F
Implementation of car parking management scheme within the campus at Cromore Road, Coleraine for University of Ulster
- 1.5 Application No. D8
C/2003/0301/O
Site for dwelling adjacent to No. 10 Balteagh Lane, Dunhill Road,
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be

	<u>Coleraine for Mr. W. Kelly</u>	deferred for two weeks to facilitate an office meeting with the applicant or agent.
1.6	<u>Application No. D9</u> <u>C/2003/0353/O</u> <u>Site for a dwelling 200m S.E. of</u> <u>No. 8 Gortmacrane Road, Kilrea</u> <u>for Mr. J. McFadden</u>	The opinion of the Planning Service was to refuse. It was proposed by Councillor Dallat, seconded by Councillor Mrs. Church and unanimously agreed: That the application be approved.
1.7	<u>Application No. D10</u> <u>C/2003/0437/F</u> <u>New dwelling to the rear of 136</u> <u>Causeway Street, Portrush for</u> <u>Mr. D. Compton</u>	The opinion of the Planning Service was to approve. It was agreed that the application be approved.
1.8	<u>Application No. D11</u> <u>C/2003/0488/O</u> <u>Site for dwelling and garage</u> <u>opposite 83 Moneydig Road,</u> <u>Garvagh for Mr. and Mrs. A.</u> <u>Stewart</u>	The opinion of the Planning Service was to approve. It was agreed that the application be approved.
1.9	<u>Application No. D12</u> <u>C/2003/0605/F</u> <u>Erection of retail warehouse unit</u> <u>(929 m) at Riverside Regional</u> <u>Centre, Castleroe Road,</u> <u>Coleraine for Kelvin Properties</u> <u>Ltd.</u>	The opinion of the Planning Service was to approve. It was agreed that the application be approved subject to a condition restricting the use to the sale of bulky goods only.
1.10	<u>Application No. D13</u> <u>C/2003/0629/F</u> <u>Erection of two-storey hipped roof</u> <u>dwelling and garage at Lisachrin</u> <u>Road, Garvagh (north west of No.</u> <u>53 Grove Road) for Mr. A. Maybin</u>	The opinion of the Planning Service was to approve. It was agreed that the application be approved.
1.11	<u>Application No. D14</u> <u>C/2003/0631/F</u> <u>Replacement of existing single</u> <u>dwelling with 2 no. town houses</u> <u>(semi-detached) at 99 Coleraine</u> <u>Road, Portstewart for Mr. and</u> <u>Mrs. J. McGrath</u>	The opinion of the Planning Service was to approve. It was agreed that the application be approved.
1.12	<u>Application No. D15</u> <u>C/2003/0652/O</u> <u>New rural dwelling south of 28</u> <u>Coolnasillagh Road, Garvagh for</u> <u>Mr. D. McMullan</u>	The opinion of the Planning Service was to refuse. It was agreed that the application be deferred for two weeks to facilitate withdrawal. If the application was not withdrawn it would be refused.

- 1.13 Application No. D16
C/2003/0703/F
Redevelopment of derelict health clinic to provide garden cafe and licensed restaurant with residential accommodation over at 1 Causeway Street, Portrush for Mr. C. Fletcher
- The opinion of the Planning Service was to approve.
- Mr. Lynch outlined the proposal.
- Mr. D. Hassan was in attendance and spoke against the application.
- Mr. W. Gamble, GM Design Associates, addressed Committee on behalf of the applicant.
- Following discussion it was proposed by Councillor McPherson and seconded by the Mayor:
- That the application be approved.
- On being put to the Meeting the proposal was carried, seventeen members voting in favour and one member voting against.
- 1.14 Application No. D17
C/2003/0721/F
Erection of 4 no. town houses at 85, 87 and 89 Old Coach Road, Portstewart for Mr. M. Forde
- The opinion of the Planning Service was to approve.
- Amended plans had been received and it was agreed that the application be approved.
- 1.15 Application No. D18
C/2003/0744/O
Site for two storey farm retirement dwelling and garage adjacent to 24 Leeke Road, Portrush for Mr. J. Twaddle
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for two weeks to facilitate withdrawal. If the application was not withdrawn it would be refused.
- 1.16 Application No. D19
C/2003/0747/F
Decking to side/rear of dwelling (amended plans) at 9 Millbank Avenue, Portstewart for Mr. B. Morrow
- The opinion of the Planning Service was to refuse.
- A supporting statement from Mr. Morrow, the applicant, regarding the application had been previously circulated.
- Mr. Morrow addressed Committee and outlined the proposal.
- Following discussion it was proposed by Councillor Ms. Alexander and seconded by Alderman Leonard:
- That the application be refused.

