

You are hereby requested to attend a Meeting of Coleraine Borough Council to be held in the Council Chamber, Cloonavin on TUESDAY the 21<sup>st</sup> day of December, 2004 at **7.00 p.m.**

H. W. T. MOORE,  
Town Clerk and Chief Executive.

Cloonavin,  
66 Portstewart Road,  
COLERAINE.

A G E N D A

1. Minutes (enclosed):
  - 1.1 Special Council Meeting - 18<sup>th</sup> November, 2004\*
  - 1.2 Council Meeting – 23<sup>rd</sup> November, 2004
  - 1.3 Special Council Meeting - 6<sup>th</sup> December, 2004\*
  - 1.4 Special Council Meeting - 7<sup>th</sup> December, 2004\*
2. Committee Reports (enclosed):
  - 2.1 Leisure and Environment Committee – 7<sup>th</sup> December, 2004  
**(Item No. 9.2) Closing Order\***
  - 2.2 Planning Committee – 14<sup>th</sup> December, 2004
3. Corporate Services Report (enclosed)
4. Development Services Report (enclosed)
5. Land and Property
6. Report of the Local Government Auditor for year ended 31<sup>st</sup> March, 2003  
(Copy enclosed)
7. Appointment of additional representative to Lower Bann Advisory Committee  
(Report enclosed)

8. The undernoted Notice of Motion has been submitted by Councillor J. Dallat:  
  
 “This Council calls on the Secretary of State to reinstate Executive Funds in the proposed Budget to ensure that money is available to support projects in the voluntary sector which are in urgent need of financial assistance.”
9. Consultation Document (List enclosed)
10. NILGA Annual Conference 2005 – “Local Government : Making Choices” - Radisson SAS, Roepark, Limavady – 16<sup>th</sup>/17<sup>th</sup> February, 2005
11. Correspondence, including inter alia:  
  
 Letter dated 8<sup>th</sup> December, 2004 from Mr. D. McCreedy, Private Secretary to Ian Pearson, MP regarding Industrial Derating (enclosed)
12. Documents for Sealing

**Enclosed for Information:**

- (1) Minutes of the Northern Health and Social Services Council dated 3<sup>rd</sup> November, 2004
- (2) NILGA
  - (a) Members Briefing on Meeting dated 26<sup>th</sup> November, 2004
  - (b) Members Briefing on Joint Meeting between NILGA and the Department of the Environment dated 29<sup>th</sup> November, 2004
  - (c) Waste Working Group Update - 29<sup>th</sup> November, 2004
- (3) POSH (Perspective on Social Housing)
- (4) Proposals by the British and Irish Governments for a Comprehensive Agreement

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

## COLERAINE BOROUGH COUNCIL

Minutes of proceedings of Coleraine Borough Council held in the Council Chamber, Cloonavin on Tuesday, 23<sup>rd</sup> November, 2004 at 7.30 p.m.

**Convened:** As per Notice attached

**Present:** The Mayor, Councillor R. A. McPherson, in the Chair  
The Deputy Mayor, Alderman W. J. McClure

### **Aldermen**

P. E. A. Armitage (Mrs.)                      W. T. Creelman  
(Items 1.0 – 3.0)                                  B. Leonard  
E. T. Black (Mrs.)

### **Councillors**

C. S. Alexander (Ms.)                          E. A. Johnston (Mrs.)  
(Items 1.0 – 3.0)                                  W. A. King  
D. D. Barbour                                      D. McClarty  
(Items 1.0 – 5.0)                                  (Items 1.0 – 3.0)  
O. M. Church (Mrs.)                              G. L. McLaughlin  
J. J. Dallat    A. McQuillan  
T. J. Deans    E. M. Mullan  
(Items 1.0 - 3.0)                                  R. D. Stewart  
E. P. Fielding (Mrs.)                              W. J. Watt  
(Items 1.0 – 3.0)

**Officers in Attendance:** Town Clerk and Chief Executive, Director of Environmental Health, Director of Leisure Services, Director of Technical Services and Administrative Assistant

**Apology:** Councillor Hillis

## **1.0 MINUTES**

The Minutes of the Council Meeting of 25<sup>th</sup> October, 2004 and the Special Meeting of 28<sup>th</sup> October, 2004 were confirmed and signed.

Matters arising:

- 1.1 Council Meeting – 25<sup>th</sup> October, 2004 – Post Primary Education Review                      Members expressed the hope that the recent presentation made by Mr. Topping, Chief Executive, North Eastern Education and Library Board, should trigger greater Council involvement in issues; this was especially important in light of the financial situation currently faced by the Education and Library Boards in the Province.
- 1.2 Special Meeting – 28<sup>th</sup> October, 2004 Northern Ireland Amenity Council – Supervalu “Best                      In response to a member’s query the Mayor confirmed that he would be publicly recognising the efforts of volunteers involved in gaining these awards.

## **2.0 COMMITTEE REPORTS**

### 2.1 Leisure and Environment Committee

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

Matters arising:

#### 2.1.1 Revision of Caravan Park Charges

Councillor Mullan asked that it be recorded that discussion on this topic had included a range of options for the future of caravan parks in the Borough including disposal.

#### 2.1.2 Berne Toilets, Portstewart

In response to a member's query, the Director of Technical Services confirmed that the public would be advised of the closure of these toilets at the appropriate time.

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

### 2.2 Planning Committee

The Chairman, Councillor King, moved the adoption of the Planning Committee Report; this was duly seconded by Councillor McClarty.

Matters arising:

#### 2.2.1 Deferred Application - Replacement Dwelling at 93 Drumcroone Road, Coleraine

Councillor Ms. Alexander confirmed that this update had been requested in error; an update on 115 Drumcroone Road had since been requested.

#### 2.2.2 Northern Area Plan 2016

In response to a member's query it was confirmed that no response had yet been received to Council's request for an urgent meeting with the Minister.

A detailed response was also awaited to Council's letter to the Chief Executive of the Planning Service.

#### 2.2.3 Issuing of Decisions

Read letter from the Divisional Manager of Planning Service regarding members' concerns about the issuing of planning decisions.

Discussion ensued during which members expressed concern about the various aspects of the service currently being provided by Coleraine Divisional Planning Office. It was subsequently agreed:

That Ms. Mary MacIntyre, Divisional Manager, Planning Service, be invited to attend the Planning Committee on 14<sup>th</sup> December, 2004.

The Committee Report was then adopted.

### 2.3 Policy and Development Committee

The Chairman, Councillor Barbour, moved the adoption of the Policy and Development Committee report; this was duly seconded by Councillor Ms. Alexander.

Matters arising:

#### 2.3.1 Recruitment of Seasonal and Temporary Employees

It was agreed that an update on this issue would be considered "In Committee" at the end of the meeting.

