

You are hereby requested to attend a Meeting of Coleraine Borough Council to be held in the Council Chamber, Cloonavin on **TUESDAY** 25 May 2010 at **7.30 p.m.**

R. WILSON

Town Clerk and Chief Executive

Cloonavin
66 Portstewart Road
COLERAINE

A G E N D A

1. Minutes (enclosed):
 - 1.1 Council Meeting – 27 April 2010
 - 1.2 Special Meeting – 18 May 2010
2. Committee Reports (enclosed):
 - 2.1 Leisure and Environment Committee – 4 May 2010
(Item 5.2.1) The York, Ground and First Floor Restaurant, 2 Station Road, Portstewart
 - 2.2 Planning Committee – 11 May 2010
 - 2.3 Policy and Development Committee – 18 May 2010
3. Technical Services (Report enclosed)

4. Correspondence, including inter alia:
 - (a) Invitation to Carrickfergus Annual Battle of the Somme Remembrance Sunday 27 June 2010 (copy letter dated 5 May 2010 from Carrickfergus Borough Council enclosed). **Decision required regarding attendance.**
 - (b) Reports available in Members' Library (List enclosed)
5. Consultation List (enclosed)
6. Documents for Sealing

Enclosed for Information:

- (a) 2011 Census Outputs – User Information Days 7 and 9 June 2010 (letter from NI Statistics & Research Agency enclosed)
- (b) Northern Ireland Policing & Justice Conference 22 June 2010 at the Stormont Hotel, Belfast (letter dated 10 May 2010 from bmf business services enclosed)
For further details contact Principal Administrative Officer.
- (c) Health & Safety Executive for Northern Ireland (HSENI): Appointment of Chairperson (letter dated 11 May 2010 from DETI enclosed).
- (d) NILGA Weekly Update
- (e) Newslink Spring 2010 Issue

To: Each Member of Council

21 May 2010

COUNCIL MEETING

27th April, 2010.

Present: The Deputy Mayor, Councillor W. A. King, in the Chair
The Mayor, Councillor S. Gilkinson
(Items 4.0 – 11.0)

Aldermen

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

Councillors

C. S. Alexander (Ms.)	E. P. Fielding (Mrs.)
D. D. Barbour	B. Fitzpatrick
J. M. Bradley	D. Harding
O. M. Church (Mrs.)	N. F. Hillis
A. S. Cole	G. McLaughlin
J. J. Dallat	R. A. McPherson
T. J. Deans	A. McQuillan

Officers in Attendance: Town Clerk and Chief Executive, Director of Corporate Services, Director of Technical Services, Director of Environmental Health, Acting Director of Leisure Services, Head of Development Services, Head of Performance, Policy and Governance, Portrush Regeneration Manager and Administrative Assistant

1.0 CONDOLENCES

The Chairman and Members extended condolences to the Town Clerk and Chief Executive on the recent death of his cousin.

2.0 MINUTES

The Minutes of the Council Meeting of 23rd March, 2010 and Special Meeting of 7th April, 2010 were confirmed and signed.

Matters arising:

2.1 Special Meeting

2.1.1 Proposed North Coast Beach Lifeguard Service 2011

In response to a Member's query, the Acting Director of Leisure Services advised that this was a service that had been offered by the RNLI as part of an arrangement including Limavady Borough Council and the National Trust.

3.0 COMMITTEE REPORTS

3.1 Leisure and Environment Committee

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

3.2 North West '200' Committee

The Chairman, Councillor Fitzpatrick, moved the adoption of the North West '200' Committee Report; this was duly seconded by Alderman McClure and agreed.

3.3 Planning Committee

The Chairman, Councillor McLaughlin, moved the adoption of the Planning Committee Report; this was duly seconded by Councillor McPherson and agreed.