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

- 1.17 Application No. D20
C/2003/0811/F
Proposed dwelling at rear of No. 9
Killykergan Road, Garvagh for
M & A Builders
- 1.18 Application No. D21
C/2003/0830/O
Site for two-storey dwelling at Isle
Road, Coleraine for Mr. and Mrs.
R. Lynas
- 1.19 Application No. D22
C/2003/0838/F
Replacement of water waste
treatment works with sewage
pumping station opposite No. 176
Gateside Park, Gateside Road,
Coleraine for DRD Water Service
- 1.20 Application No. D23
C/2003/0851/F
Proposed dwelling and garage at
110m East of 1 Tamneyrankin
Road, Swatragh for
Mr. D. McGuckin
- 1.21 Application No. D24
C/2003/0860/O
Site for dwelling 50m north-east of
60 Liscall Road, Garvagh for
Mr. M. Higgins

The opinion of the Planning Service was to approve.

It was agreed that the application be approved.

The opinion of the Planning Service was to refuse.

It was agreed that the application be refused.

The opinion of the Planning Service was to approve.

It was agreed that the application be approved.

The opinion of the Planning Service was to approve.

Amended plans had been received and it was agreed that the application be approved.

The opinion of the Planning Service was to refuse.

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

That the application be approved.

On being put to the Meeting nineteen members voted in favour and no one voted against.

NEW APPLICATIONS

- 1.22 Application No. 4
C/2003/0441/O
Site for two-storey dwelling and
garage adjacent to 45a Greenhill
Road, Garvagh, Coleraine for
Mr. and Mrs. A. Abernethy
- 1.23 Application No. 5

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

It was agreed that the applications be deferred for one month to facilitate Council site visits.

- 1.23 C/2003/0442/O
Site for dwelling and garage
adjacent to 45a Greenhill Road,
Garvagh, Coleraine for
Mr. and Mrs. A. Abernethy
Application No. 14
C/2003/0706/F
Proposed extension to existing
filling station to provide store and
2 no. retail units (off licence and
video shop) with car parking
adjacent to and including 173
Coleraine Road, Portstewart for
Mr. J. Morgan
- The opinion of the Planning Service was to approve.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 1.24 Application No. 16
C/2003/0738/F
Erection of dwelling and garage
adjacent to 31 Agivey Road,
Kilrea for P. R. H. Construction
- The opinion of the Planning Service was to refuse both applications.
- It was agreed that the applications be deferred for one month to facilitate an office meeting with the applicant and agent.
- Application No. 17
C/2003/0739/F
Proposed replacement dwelling at
31 Agivey Road, Kilrea for
P. R. H. Construction
- 1.25 Application No. 18
C/2003/0755/F
Extension to existing dwelling to
provide additional bedroom
accommodation, study and sun
room at 40 Benbane Park,
Portballintrae, Bushmills for
Rev. K. McConnell
- The opinion of the Planning Service was to approve.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 1.26 Application No. 20
C/2003/0783/O
Proposed dwelling at Hillside
Road, Garvagh for Mr. S. Mullan
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 1.27 Application No. 21
C/2003/0792/F
Extension to dwelling and erection
of domestic garage at 40 Roselick
Road, Coleraine for
M & A Builders
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 1.28 Application No. 22
C/2003/0815/O
Site for dwelling at Laragh Road,
Swatragh (East of No. 15) for
Mr. M. Diamond
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.

- 1.29 Application No. 24
C/2003/0850/F
Change of use from disused
agricultural building to furniture
spraying business adjacent to
74 Carhill Road, Garvagh for
Mr. K. Bradley
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 1.30 Application No. 25
C/2003/0859/O
Site for dwelling and detached
double garage approximately 80m
south-east of 69 Temple Road,
Garvagh for Mr. S. McNicholl
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 1.31 Application No. 27
C/2003/0885/O
Site for dwelling 200m north of
68 Shinny Road, Macosquin for
Mrs. A. McIntyre
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 1.32 Application No. 28
C/2003/0886/O
Site for dwelling adjacent to 68
Shinny Road, Macosquin for
Mr. R. McIntyre
- 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.
- 1.33 Application No. 30
C/2003/0909/O
Site for 3 no dwellings north of
50 Cashel Road, Macosquin for
Mr. W. Taylor
- The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.
- 1.34 Application No. 53
C/2003/0974/O
Site for dwelling and garage 120m
south-east of 121 Agivey Road,
Kilrea for Mr. F. Quigg
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 1.35 Application No. 56
C/2003/0979/O
Dwelling and garage in front of
No. 53 Blackrock Road, Kilrea for
Mrs. M. Bonnar
- The opinion of the Planning Service was to refuse the four applications.
- It was agreed that the applications be deferred for one month to facilitate Council site visits.
- Application No. 57
C/2003/0981/O
Bungalow and garage adjacent to
No. 69 Blackrock Road, Kilrea for
Mr. A. Bonnar
- Application No. 58