#### 2.3.2 Lands between the former Causeway Coast Hotel and Nobody's Inn – Breach of Covenant

In response to a member's query, it was confirmed that Council's primary concern in taking action on this breach of covenant was to protect the covenant on the remaining undeveloped land. Any remedy proposed by legal representatives would be presented to Council for agreement.

#### 2.3.3 Northern Ireland Draft Priorities and Budget 2005-08

Council approved the convening of a meeting of the Northern Corridor Railways Group on 1<sup>st</sup> December, 2004 in Derry City Council's offices, to co-ordinate a cohesive response in regard to the Northern rail link.

The Town Clerk and Chief Executive would request that Trade Union representatives be invited to attend the meeting.

#### 2.3.4 Consultation Document - Department for Social Development – Promoting Social Inclusion: Homelessness

At the request of Councillor Mullan, it was agreed that this document be considered at the Policy and Development Committee meeting on 18<sup>th</sup> January, 2005.

The Committee Report was then adopted.

### 3.0 ROADS SERVICE - NORTHERN DIVISION - ROADS REPORT 2004 - 2005

The Mayor welcomed Mr. J. Beattie, Principal Engineer, Maintenance Section and Mr. M. Glover, Maintenance Section Engineer from Roads Service, who were present to address Council on the Roads Service Report 2004 - 2005 (previously supplied).

Mr. Beattie outlined the main issues covered by the Report and a full discussion ensued during which the representatives answered various members' questions and noted comments.

The Mayor thanked Messrs. Beattie and Glover for their comprehensive presentation following which they withdrew.

### 4.0 NOTICE OF MOTION

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

“This Council calls on the Department of Social Development to make the regulations on Housing Association rental, purchase or part rental/purchase schemes more sensitive and applicable to the Portstewart area. Council is aware of various regulations that make it difficult for Associations to deliver schemes and thinks that Departmental action of the kind proposed will help alleviate a growing problem.”

Discussion on the motion ensued and, on being put to the meeting, the motion was carried with nine votes for and none against.

## 5.0 NOTICE OF MOTION

The undernoted Notice of Motion was proposed by Councillor Mullan, seconded by Councillor Dallat and agreed unanimously:

“This Council calls on the Minister for Social Development to establish, as a matter of urgency, a working group to take forward the recommendations of the Northern Ireland Affairs Committee report into the provision of Social Housing in Northern Ireland, which found that the lack of adequate provision is at crisis stage.”

## 6.0 TENDERS

### 6.1 Architectural Services - East Strand Amenity Block

The following quotations had been received for architectural services for this project:

ARCHITECTS		FEE PROPOSAL %
1	Smyth McMurtry	7
2	The Harbour Studio	7.2
3	R. Robinson & Sons	7.25
4	G. M. Design	7.75
5	Fleming McKernan Assocs	7.8
6	WDR & RT Taggart	8
7	Dalzell & Campbell	8.15
8	John Neil Partnership	8.9
9	W. & M. Given	8.94
10	Michael Rogers	9.7

Agreed:

That Council accept the lowest tender from Smyth McMurtry at a fee proposal of 7%.

### 6.2 Coleraine Marina

The following tenders had been received for the refurbishment work at Coleraine Marina:

COMPANY		£
1	Traad Waterway Services/ Macrete Ltd	465,000
2	BSG Civil Engineering Ltd	475,496

Agreed:

That Council accept the lowest tender from Traad Waterways/Macrete Ltd. in the sum

## **7.0 CONSULTATION LIST**

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

- (i) Causeway Health and Social Services Trust - "Causeway H&SS Trust Public Involvement Policy and Public Involvement Framework"  
Comments due by: 17<sup>th</sup> December, 2004
- (ii) The Review of Mental Health and Learning Disability (N.I.) Team - "Review of Mental Health and Learning Disability - Equal Lives Report on Learning Disability"  
Comments due by: 31<sup>st</sup> December, 2004
- (iii) Northern Ireland Commissioner for Children and Young People - "Consultation on NICCY's Draft Priorities"  
Comments due by: 14<sup>th</sup> January, 2005
- (iv) Driver and Vehicle Licensing Agency - "Consultation on the Convenience Charge for Credit Card Payments of Vehicle Excise Duty (VED)"  
Comments due by: 14<sup>th</sup> January, 2005
- (v) Department for Regional Development - "Draft Accessible Transport Strategy for Northern Ireland"  
Comments due by: 19<sup>th</sup> January, 2005

Any member who wished a document to be considered at a future meeting was requested to contact the Town Clerk and Chief Executive.

## **8.0 TRANSLINK**

Read letter from Translink announcing the investment of almost £50 million for buses for the Citybus and Ulsterbus fleet in line with the Regional Transportation Strategy (2002 – 2012).

Noted.

## **9.0 CARNALRIDGE PRIMARY SCHOOL**

Read letter from Mr. Topping, NEELB, advising that the Valuation and Lands Agency was in negotiations to acquire a larger site for the new building. It was hoped to be on-site in the autumn of 2005 and the contract should last approximately 18 months.

Construction costs for the building would be circa £1.9 million, excluding furniture and equipment, professional fees and any land purchase.

Noted.

**10.0 COUNCIL VISIT TO SEWAGE TREATMENT WORKS, BALLYCAIRN ROAD, COLERAINE**

Senior members of Water Service would be present to show members around the Water Service's Sewage Treatment Works on Thursday 25<sup>th</sup> November, 2004 at 2.00 pm. Mrs. Catherine McNally, Senior Environmental Health Officer would also attend.

Members were requested to make their own travel arrangements.

Noted.

**11.0 DOCUMENTS TABLED**

- (i) Postwatch – Annual Report 2003-2004
- (ii) Citizens Advice Bureau – Annual Report 2003-2004
- (iii) Office of the First Minister and Deputy First Minister – Public Appointments Annual Report 2003/2004
- (iv) The Electoral Commission – The Northern Ireland Assembly Elections 2003: Campaign Spending
- (v) Northern Ireland Human Rights Commission – Annual Report 2004

**12.0 DOCUMENTS FOR SEALING**

Resolved:

That the following documents be sealed:

- 1. Agreement for Minor Building Works Council & John Arthur Joinery  
78 Moneybrannon Road, Coleraine  
- Extension to Kilrea Town Hall.
- 2. Cemetery Titles Grant of Right of Burial – Deeds Register  
Nos. 3059 – 3063 (inclusive):
  - Agherton -
  - Ballywillan 2
  - Coleraine 1
  - Kilrea -
  - Portstewart 2

Advanced Deeds – Register Nos. 0096 - 0099 (inclusive).

  - Agherton -
  - Ballywillan 1
  - Coleraine 2
  - Portstewart 1



# LEISURE AND ENVIRONMENT COMMITTEE

7<sup>th</sup> December, 2004.