3.4 Policy and Development Committee

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

Matters arising:

3.4.1 Portrush Regeneration Programme

In response to a Member's question on this topic, the Town Clerk and Chief Executive advised that, as the recommendation to Council from the Policy and Development Committee had been made 'In Committee', any further debate should also be held 'In Committee' unless Council wished it to be held in open session.

The Head of Development Services confirmed that the net cost of this capital scheme over the five-year period would be £7.18 million. Loan charges over the five-year period would total approximately £545,000.

Members were again asked if they wished to hold the discussion in open session and it was proposed by Alderman Mrs. Hickey and seconded by Councillor McLaughlin:

That the item be considered 'In Committee'.

It was proposed as an amendment by Alderman McClarty and seconded by Councillor Ms. Alexander:

That Council accepts Committee's recommendation on this item.

During a period of discussion Alderman Mrs. Hickey withdrew her proposal in favour of the amendment.

Agreed:

With thirteen votes in favour and none against, that Council accepts Committee's recommendation on this item.

A previous request for a recorded vote was withdrawn.

3.4.2 Gritting of Town Centre during Winter Period

In response to a Member's query, the Director of Technical Services advised that this item would be included in his report to the Leisure and Environment Committee on 4th May, 2010.

3.4.3 Conference on European Funding – 21st April, 2010

The Head of Development Services clarified the background to this conference, details of which could be supplied on request.

4.0 FILLING CASUAL VACANCIES ON DISTRICT COUNCILS

Consideration was given to a letter dated 16th April, 2010 from the Northern Ireland Office Elections Unit along with Guidance on the procedure for filling casual vacancies (previously supplied) as contained in the Electoral Law Act (Northern Ireland) 1962 (Amendment) Order 2010.

The Town Clerk and Chief Executive advised that he had written to any Members affected by this piece of legislation, which came into effect on 1st April, 2010.

At this point in the meeting, Councillor Dallat informed Members that he was taking the opportunity offered by the legislation to resign from Council after thirty-three years of service. He paid tribute to colleagues, members of various political parties who he considered to be friends and to Council staff. He cited his greatest achievement with Council as the signing of the agreement with Zomba, alongside Alderman McClarty, which had resulted in improved conditions for people in that very poor part of the world through the support of Council and the fundraising efforts of people of the Borough.

Councillor Dallat expressed the hope that the Minister would allow Council to progress its development programmes, particularly in relation to much needed job creation, and advised that his replacement on Council would be Ms. Roisin Loftus.

Members noted that a contributory factor to Councillor Dallat's difficult decision had been his recent appointment to the Committee of the Regions of the European

Parliament. He thanked all those who had made his life in Council so rewarding and expressed his sadness at leaving.

Members paid tribute to Councillor Dallat for his work on Council and wished him well for the future.

Members' comments on the legislation were noted and, in response to a Member's question, the Town Clerk and Chief Executive would ascertain the future status of this legislation for councils and report back.

5.0 TRAVELWISE NI WALK TO SCHOOL WEEK - 17TH - 21ST MAY, 2010

Read letter dated 19th March, 2010 from Travelwise NI (previously supplied) requesting Council support for its Walk to School Week.

Members noted that Council already supported Travelwise NI through its Health and Wellbeing Officer, who would be asked to provide a report to Council.

6.0 INSTIGATION OF A REGULATORY FRAMEWORK FOR OIL, SOLID FUEL AND LIQUEFIED PETROLEUM GAS

Read letter dated 30th March, 2010 from Strabane District Council (previously supplied) requesting Council support for the instigation of this regulatory framework.

Agreed:

On the proposal of Councillor Barbour and seconded by Councillor Ms. Alexander, that Council forward a similar letter applying to the needs of the Coleraine Borough to the First and Deputy First Minister.

7.0 DOCUMENTS TABLED

Members noted the list of documents which had been made available in the Members' Library (previously supplied).

8.0 CONSULTATION LIST

Details of consultation documents received were noted (previously supplied).