- C/2003/0982/O
Two-storey dwelling and garage adjacent to No. 69 Blackrock Road, Kilrea for Mr. A. Bonnar
Application No. 59
- 1.36 C/2003/0983/O
Bungalow and garage 100m north-west of No. 69 Blackrock Road, Kilrea for Mr. A. Bonnar
Application No. 62
C/2003/0992/O
Site for replacement dwelling at 200a Ballybogey Road, Portrush for Mr. A. Logue
- 1.37 Application No. 67
C/2003/1002/O
Single storey rural cottage at Managher Road, Coleraine for I. Millican
- 1.38 Council Site Visits
- 1.39 General Matters
- 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.
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- Mr. Lynch reported that correspondence had been received from the N.I. Office regarding attendance at site visits prior to the forthcoming Election. Planning Officers were not permitted to attend site visits where prospective candidates would be in attendance.
- Following discussion it was proposed by the Deputy Mayor, seconded by Alderman Leonard and agreed:
- That Council write to the N.I. Office and the N.I. Local Government Association expressing Council's concern at this decision.
- (a) Salmon Leap Inn and Restaurant, Coleraine;
- (b) Rock Castle, Portstewart - Report;
- (c) Enfield Street, Portstewart - Letter regarding height of building to be forwarded to Skerries Councillors;
- (d) Agherton Road, Portstewart - Re-organisation of roads;
- (e) Golf Hotel, Castlerock -

Information;

- (f) Application No. C/2003/0826/O - Outside green belt;
- (g) Boundary fence - Miss Dunlop, Ringrash Road, Macosquin;
- (h) Apartment development - 4 and 6 Dhu Varren, Portrush.

2.0 OFFICE MEETINGS - CLARIFICATION OF PROCEDURES

The Principal Administrative Officer reported that applicants/agents had failed to attend any of the office meetings which had been scheduled for 19th September, 2003.

Attendance of members at office meetings was optional but members should ensure that when an office meeting was to be held that the applicant/agent is advised of the date/time.

Noted.

3.0 THE PLANNING (NORTHERN IRELAND) ORDER 1991 - NON DETERMINATION APPEAL

3.1 Application No. C/2001/1201/F (Retrospective) formalisation of commercial activity on site and change of use from domestic vehicle store to store for vehicle storage, maintenance and vehicle sales at 15 Ballyrashane Road, Coleraine for Mr. B. McGill

Consideration was given to letter dated 28th October, 2003 from the Planning Service (previously supplied).

It was noted that this application was now the subject of a non-determination planning appeal.

Following discussion it was unanimously agreed that Council support a refusal.

4.0 DEVELOPMENT CONTROL ADVICE NOTE 11 - ACCESS FOR ALL - DESIGNING FOR AN ACCESSIBLE ENVIRONMENT

Consideration was given to the draft response from BDP Planning. It was agreed that this would form the basis of the Council's response together with any further comments submitted to the Principal Administrative Officer.

5.0 NEIGHBOUR NOTIFICATION OF RESERVED MATTERS SUBMISSIONS

Consideration was given to letter dated 28th October, 2003 from the Planning Service regarding neighbour notification of reserved matters submissions (previously supplied).

It was noted that in order to ensure consistency and fairness in making the public fully aware of all submissions, Planning Service had decided that reserved matters submissions would be subject to the formal neighbour notification procedure.

6.0 FORMER STRAND HOTEL SITE, PORTSTEWART

Read letter from Mr. J. A. Montgomery, 18 Winston Drive, Portstewart regarding the state of the former Strand Hotel Site, Portstewart.

The Principal Administrative Officer advised members that legal advice was presently being sought on this matter and it would be brought to a future meeting of the Leisure and Environment Committee.

POLICY AND DEVELOPMENT COMMITTEE

18th November, 2003.

Present:

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

The Mayor, Councillor R. D. Stewart

The Deputy Mayor, Councillor E. M. Mullan
(Items 3.0 – 11.0)

Aldermen

P. E. A. Armitage (Mrs.)
(Items 3.0 – 11.0)
E. T. Black (Mrs.)

B. Leonard
W. J. McClure

Councillors

C. S. Alexander (Ms.)
O. M. Church (Mrs.)
J. J. Dallat
T. J. Deans
E. P. Fielding (Mrs.)
N. F. Hillis
W. A. King

D. McClarty
G. L. McLaughlin
(Items 3.0 – 11.0)
R. A. McPherson
A. McQuillan
W. J. Watt

Officers in Attendance:

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

1.0 SYMPATHY

The Chairman and members extended sympathy to Mr. Des Wilkinson, Finance Officer, on the recent death of his mother.