**Present:** Councillor A. McQuillan in the Chair  
The Mayor, Councillor R. A. McPherson  
The Deputy Mayor, Alderman W. J. McClure

## **Aldermen**

P. E. A. Armitage (Mrs.) (Items 1.0 - 5.0)	W. T. Creelman B. Leonard
E. T. Black (Mrs.) (Items 1.0 - 6.2)	

## **Councillors**

C. S. Alexander (Ms.) (Items 1.0 - 8.0)	N. F. Hillis E. A. Johnston (Mrs.)
D. D. Barbour (Items 1.0 - 3.7)	D. McClarty (Items 1.0 - 5.0)
O. M. Church (Mrs.)	G. L. McLaughlin
J. J. Dallat	E. M. Mullan
E. P. Fielding (Mrs.) (Items 1.0 - 3.7)	R. D. Stewart W. J. Watt

## **Officers in Attendance:**

Town Clerk and Chief Executive, Director of Environmental Health, Director of Technical Services, Director of Leisure Services, Principal Building Control Officer (Items 1.0 - 3.7), Leisure Services Officer (Facilities), Head of Administrative Services and Administrative Assistant

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

## **1.0 HEAD OF ADMINISTRATIVE SERVICES**

The Chairman welcomed Mr. Paul Snelling who was attending his first meeting of Committee in his new position as Head of Administrative Services.

## **2.0 TECHNICAL SERVICES REPORT**

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

Matters arising:

### 2.1 DRD - Roads Service - Proposed Stopping-Up at Agherton Road, Portstewart

DRD Roads Service had advised Council that the proposed Stopping-Up Order for Agherton Road, Portstewart would not now proceed at this time.

A planning application would be submitted to connect the new housing development onto the existing Agherton Road. This would be subject

to the normal consultative procedure.

Committee welcomed this announcement.

## 2.2 Landfill Tax Funding

### 2.2.1 Coleraine Rotary Club

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

That Council contribute £12,000.00 to Coleraine Rotary Club from landfill tax monies towards the provision of a Rotary Centennial Garden at Christie Park, Coleraine.

### 2.2.2 Garvagh Development Trust

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

That Council contribute £5,000.00 to Garvagh Development Trust from landfill tax monies towards the creation of a low maintenance wildlife garden at 85 Main Street, Garvagh subject to the approval of Entrust.

### 2.2.3 Landfill Tax Funding Scheme

In response to a question the Director of Technical Services agreed to take further steps to make Community Associations in the Borough aware of the landfill tax funding scheme.

The Director of Technical Services would also supply a copy of the criteria for the scheme to any interested members.

### 2.2.4 Composting Bins

In response to a question the Director of Technical Services advised that composting bins would be available after Christmas 2004.

## 2.3 Green Waste Composting - Conservation Volunteers N.I.

Council is recommended to lease to Conservation Volunteers (N.I.) (C.V.N.I.), at a nominal rent, an area of land at its former landfill site at Letterloan Road, Macosquin. The land would be used for the provision of a green waste composting facility. The project would be subject to planning permission being obtained.

## 2.4 Entertainments Licence

### 2.4.1 St. Mary's Hall, Cullycapple Road, Coleraine

An application for the grant of an Entertainments Licence had been received from Mr. C. Owens, 186 Curragh Road, Coleraine in respect of St. Mary's Hall, Cullycapple Road, Coleraine.

Recommended:

That an Entertainments Licence be granted

subject to compliance with Fire Authority Report and any other licensing requirements.

2.5 Consultation on The Northern Ireland Landfill Allowance Scheme (N.I.L.A.S.)

Consideration was given to the consultation on The Northern Ireland Landfill Allowance Scheme (N.I.L.A.S.) as detailed in the report.

The Director of Technical Services elaborated on the scheme and answered various members' questions during the ensuing discussion.

Council is recommended to:

- (a) Agree to the Director of Technical Services advising the Department that the Gradual Convergence allocations be used;
- (b) That the weighted population figures be used for the allocation of the target figures.

2.6 Building Control

2.6.1 Approvals

Approval had been given for sixty-four applications.

2.7 Public Toilet Facilities

The Director of Technical Services reported that in the 2004 'Loo of the Year' awards Council facilities at The Arcadia, Portrush and The Promenade, Castlerock had been awarded 4 star and 3 star rankings respectively in the beach-associated toilet category.

Congratulations were extended to the staff associated with the achievement of these awards.

### **3.0 LEISURE SERVICES REPORT**

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

Matters arising:

3.1 Coleraine Showgrounds

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

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

3.2 Forum for the Local Government and The Arts

Consideration was given to information, as detailed in the report, regarding the re-structuring of the Forum for Local Government and The Arts (F.L.G.A.).

Council is recommended to support the new structures and become a member of the Forum. The cost for Council to participate in the

re-structured body would be £527.00 per annum.

3.3 Mountsandel, Coleraine Footpath Links

Council is recommended to agree to the transfer of land at Mountsandel, Coleraine from McCloskey & O’Kane at no cost subject to the payment of their reasonable legal fees.

An allowance had been made in the capital budget over a two to three year period to carry out improvements to these footpath links to the rear of Glenwood Avenue and Avonbrook Gardens (connecting Mountsandel Road with Rugby Avenue playing fields).

The Director of Leisure Services was congratulated on having achieved the transfer of these footpath links.

3.4 “Famous Sons and Daughters of the Causeway”

Committee welcomed the introduction of the “Famous Sons and Daughters of the Causeway” scheme in conjunction with the Ulster History Circle.

The Director of Leisure Services would provide Councillors with further information, if requested.

The Director of Leisure Services was still considering a scheme to celebrate famous ‘present day’ people of the Borough.

3.5 Ballysally Youth and Community Centre

Committee welcomed the news that Coleraine Strategic Partnership had been awarded a grant of £80,000.00 through Neighbourhood Renewal Funding for work at Ballysally Youth and Community Centre. The grant would be used for the construction of two new stores, improvements to existing changing rooms, a new meeting room and extension of the existing I.T. suite.

The Director of Leisure Services would supply details regarding the criteria for the Neighbourhood Renewal Funding Scheme and Arts Grants to Councillors on request.

3.6 For Information

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

- (a) A Celebration of Childhood Exhibition - Coleraine Town Hall
- (b) French Week - 25<sup>th</sup> April - 2<sup>nd</sup> May, 2005
- (c) Portrush Air Spectacular - 3<sup>rd</sup> - 4<sup>th</sup> September, 2005
- (d) Christmas Closing Times - Coleraine Leisure Centre and Waterworld

3.7 Christmas Lights - Coleraine

Congratulations were extended regarding the

enhanced Christmas lights in Coleraine.