Any member who wished to make a response was asked to contact the Head of Performance, Policy and Governance before the due date for comments as detailed in the report.

9.0 DOCUMENTS FOR SEALING

Resolved:

That the following documents be sealed:

1. Lease and Counterpart
Council to Keith Davidson
Recreation Areas and Catering
Facilities at The Crescent,
Portstewart
2. Deed of Easement in triplicate
Council to Mark and Tracy Scullion
- Craig Vara, Portrush
3. Licence and Counterpart
Council to John Dunbar – Ice
Cream Rights for White Rocks Car
Park, Portrush
4. Licence and Counterpart
Council to John Dunbar – Ice
Cream Rights for West Bay Car
Park, Portrush
5. Licence and Counterpart
Council to Braemar Farm Ice
Cream – Ice Cream Rights for The
Promenade Car Park, Castlerock
6. Licence and Counterpart
Council to Barry Clifford – Ice
Cream Rights for The Beach,
Castlerock
7. Licence and Counterpart
Council to Colin Kennedy – Ice
Cream Rights for The Beach,
Downhill
8. Licence and Counterpart
Council to John Dunbar – Ice
Cream Rights for Magheracross
Car Park, Portrush
9. Licence and Counterpart
Council to Carton Ices – Ice Cream
Rights for East Strand Car Park,
Portrush
10. Licence and Counterpart
Council to Rosie Crennel and Chris
Little – Surfing Rights for White
Rocks Car Park, Portush
11. Loan Agreement
Council to Barclays Bank
12. Licence
Council to Coleraine & District
Motor Club Ltd
13. Car Loan Agreement
Building Control Officer
14. Cemetery Titles
Grant of Right of Burial –
Deeds Register No. 3628 – 3632
inclusive.

Agherton	-
Ballywillan	1
Coleraine	3
Kilrea	-
Portstewart	1

Advanced Deeds Register Nos.
0250 – 0252 inclusive.

Agherton	-
Ballywillan	-
Coleraine	1
Portstewart	2

10.0 IN COMMITTEE

11.0 FOR INFORMATION

Councillor McPherson informed Members that in his capacity as Chairman of Coleraine District Policing Partnership, he had received a telephone call from the District Commander of 'H' District advising an increase in police presence on the roads and streets of the Borough until after the election. The District Commander had confirmed that whilst there was no increased threat in the Coleraine Borough, there was in other parts of the Province and that the Chief Constable had taken the decision to increase police visibility as a result.

SPECIAL MEETING

18th May, 2010.

Convened: To receive presentation from NILGA representatives

Present: Councillor D. D. Barbour, in the Chair
The Mayor, Councillor S. Gilkinson
The Deputy Mayor, Councillor W. A. King

Aldermen

W. T. Creelman W. J. McClure
M. T. Hickey (Mrs.)

Councillors

J. M Bradley D. Harding
O. M. Church (Mrs.) N. F. Hillis
A. S. Cole B. Leonard
T. J. Deans G. L. McLaughlin
E. P. Fielding (Mrs.) R. A. McPherson
B. Fitzpatrick

Officers in Attendance: Town Clerk and Chief Executive, Director of Corporate Services and Administrative Assistant

Apology: Alderman McClarty

Also in Attendance: Councillor John Mathews, Chairman, Mrs. Nora Winder, Acting Chief Executive and Ms. Tara Cunningham, Director of Communications and Engagement, NILGA.

1.0 NILGA

The Mayor welcomed Councillor Mathews, Mrs. Winder and Ms. Cunningham who were in attendance to update Members on the work of NILGA.

Ms. Cunningham outlined work carried out by NILGA over the past year (2009/10) and elaborated on achievements to date including involvement in the EU Committee of the Regions and the Voluntary Regional Transition Committee; influencing policy development and working with local government partnerships to establish the Strategic Policy and Economic Development Committees and influence Assembly Committees.