2.0 CORPORATE SERVICES REPORT

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

Matters arising:

2.1 Matters for Information

2.1.1 Accounts

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

Revenue A/C	-	£ 287,771.70
Capital A/C	-	£1,125,459.77
Petty Cash A/C	-	£ 241,939.59

2.1.2 Financial Statement as at 30th September, 2003

Members noted information on the financial statement for the six month period ended 30th September, 2003 as detailed in the report.

2.1.3 New Appointments

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

Leisure Services Department

Part-Time Female Centre Attendant (Replacement):
Miss N. Maguire

Part-Time Fitness Attendant (Replacement):
Mr. H. McCloy

Part-Time Receptionists – Flowerfield Arts Centre (3 New Posts):
Mrs. C. Osbourne
Mrs. Wendy Ray
Mrs. J. Wilson

3.0 DEVELOPMENT SERVICES REPORT

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

Matters arising:

3.1 Coleraine CCTV System

Chief Inspector Nigel Kyle, Chairman of Safer Coleraine Ltd. and Sharon Scott, Town Centre Manager, were in attendance to present a summary of the final report on the Coleraine CCTV Scheme prepared by Deloitte & Touche (previously supplied) along with a proposed two year public/private funding strategy for the scheme.

Following the ensuing discussion, during which the representatives answered members' questions and clarified various issues, it was proposed by Councillor Deans, seconded by Councillor McClarty and recommended unanimously:

That Council contribute £8,375 towards the running costs of Coleraine CCTV system for the first quarter of the two year programme, subject to a full report on funding being brought to a future meeting of Committee.

3.1.1 National Police Athletic Association Sea Angling Championship (Shore) 2004

Council is recommended to provide the sole use of Downhill beach for this event along with some assistance with transport of materials on the beach and hospitality for VIP guests.

3.2 Causeway Coast & Glens Tourism Masterplan

Members interested in attending the consultative workshops for this plan, to be held on 19th and 20th November, 2003, were requested to contact the Head of Development Services.

4.0 LAND AND PROPERTY REPORT

The Report of the Principal Administrative Officer on Land and Property was considered (previously supplied).

Matters arising:

4.1 King George VI Hall, Killowen, Coleraine

Committee noted information on preparations for transfer of this hall, as detailed in the report.

Having declared an interest in this issue as Chairman of the West Bann Development Group, it was then proposed by Councillor McClarty, seconded by Councillor Watt and, following discussion, recommended:

That consideration of this issue be deferred for one month.

5.0 NORTHERN IRELAND REVIEW OF PUBLIC ADMINISTRATION - REVIEW OF PUBLIC ADMINISTRATION IN NORTHERN IRELAND

Members noted that the closing date for receipt of comments on this document (previously supplied) had been extended until the end of February 2004.

It was agreed that, following completion of the preliminary work being carried out by NILGA, a Special Meeting would be held to consider Council's response to this document

6.0 PARLIAMENTARY UNDER-SECRETARY OF STATE - NORTHERN IRELAND DRAFT PRIORITIES AND BUDGET 2004-07

Members noted that the closing date for receipt of comments on this document (previously supplied) is 28th November, 2003.

7.0 NORTHERN IRELAND LOCAL GOVERNMENT ASSOCIATION

Briefing Paper (previously supplied) – Meeting between NILGA and The Department of the Environment – 22nd October, 2003

8.0 COMMUNITY RELATIONS COUNCIL

Tabled:

13th Annual Report 2002-2003

9.0 BALLYMONEY BOROUGH COUNCIL

Read letter requesting permission for Ballymoney Borough Council to use Council's landfill site at Craighulliar.

Recommended:

That Council grant permission for Ballymoney Borough Council to use Council's landfill site until the end of March 2004 subject to agreement on charges.

10.0 DECEMBER MEETING OF COUNCIL

Recommended:

That the December meeting of Council incorporate Policy and Development Committee business and be held on 16th December, 2003 commencing at 7.00pm.

11.0 CHRISTMAS EVENTS

Members noted dates for Council's Christmas events, viz:

18th December - Staff night at the Dunluce Centre
19th December - Council Dinner at the Magherabuoy House Hotel
22nd December - Christmas receptions in the Bann Gallery