#### **4.0 ENVIRONMENTAL HEALTH REPORT**

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

Matters arising:

- 4.1 Legal Proceedings - Local Government (Miscellaneous Provisions) (N.I.) Order 1985
- It was proposed by Councillor Watt, seconded by Councillor Mrs. Johnston and agreed:
- That this matter be considered  
"In Committee" at the end of the meeting.
- 4.2 Application for a Petroleum Exploration Licence for the Onshore Rathlin Basin (roughly defined as the triangle linking Ballycastle, Magilligan, Garvagh and Ballymoney)
- Committee noted that Council had recently been consulted by the Minerals Branch of the Department of Enterprise, Trade and Investment regarding an application by Connaught Energy (a Canadian Exploration Company). The application was to drill exploration wells in the Borough and neighbouring areas.
- Council is recommended to offer no objection to the application at this stage.
- 4.3 Survey of Council Premises for Asbestos and Asbestos-Containing Material
- Committee noted information, as detailed in the report, regarding a new duty which had been added to the Control of Asbestos at Work (Amendment) Regulations (N.I.) 2000. This required persons with maintenance and repair responsibilities of non-domestic premises to manage the risk from asbestos in a certain manner. Council's Risk Manager would be responsible for co-ordinating all necessary works and for the maintenance of the appropriate records.
- The Director of Environmental Health answered various members' questions during the ensuing discussion on this topic.
- 4.4 Food Additives
- Consideration was given to information, as detailed in the report, regarding food additives.
- Committee also noted information regarding a technical breach of The Colours in Food Regulations (N.I.) 1995.
- The proprietor had been advised accordingly.
- 4.5 Hazard House, 59 Hamilton Place, Ballymoney
- Committee noted information, as detailed in the report, regarding Hazard House, a joint initiative between Ballymoney, Moyle and Coleraine Councils and Home Accident Prevention Committee. The premises had been officially opened on Wednesday, 17<sup>th</sup> November, 2004.

Members congratulated Mrs. C. McNally, Senior Environmental Health Officer, on her work on this initiative.

#### 4.6 North West '200' - 2005

Committee noted that following discussions with the PSNI, DRD Roads Service and Council, Coleraine and District Motor Club had made an application for an earlier Road Closing Order on Race Week practice nights. If successful this would result in roads closing an hour earlier at 5.00 p.m. and re-opening at 9.30 p.m. as usual.

The application would be publicly advertised. Members were requested to assist in raising public awareness of this matter.

The Director of Environmental Health will ask the race organisers to consider the practicalities of making a bus available between practice races to alleviate the effects of the earlier road closure on residents along the route.

### 5.0 NOTICE OF MOTION

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

“This Council calls on the North Eastern Education and Library Board to facilitate an early opportunity to explore the youth needs of the young people of Kilrea and other areas where there is a void in relation to recreation and leisure.”

Councillors Dallat and Mullan spoke on the Motion and asked members for their support.

A period of discussion ensued and on being put to the meeting the motion was carried with eleven votes for and none against.

### 6.0 NORTHERN IRELAND DRAFT PRIORITIES AND BUDGET 2005-08

Consideration was given to the Town Clerk and Chief Executive's report (previously supplied) on the Northern Ireland Draft Priorities and Budget 2005-08.

Matters arising:

#### 6.1 Funding Proposals Affecting The Future of the Rail Link From Belfast to Londonderry

Council is recommended to support the inclusion of Option 3 in the Draft Budget (£40.564m) viz - The level of funding required to continue services on the lesser used lines network and allow for the roll out of network wide service and safety improvement programmes.

#### 6.2 Funding Proposals Affecting The Future Operation of the Northern Ireland Events Company

Council is recommended to support the retention of current budget levels for the work of the Northern Ireland Events Company and oppose the proposed budget cut of 75% over the period to 2007.

Council is also recommended to agree that the other general points, as detailed in the report, form the basis of its response to the Draft Budget Paper.

Following discussion members requested that social issues be highlighted in Council's response especially the retention of Executive Programme funds.

## **7.0 DOCUMENTS TABLED**

- i. The Architectural Heritage Fund - Annual Review 2003/04
- ii. Northern Investing for Health Partnership - Annual Report 2004
- iii. Belfast Healthy Cities - Annual Report 2003/2004

## **8.0 MS. JENNA McCORKELL**

Reference was made to the recent success of Ms. Jenna McCorkell in the British Ice Skating Championships.

It was agreed that the Town Clerk and Chief Executive forward a letter of congratulations.

## PLANNING COMMITTEE

14<sup>th</sup> December, 2004.

**Present:** Councillor W. A. King in the Chair

The Mayor, Councillor R. A. McPherson  
(Items 1.0 – 3.59)

The Deputy Mayor, Alderman W. J. McClure

### **Aldermen**

W. T. Creelman

B. Leonard

### **Councillors**

C. S. Alexander (Ms.)

E. A. Johnston (Mrs.)

D. D. Barbour

(Items 1.0 – 3.4)

(Items 1.0 – 3.62)

D. McClarty

J. M. Bradley

(Items 1.0 – 4.7)

(Items 2.0 – 14.0)

E. M. Mullan

O. M. Church (Mrs.)

R. D. Stewart

J. J. Dallat

W. J. Watt

T. J. Deans

(Items 1.0 – 5.0)

N. F. Hillis

(Items 2.0 – 3.64)

### **Also in**

#### **Attendance:**

Ms. M. MacIntyre, Divisional Planning Manager (Item 2.0)

Representatives from the Planning Service –

Ms. J. McMath, Mr. G. McGuinness and Mr. G. Walker

### **Officers in**

#### **Attendance:**

Town Clerk and Chief Executive and Administrative  
Assistant

### **Apologies:**

Aldermen Mrs. Armitage and Mrs. Black

Councillors Mrs. Fielding, McLaughlin and McQuillan

## **1.0 SYMPATHY**

The Chairman referred to the recent death of Alderman Mrs. Black's brother and extended the sympathy of Committee.

## **2.0 PLANNING SERVICE WORKLOAD PRESSURES**

The Chairman welcomed Ms. M. MacIntyre, Divisional Planning Manager, who was in attendance to discuss the Planning Service workload pressures.

Ms. MacIntyre advised members of the measures currently being taken to address the problems within the Coleraine Planning Office. She explained that the temporary allocation of extra staff and the introduction of target setting and benchmarking had made a noticeable impact on the backlog. Ms. MacIntyre commended the staff on making such a determined effort to improve the situation.



With regard to new planning applications coming before Council Ms. MacIntyre advised that, when a deferral was being sought, a planning reason should be given and in the event of a further deferral being sought, this would only be granted if exceptional reasons were given, e.g. further important information or a material change of circumstance.

A full discussion ensued during which Ms. MacIntyre answered a wide variety of members' questions.