Future challenges were highlighted with priority issues for 2010/11 identified as:

- Negotiating on and supporting the effective delivery of the Local Government Reform implementation process in the interest of councils.

- Developing Central Government and Local Government relations.

During a period of discussion, the representatives answered Members' questions on various issues including the RPA, NILGA budgets and funding and NILGA's future role.

The Mayor thanked the representatives for their presentation.

LEISURE AND ENVIRONMENT COMMITTEE

4th May, 2010.

Present: Councillor A. S. Cole, in the Chair
The Mayor, Councillor S. Gilkinson
The Deputy Mayor, Councillor W. A. King

Aldermen

E. T. Black (Mrs.)	M. T. Hickey (Mrs.)
W. T. Creelman	D. McClarty
(Items 1.0 - 4.6)	W. J. McClure

Councillors

D. D. Barbour	D. Harding
(Items 1.0 – 12.1)	N. F. Hillis
O. M. Church (Mrs.)	B. Leonard
T. J. Deans	G. L. McLaughlin
(Items 1.0 – 9.0)	R. A. McPherson
B. Fitzpatrick	

Officers in Attendance:

Town Clerk and Chief Executive, Director of Technical Services, Director of Environmental Health, Acting Director of Leisure Services (Items 1.0 – 12.3), Head of Leisure Services (1.0 – 12.3) and Administrative Assistant.

Apologies: Councillor Mrs. Fielding

1.0 WELCOME

The Chairman welcomed everyone to the meeting.

2.0 "IN COMMITTEE"

As a result of the Chairman advising members that the "In Committee" items would be discussed at the end of the meeting, it was proposed by Councillor Deans and seconded by Alderman Creelman:

That the Market Yard item be held in the open forum.

The Town Clerk and Chief Executive advised that due to sensitivities around tendering and funding applications, the item should be held "In Committee".

As an amendment, it was proposed by Councillor McPherson, seconded by Alderman McClarty and recommended:

That the item be deferred until officers separated which issues could be discussed in public and which could be discussed in private.

3.0 ENVIRONMENTAL HEALTH REPORT

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

Matters arising:

3.1 2010/2011 Environmental Health Plan 2009/2010 Variance Analysis

The Director of Environmental Health updated members on the Plan and highlighted various sections including:

- Aims and objectives
- Challenges
- Core functions

Recommended:

On the proposal of the Deputy Mayor and seconded by Councillor Deans, that Council approve the Environmental Health Plan, which incorporates the Food Safety Plan, for the period 2010/2011.

Members noted that copies of the Plan and the Variance Analysis would be available in the Members' library and copies would be sent electronically to all members.

In response to a request from a member, the Town Clerk and Chief Executive agreed to consider the establishment of a register detailing additional functions assumed by Council along with potential costs/income.

4.0 LEISURE SERVICES REPORT

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

Matters arising:

4.1 Beach Lifeguard Service 2011

Consideration was given to information on this topic, as detailed in the report.

Recommended:

On the proposal of Alderman Mrs. Hickey and seconded by Councillor Fitzpatrick, that Council accept the offer from RNLI to provide Council's Beach Lifeguard Service commencing 2011 for a five year period, subject to annual review. A letter of intent would be forwarded to RNLI at the end of May.

4.2 Coleraine Twelfth Festival

Consideration was given to information on this topic, as detailed in the report.

Recommended:

On the proposal of Alderman McClarty and seconded by Alderman Creelman, that Council provide financial assistance of £5,000 to this year's Festival event.

4.3 Northern Ireland Milk Cup 2010

Consideration was given to information on this topic, as detailed in the report.

Recommended:

That officers continue to liaise with the Organising Committee in respect of the future delivery of the Milk Cup and lobby DCAL and DETI to reconsider their current level of support highlighting the importance of this key Northern Ireland event.

4.4 Mary Peters Trust

A request had been received from the Mary Peters Trust for financial assistance towards their work.