The Chairman thanked Ms. MacIntyre for attending, after which she withdrew.

### **3.0 PLANNING APPLICATIONS**

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

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

- |     |   |  |
|-----|---|--|
| 3.1 | <u>Application No. D1</u><br><u>C/2003/0586/O</u><br><u>Site for single storey dwelling</u><br><u>adjacent to 31A Ballylintagh Road,</u><br><u>Coleraine for Mr. B. W. Wallace</u>                          | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved.   |
| 3.2 | <u>Application No. D2</u><br><u>C/2003/0614/O</u><br><u>Proposed housing development to</u><br><u>the west of Washing Lough,</u><br><u>Moneygran Road, Kilrea for St.</u><br><u>Patrick's Parish Church</u> | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved.   |
| 3.3 | <u>Application No. D3</u><br><u>C/2003/0709/O</u><br><u>Site for one-and-a-half storey</u><br><u>dwelling and garage opposite No.</u><br><u>69 Kurin Road, Garvagh,</u><br><u>Coleraine for Mr. R. Boyd</u> | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved.   |
| 3.4 | <u>Application No. D4</u><br><u>C/2003/1239/O</u><br><u>New dwelling to rear of 45 Bridge</u><br><u>Street, Kilrea for J. and M.</u><br><u>McAllister</u>   | The opinion of the Planning Service was to refuse.<br><br>It was proposed by Councillor Dallat, seconded by Councillor Mullan and unanimously agreed:<br><br>That the application be approved. |
| 3.5 | <u>Application No. D5</u><br><u>C/2003/1319/F</u><br><u>Erection of dwelling and garage</u><br><u>opposite 32 Tirkeeran Road,</u><br><u>Garvagh for Mr. and Mrs. T. Close</u>                               | The opinion of the Planning Service was to approve.<br><br>It was agreed that the application be approved.   |
| 3.6 | <u>Application No. D6</u><br><u>C/2003/1320/O</u><br><u>Site for dwelling at Shinn Road</u>   | The opinion of the Planning Service was to approve.  |

	<u>(opposite No. 31), Macosquin, Coleraine for Mr. Hunter</u>	It was agreed that the application be approved.
3.7	<u>Application No. D7 C/2004/0148/F Extensions to existing dwelling at 7 Westminster Park, East Crossreagh, Portstewart for Mr. and Mrs. P. Eymere</u>	The opinion of the Planning Service was to approve.  It was agreed that the application be approved.
3.8	<u>Application No. D8 C/2004/0195/O Site for dwelling and garage at Gortin Road (130 metres south of the Gortin/Carrowreagh Road junction), Kilrea for D. Wallace</u>	The opinion of the Planning Service was to approve.  It was agreed that the application be approved.
3.9	<u>Application No. D9 C/2004/0292/F Pair of semi-detached dwellings at 7 Strand Road, Portstewart for Mr. M. McCauley</u>	The opinion of the Planning Service was to approve.  It was agreed that the application be approved.
3.10	<u>Application No. D10 C/2004/0320/LB Addition of halo lit brass lettering to front elevation at The Old Courthouse, Castlerock Road, Coleraine for J. D. Wetherspoon plc</u>	The opinion of the Planning Service was to approve.  It was proposed by Councillor Deans and seconded by Councillor Barbour:  That the application be refused.
		On being put to the Meeting the proposal was carried, eight members voting in favour and seven members voting against.
3.11	<u>Application No. D11 C/2004/0372/O Site of bungalow and garage approximately 60m north west of No. 14 Laragh Road, Swatragh for Ms. B. McMullan</u>	The opinion of the Planning Service was to approve.  It was agreed that the application be approved.
3.12	<u>Application No. D12 C/2004/0418/F Demolition of existing semi-detached dwelling and replacement with 6 no. apartments at 33 Lodge Road, Coleraine for Cromore Builders</u>	The opinion of the Planning Service was to approve.  It was proposed by Councillor Deans and seconded by Councillor Bradley:  That the application be refused.
		On being put to the Meeting the proposal was carried, eight members voting in favour and three members voting against.

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| 3.13 | <u>Application No. 13</u><br><u>C/2004/0468/O</u><br><u>Site for dwelling 90m north of 115</u><br><u>Agivey Road, Kilrea for</u><br><u>Mr. B. Torrens</u>   | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred for two weeks to facilitate withdrawal. If the application was not withdrawn it would be refused.</p>                 |
| 3.14 | <u>Application No. D14</u><br><u>C/2004/0492/O</u><br><u>Site for one-and-a-half storey</u><br><u>dwelling and detached garage</u><br><u>adjacent to No. 58 Temple Road,</u><br><u>Garvagh for Miss M. McNicholl</u>                      | <p>The opinion of the Planning Service was to refuse.</p> <p>It was proposed by Councillor Dallat, seconded by Councillor Mullan and unanimously agreed:</p> <p style="padding-left: 40px;">That the application be approved.</p> |
| 3.15 | <u>Application No. D15</u><br><u>C/2004/0498/O</u><br><u>Site for dwelling and garage at</u><br><u>Lisachrin Road, Garvagh (west of</u><br><u>junction of Lisachrin and</u><br><u>Ballymenagh Road) for Mr. R. B.</u><br><u>Fullerton</u> | <p>The opinion of the Planning Service was to refuse.</p> <p>The application had now been withdrawn.</p>  |
| 3.16 | <u>Application No. D16</u><br><u>C/2004/0522/O</u><br><u>Site for dwelling and garage</u><br><u>adjacent to 19 Ballystrone Road,</u><br><u>Coleraine for Mr. Jeffers</u>  | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred for two weeks to facilitate withdrawal. If the application was not withdrawn it would be refused.</p>                 |
| 3.17 | <u>Application No. D17</u><br><u>C/2004/0526/O</u><br><u>New dwelling and garage adjacent</u><br><u>to 23 Plantation Road, Garvagh,</u><br><u>Coleraine for Mr. B. Stratton</u>   | <p>The opinion of the Planning Service was to refuse.</p> <p>It was agreed that the application be deferred for one week to facilitate withdrawal. If the application was not withdrawn it would be refused.</p>                  |
| 3.18 | <u>Application No. D18</u><br><u>C/2004/0553/O</u><br><u>Private two storey dwelling with</u><br><u>detached garage to rear of 20a</u><br><u>Drumeil Road, Aghadowey,</u><br><u>Coleraine for Mr. K. Doherty</u>                          | <p>The opinion of the Planning Service was to refuse.</p> <p>It was proposed by Councillor Dallat, seconded by Councillor Mullan and unanimously agreed:</p> <p style="padding-left: 40px;">That the application be approved.</p> |
| 3.19 | <u>Application No. D19</u><br><u>C/2004/0654/O</u><br><u>Erection of 1.5 storey dwelling with</u><br><u>detached garage at Castle Road,</u><br><u>40m north of Castle</u>   | <p>The opinion of the Planning Service was to approve.</p> <p>It was agreed that the application be approved.</p>   |

Road/Ballybogey Road junction,  
Bushmills for Mr. B. Williamson

- 3.20 Application No. D20  
C/2004/0675/O  
New dwelling and garage 300m  
north west of 11 Ballyhackett  
Lane, Castlerock for Mrs. A. M.  
Purcell The opinion of the Planning Service was to refuse.  
It was agreed that the application be refused.
- 3.21 Application No. D21  
C/2004/0679/O  
Site for dwelling and garage  
adjacent to 147 Carrowreagh  
Road, Garvagh for Mr. Reid 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.
- 3.22 Application No. D22  
C/2004/0691/O  
Proposed site for dwelling adjacent  
to 103 Moneybrannon Road,  
Aghadowey, Coleraine for  
Mr. and Mrs. McCartney The opinion of the Planning Service was to refuse.  
It was agreed that the application be refused.
- 3.23 Application No. D23  
C/2004/0945/F  
Proposed improvements to  
dwelling at 57 Station Road,  
Portstewart for Mr. Hammond The opinion of the Planning Service was to approve.  
It was agreed that the application be approved.

### **NEW APPLICATIONS**

- 3.24 Application No. 2  
C/2003/0980/F  
Erection of 14 no. apartments (3.5  
storey) and associated boiler  
house and car park at 28, 30 and  
32 Mark Street, Portrush for  
Fletcher Gordon Ltd. The opinion of the Planning Service was to approve.  
It was proposed by Councillor Bradley and seconded by the Deputy Mayor:  
That the application be refused.  
On being put to the Meeting the proposal was carried, fourteen members voting in favour and no one voting against.
- 3.25 Application No. 5  
C/2003/1327/F  
Erection of 4 no townhouses at  
Boilingwell Lane (off Long  
Commons), Coleraine for  
Mr. R. McIntosh The opinion of the Planning Service was to refuse.  
It was agreed that the application be deferred for one month to facilitate an office meeting.
- 3.26 Application No. 7  
C/2004/0232/F  
Demolition of existing dwelling and  
flat and erection of 4 apartments at The opinion of the Planning Service was to refuse.  
It was agreed that the application be

- 47 Central Avenue, Portstewart for Mr. E. Doherty deferred for one month to facilitate a Council site visit.
- 3.27 Application No. 13 C/2004/0401/O Site of dwelling adjacent to 72 Moneydig Road, Garvagh for Mr. D. Hazlett The opinion of the Planning Service was to refuse.  
It was agreed that the application be deferred for one month to facilitate a Council site visit.
- 3.28 Application No. 16 C/2004/0428/F Housing development of 127 units comprising apartments, semi-detached and terraced dwellings and 1 no. retail unit and associated car parking adjacent to 24 Atlantic Court, Atlantic Road, Coleraine for Mr. S. Sweeney The opinion of the Planning Service was to approve.  
Concern was expressed by members regarding the introduction of this application before the appeal date of 22<sup>nd</sup> December, 2004 for application No. C/2004/0427/F which was an identical application.  
Planning Service representatives explained that this application was identical with application C/2004/0427/F but that the reasons behind the eight draft reasons for refusal had now been resolved to the satisfaction of the Planning Service. Planning Service representatives were unable to confirm whether the amended scheme had been re-processed in terms of neighbour notification.  
Following a lengthy discussion it was proposed by Councillor Deans, seconded by Councillor Ms. Alexander and unanimously agreed:  
  
That the application be referred to BDP Planning for examination before deciding whether it should be forwarded to the Planning Management Board for investigation.  
  
It was further agreed that a representative from Council and BDP Planning be authorised to attend the planning appeal for application No. C/2004/0427/F on 22<sup>nd</sup> December, 2004.
- 3.29 Application No. 18 C/2004/0535/O 1 no. dwelling 280m west of 96 Drumsaragh Road, Kilrea for Mr. McKendry The opinion of the Planning Service was to refuse.  
It was agreed that the application be deferred for one month to facilitate a Council site visit.

3.30	<u>Application No. 20</u> <u>C/2004/0539/O</u> <u>Site for dwelling and garage 110m west 10 Hillhead Road, Kilrea for Mr. Hogg</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 a Council site visit.</p>
3.31	<u>Application No. 23</u> <u>C/2004/0555/O</u> <u>Dwelling and garage 60m north-west of 118 Grove Road, Swatragh for Mr. L. O'Hagan</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 a Council site visit.</p>
3.32	<u>Application No. 27</u> <u>C/2004/0581/O</u> <u>Proposed site for dwelling approximately 220m south-west of St. Patrick's Primary School on the Churchtown Road, Garvagh for D. Kearney Design (Agent)</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 a Council site visit.</p>
3.33	<u>Application No. 28</u> <u>C/2004/0583/O</u> <u>Proposed site for dwelling approximately 250m south-west of St. Patrick's Primary School on the Churchtown Road, Garvagh for D. Kearney Design (Agent)</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 a Council site visit.</p>
3.34	<u>Application No. 30</u> <u>C/2004/0593/O</u> <u>Proposed housing development with twelve houses at 30 Moneygran Road, Kilrea for Mr. Shields</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 a Council site visit.</p>
3.35	<u>Application No. 32</u> <u>C/2004/0606/O</u> <u>Proposal to develop a dwelling house to be occupied by the applicant (ref. application No. C/2004/0159) at Coolnasillagh Road, Garvagh for Mr. K. McKillop</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 a Council site visit.</p>
3.36	<u>Application No. 34</u> <u>C/2004/0614/O</u> <u>Site for dwelling and garage at Bratwell Road, Articalve (300m from junction with Knocknogher Road) for Mr. R. Neely</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 a Council site visit.</p>
3.37	<u>Application No. 38</u> <u>C/2004/0638/F</u> <u>2 no. dwellings in the front garden of 15 Hillhead Road, Kilrea for Mr. P. Fergus</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 a</p>