Recommended:

That Council grant £1,000 to the Mary Peters Trust for 2010/2011.

Members noted that the amount had been allowed for in the estimates.

A member suggested that next year there be a clearly defined protocol regarding charities and amounts allocated.

The Town Clerk and Chief Executive advised that a review of contributions was being progressed through the Audit Committee.

4.5 For Information

Members noted information on the undernoted topics, as detailed in the report.

- Mayor's Show – Saturday, 1st May, 2010
- North West Fest – Saturday, 8th – Sunday, 16th May, 2010
- Portrush Open Surf Championships – Saturday, 22nd – Sunday, 23rd May, 2010
- Portrush Raft Race – Saturday, 29th – Sunday, 30th May, 2010
- Coleraine Museum
- Causeway Museum Service & Coleraine Museum

4.6 Lough Neagh and Lower Bann Advisory Committees

Read letter from Minister Poots, Department of the Environment, informing Council that it was no longer sustainable to fund the Lough Neagh and Lower Bann Advisory Committees due to an absence of support from constituent Councils, therefore the Committees would cease to function on 30th June, 2010.

Recommended:

On the proposal of Councillor Deans and seconded by Councillor Barbour, that Council write to the Minister and other constituent councils expressing disappointment and request that the funding be reinstated.

5.0 TECHNICAL SERVICES REPORT

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

Matters arising:

5.1 Cinema Licence

5.1.1 The Playhouse Cinema, 47-51 Main Street, Portrush

An application for a grant of a Cinema Licence had been received from Mr. A. J. Murphy.

Days and times on which it is intended to provide cinematograph exhibitions:

Monday/Tuesday – Sunday/Monday: 10.00 a.m. – 2.00 a.m.

Recommended:

That a Cinema Licence be granted.

5.2 Entertainment Licence

5.2.1 The York, Ground Floor and First Floor Restaurant, 2 Station Road, Portstewart

An application for a transfer of an Entertainment Licence and Variation of Licence had been received from Mr. R. Pollock, c/o The York.

Variation of Licence to first floor restaurant to include the provision of dancing, singing and music inclusive of live bands and discos.

Days and times on which it is intended to provide entertainment:

Monday/Tuesday – Saturday/Sunday: 11.30 a.m. - 1.00 a.m.

Sunday: 12.30 p.m. – Midnight

Recommended:

That the Transfer of Licence be granted subject to all special conditions included in previous licences.

The decision on Variation of Licence would be deferred to the Council meeting on Tuesday, 25th May, 2010 at which both the applicant and objectors would be given an opportunity to address Council.

5.3 Letterloan, Macosquin - Composting

Consideration was given to information on this topic, as detailed in the report.

Recommended:

That Council continue to provide the composting operation on a permanent basis and as a consequence, provide a permanent post at Letterloan.

5.4 For Information

- Gritting/Salting of Footpaths
- The Big Spring Clean 16th – 25th April, 2010
- Portrush National Nature Reserve
- North West Region Waste Management Group – Minutes
- Building Control

- Approvals

Members noted that 38 applications had been approved.

- Plans for Rejection under Building Regulations

Members noted that the twenty-one applications, as detailed in the report, would be rejected under Schedule 2 of the Building Regulations (NI) 2000 due to insufficient information having been submitted.

6.0 POT HOLES

In response to a member's query about pot holes in the Borough, the Director of Technical Services advised that he would contact Roads Service.

7.0 PAUL CUTLER - GOLF

Recommended:

That Council convey congratulations to Paul Cutler, the Portstewart golfer who recently won the Lytham Trophy.

8.0 CRAIGMORE LANDFILL SITE - SMELL

In response to a member's request for an update on the smell of methane gas near the Craigmere landfill site the Director of Environmental Health advised that Northern Ireland Environment Agency (NIEA), the sole regulator of the site, had recently served a notice requiring emergency works to be carried out forthwith. Failure to comply with the notice could result in the disposal licence being suspended by NIEA. He would keep members informed.