		Council site visit.
3.38	<u>Application No. 39</u> <u>C/2004/0641/O</u> <u>Proposed site for single storey rural cottage approximately 280m north of 56 Cashel Road, Macosquin for Mr. W. Taylor</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.39	<u>Application No. 41</u> <u>C/2004/0644/F</u> <u>Proposed 12 no. dwellings (extension to community housing scheme) at site Nos. 19, 20, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36 Glenview, Garvagh for Rev. L. Donnelly</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.40	<u>Application No. 43</u> <u>C/2004/0649/O</u> <u>Site for dwelling and garage 220m south of 88 Agivey Road, Kilrea for Mr. P. McKendry</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.41	<u>Application No. 45</u> <u>C/2004/0662/F</u> <u>Regrading of footpath with railings to provide DDA compliant access to Bank. Provision of new external lights at ATM and entrance at 52 The Promenade, Portstewart for Ulster Bank Ltd.</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate further consideration by the Planning Service.
3.42	<u>Application No. 53</u> <u>C/2004/0686/O</u> <u>One dwelling and domestic garage, septic tank, mechanical aeration plant, percolation area at Lisnagrot Road, Kilrea for Mr. P. Marshall</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.43	<u>Application No. 54</u> <u>C/2004/0696/O</u> <u>Dwelling house approximately 500m north of 68 Sconce Road, Articlave for Mr. M. Benson</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.44	<u>Application No. 56</u> <u>C/2004/0698/O</u> <u>Two dwellings north-east of No. 10 Cam Road, Cam, Macosquin, Coleraine for Ms. M. Black</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.45	<u>Application No. 60</u> <u>C/2004/0710/O</u>	The opinion of the Planning Service was to refuse.

	<u>Demolish existing buildings and provide accommodation for one dwelling house opposite 134 Cashel Road, Ringsend for Mr. A. Farlow</u>	It was agreed that the application be deferred for one month to facilitate a Council site visit. It was further agreed that a representative from Roads Service be requested to attend.
3.46	<u>Application No. 62</u> <u>C/2004/0727/O</u> <u>Site for dwelling 100m south-east of Knocknougher Road, Glebe Road junction, Articlave for Mr. J. Peden</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.47	<u>Application No. 63</u> <u>C/2004/0728/O</u> <u>Site for dwelling adjacent to and south of No. 5 Killykergan Road, Garvagh for Mr. G. Torrens</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.
3.48	<u>Application No. 64</u> <u>C/2004/0729/O</u> <u>Site for dwelling approximately 150m south of No. 9 Killykergan Road, Garvagh for M &amp; A Builders</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.
3.49	<u>Application No. 67</u> <u>C/2004/0738/O</u> <u>Site for bungalow approximately 50m north-east of 30 Drumsaragh Road, Kilrea for Ms. McCotter</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.50	<u>Application No. 71</u> <u>C/2004/0756/O</u> <u>Site of traditional rural dwelling to the rear of Nos. 41 and 41A Tirkeeran Road, Garvagh for Mr. D. McNicholl</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.51	<u>Application No. 73</u> <u>C/2004/0764/O</u> <u>Site for traditional rural dwelling north-east of 47 Glebe Road, Articlave for Mr. S. Doherty</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.52	<u>Application No. 74</u> <u>C/2004/0765/O</u> <u>Site for dwelling and garage 120m west of 60 Cullyrammer Road, Garvagh for Mr. 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 a Council site visit.
3.53	<u>Application No. 77</u>	The opinion of the Planning Service was to



	<u>C/2004/0784/O</u> <u>Site for dwelling and garage 20m north of 11 Craigaboney Road, Bushmills for Ms. K. Trufelli</u>	refuse both applications.  It was agreed that the applications be deferred for one month to facilitate Council site visits.
	<u>Application No. 78</u> <u>C/2004/0787/O</u> <u>Site for dwelling and garage 40m north of 11 Craigaboney Road, Bushmills for Ms. Trufelli</u>	
3.54	<u>Application No. 79</u> <u>C/2004/0798/O</u> <u>Site for dwelling and garage 40m north-east of 60 Liscall Road, Garvagh for Mr. M. Higgins</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.55	<u>Application No. 82</u> <u>C/2004/0811/O</u> <u>Site for dwelling and garage adjacent to 48 Ballyhackett Road, Castlerock for Mr. and Mrs. W. Purcell</u>	The opinion of the Planning Service was to refuse.  It was agreed that the application be deferred for one month to facilitate a Council site visit.
3.56	<u>Application No. 84</u> <u>C/2004/0820/O</u> <u>Site for dwelling and garage adjacent to 60 Craigmore Road, Coleraine for Mr. W. Millen</u>	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. It was further agreed that a representative from Roads Service be requested to attend.
3.57	<u>Application No. 85</u> <u>C/2004/0821/O</u> <u>Site for dwelling and garage 300m north-east of 40 Ballyversal Road, Coleraine for Mr. D. Curry</u>	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.
	<u>Application No. 89</u> <u>C/2004/0839/O</u> <u>Site for dwelling and garage 320m north of 40 Ballyversal Road, Coleraine for Mr. D. Curry</u>	
3.58	<u>Application No. 88</u> <u>C/2004/0838/O</u> <u>Site for dwelling approximately 180m north-west of 20 Killykergan Road, Garvagh for Mr. B. Torrens</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.
3.59	<u>Application No. 96</u> <u>C/2004/0934/F</u> <u>Additional 3 no. UMTS, antennae and associated cabling at existing</u>	The opinion of the Planning Service was to approve.  It was agreed that the application be

- O2 radio base station at BT Exchange, Nursery Avenue, Coleraine for O2 (UK) Ltd.
- 3.60 Application No. 97 C/2004/0951/F  
Change of use to bookmaking office at Unit 3, Port Junction, Millburn Road, Coleraine for Eastwood Bookmakers
- 3.61 Application No. 102 C/2004/1022/F  
Extension to existing two-storey structure (comprising of shops and residential accommodation) to provide additional two-storey retail unit at Mountsandel Road (Shops), 1-8 Glenfern Court, Mountsandel, Coleraine for N M Developments
- 3.62 Application No. 118 C/2004/1087/F  
Sun room extension to property at Apartment 1, Rockhaven, 17 Portrush Road, Portstewart for Mr. J. Clark
- 3.63 Application No. 121 C/2004/1091/F  
Detached dwelling and detached garage at 97 Boleran Road, Garvagh for P. & C. Mullan Construction
- 3.64 Site Visits
- deferred for one month to facilitate further consideration by the Planning Service.
- The opinion of the Planning Service was to approve.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be deferred for one month to facilitate a Council site visit.
- The opinion of the Planning Service was to approve.
- It was agreed that the application be deferred for one month to facilitate the Planning Service in clarifying points raised by an objector.
- 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.
- It was noted that because of Christmas holidays site visits would be scheduled for the first week in January, 2005.

#### **4.0 PLANNING ISSUES RAISED BY MEMBERS**

- 4.1 Applications – Update
- 4.2 Application No. C/2004/0449
- 4.3 Application No. C/2003/1337
- 4.4 Application Nos. C/2004/0154
- An update was requested on the following applications:
- (a) Todd, Lower Captain Street, Coleraine  
(b) Mr. J. Pollock, Knocknougher Road, Articlave
- Reported that an office meeting had taken place. Ownership of lane had been disputed. Notice would be served on applicant.
- This application had not been presented to Council.
- Sites on Windyhill Road, Coleraine. Reported that

and C/2004/0155

consultations had still to be returned to Planning Service. Applications would probably be brought to the January Meeting.

4.5 Enforcement Issue

Reference was made to an enforcement issue relating to development at Agherton Road/Agherton Lane, Portstewart. It was noted that the dwelling was now built and was for sale.

4.6 Application No. C/2004/0497  
6 Metropole Avenue, Portrush

It was noted that this application had been refused but the dwelling was nearing completion.

4.7 Signs – Strand Road/Killowen,  
Coleraine

Reference was made to the number of signs in this particular area of Coleraine. Planning Service was asked to clarify if planning permission had been granted.

## 5.0 POSTPONEMENT OF MEETING

At this stage in the proceedings it was proposed by Councillor Watt and seconded by the Deputy Mayor:

That Council postpone the remaining business to the next Planning meeting.

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

## 6.0 NON DETERMINATION APPEALS

Consideration was given to Non Determination Appeals in the respect of the following planning applications:

- (a) C/2004/0613/F - Housing development (comprising 56 units), Ballycastle Road, Coleraine
- (b) C/2004/0091/O – Site for dwelling and garage, lands 100m west of No. 16 Ramsey Park, Macosquin
- (c) C/2004/0095/O – Site for dwelling and garage, lands 20m west of No. 16 Ramsey Park, Macosquin
- (d) C/2004/0096/O – Site for dwelling and garage, lands 100m east of No. 34 Ringrash Road, Macosquin
- (e) C/2004/0097/O – Site for dwelling and garage, lands 180m east of No. 34 Ringrash Road, Macosquin
- (f) C/2004/0098/O – Site for dwelling and garage, lands 80m east of No. 34 Ringrash Road, Macosquin
- (g) C/2004/0099/O – Site for dwelling and garage, lands 140m east of No. 34 Ringrash Road, Macosquin
- (h) C/2004/0824/O – Housing development comprising 85-95 housing units, land adjacent to Golf Links Hotel, Bushmills Road, Portrush

- (i) C/2004/0514/O – Proposed site for housing development, off Station Road, Portstewart (south-east of Knockancor Development)
- (j) C/2004/0515/F – Proposed housing development – open space for private streets determination, off Station Road, Portstewart (south-east of Knockancor Development)

Following discussion it was agreed:

That Council support a refusal for each of the above applications.

## **7.0 GENERAL PLANNING ISSUES**

- |     |   |  |
|-----|---|--|
| 7.1 | <u>Wetherspoon’s Public House, Castlerock Road - Signage</u>                                  | It was noted that this issue had been discussed under application No. C/2004/0320/LB (new applications).   |
| 7.2 | <u>Fast Food Outlet, Strand Road, Coleraine - Signage</u>                                     | It was noted that the issue relating to signage would be dealt with at a future meeting.   |
| 7.3 | <u>Fast Food Outlet- Hillcrest, Portrush – Retrospective application</u>                      | It was noted that comments on these issues had been made by the Planning Service representatives at the November meeting.                              |
|     | <u>Cavity Walls – Clarification of Planning Service input</u>                                 |  |
|     | <u>Riverside Retail Park – Wall</u>   |  |
| 7.4 | <u>Replacement dwelling at 93 Drumcroone Road, Coleraine - Update on deferral of decision</u> | Reported that the decision had been issued on 18 <sup>th</sup> November, 2004.   |
| 7.5 | <u>Applications for Disabled Extensions – Possibility of fast tracking applications</u>       | Reported that a legislative change would be required to alter the present system but these applications were usually processed as quickly as possible. |

## **8.0 RURAL HOUSING ASSOCIATION**

Read letter from the Director of the Rural Housing Association advising members that the Department’s Housing Division had accepted that their allowances for the Coleraine Borough Council area did not reflect the high land/property values in Portstewart. The Department had also confirmed that it would grant a “Special Percentage Adjustment” for the proposed project at Lever Road, Portstewart which would result in affordable weekly rental charges for those not in receipt of income support. The concept of a “local lettings policy” would also be pursued.

Council would be advised of any progress made on these particular issues. Members welcomed this information.

## **9.0 MANAGEMENT BOARD REFERRAL - REDEVELOPMENT OF EXISTING DWELLINGS TO PROVIDE 5 TOWNHOUSES AT 51 AND 53 DHU VARREN, PORTRUSH FOR MESSRS. McCOMBE AND McILMOYLE**

Read letter from the Planning Service advising members that The Management Board had reviewed the above referral and had concluded that planning permission for the proposed development should be granted.

Noted.

## **10.0 PLANNING SERVICE - LEGISLATION**

Read correspondence from the Planning Service advising members of the following new Statutory Rules:

- (a) The Planning (Amendment) (2003 Order) (Commencement No. 3) Order (NI) 2004 No. 489 (C.27)  
The Planning (Demolition – Description of Buildings) Direction 2004;

The above Statutory Rule came into operation on 1<sup>st</sup> December, 2004.

- (b) Planning (Use Classes) Order (Northern Ireland) 2004 S.R. No. 458;

Planning (General Development) (Amendment) Order (Northern Ireland) 2004 S.R. No. 459;

The above Statutory Rules came into operation on 29<sup>th</sup> November, 2004.

## **11.0 W. F. KENNEDY & CO. SITE AT KNOCKLYNN ROAD, COLERAINE APPLICATION NO. C/2004/0277**

The Town Clerk and Chief Executive advised members that a letter had been received from Mr. T. Fleming, Market Studio, requesting an opportunity to address Committee in respect of the above planning application.

Mr. Fleming had been advised that, due to the amount of business on the agenda, a presentation would not be offered and that the application had already been referred to the Planning Appeals Commission.

The Town Clerk and Chief Executive's decision was approved.

## **12.0 NORTHERN AREA PLAN 2016**

The Town Clerk and Chief Executive advised members that Ms. Angela Smith, Parliamentary Under Secretary of State, had agreed to meet a deputation from the four Councils involved in the above Plan on 27<sup>th</sup> January, 2005.

It was agreed that The Mayor or Chairman of the Planning Committee represent Council together with Mr. P. Fleming, BDP Planning and the Town Clerk and Chief Executive, together with similar representation from the other three Councils involved.

Senior Counsel had indicated that a decision on the question of seeking a judicial review should be considered after the meeting with the Minister.

## **13.0 BALANCED COMMUNITIES REVIEW GROUP**

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

That an update from the Review Group be provided to all members at the Planning Committee Meeting to be held on 11<sup>th</sup> January, 2005.

#### **14.0 PLANNING APPEALS COMMISSION**

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

That Council raise with the Planning Appeals Commission its concern about the growing trend to restrict submissions to appeals to written representations only.