9.0 LANSDOWNE, PORTRUSH - MOTOR HOMES

A member requested an update on motor homes parking in the Lansdowne area and referred to a meeting at which restrictions were agreed to regulate it. The Director of Technical Services advised that the legal section of Roads Service was at a standstill therefore nothing had been processed. He advised that he would write to Roads Service again regarding the issue.

10.0 CARAVANS - PORTRUSH PRIMARY SCHOOL

In response to a member's query regarding caravans using Portrush Primary School grounds, the Director of Environmental Health advised that clubs could apply to the Department of Environment for an exemption certificate which entitled them to camp for a notified period without the need for a caravan site licence. The Caravan and Camping Club in this instance had such an exemption.

The member advised that caravans were using the grounds at Easter and weekends. The Director of Environmental Health would investigate.

11.0 PLANNING COMMITTEE MEETING – 11TH MAY, 2010

Recommended:

That the Planning Committee meeting to be held on 11th May, 2010 be rescheduled to start at 6.30 p.m. instead of 7.30 p.m.

- 2.2 Application No. 2
C/2008/0227/F
Residential development comprising
of 21 no. apartments with
associated car parking and
landscaping at 38, 40 & 42 Captain
Street Lower, Coleraine for Dreen
Properties Ltd.
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 2.3 Application No. 3
C/2009/0085/F
Two-storey detached dwelling at
155 Main Street, Garvagh for
Mr. S. Millar
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 2.4 Application No. 4
C/2009/0092/F
Change of use from vacant retail
unit to Hot Food Takeaway
(Retrospective) at Unit 2, 171 – 173
Coleraine Road, Portstewart for
Larkhill Neighbourhood Centre
- The opinion of the Planning Service was to approve.
- Consideration was given to copy letter dated 16 April 2010 from Mr. John Offer and Ms. Janet Mackle initiating Stage 1 of Planning Service Complaints Procedure and copy response letter dated 30 April 2010 from Mr. Paul Duffy, Planning Service (previously supplied).
- Following discussion it was proposed by Councillor Ms. Alexander and seconded by Councillor Fitzpatrick:
- That the application be rejected and referred to BDP Planning for examination before deciding whether it should be forwarded to the Planning Service Management Board for consideration.
- As an amendment it was proposed by Councillor Bradley and seconded by Alderman McClure:
- That the application be approved.
- On being put to the Meeting the amendment was carried, eight members voting in favour and four members voting

- against.
- 2.5 Application No. 5
C/2009/0231/F
Proposed change of house types, alterations to site layout and alterations to existing private streets determination at former Port Centre site, Glenmanus Road, Portrush, Site Nos. 1-10 (inclusive) north west of Nos. 104, 106, 108 and 110 Coleraine Road, Portrush for Kennedy Entertainments Ltd.
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be removed from the schedule to facilitate reassessment by the Planning Service.
- 2.6 Application No. 6
C/2009/0240/O
Proposed two-storey farm dwelling under Policy CTY 10 of PPS 21 adjacent to farmyard cluster at 42 Temple Road, Garvagh for Mr. M. Mullan
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 2.7 Application No. 7
C/2009/0436/F
Upper storey rear extension and raised deck with under storage to front at 3 Strandmore, Portrush for Mr. M. Quinn
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved subject to amendments.
- 2.8 Application No. 8
C/2009/0633/F
Retention of entrance at 9 Coolderry Lane, Loughan Road, Coleraine for Mr. Gordon
- The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.
- 2.9 Application No. 9
C/2009/0636/O
One-and-a-half storey dwelling with garage to replace existing building opposite 64 Killeague Road, Coleraine for Mr. E. Watson
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 2.10 Application No. 10
C/2009/0815/F
Detached garage at 54 Benbane Park, Portballintrae for Mr. and Mrs. D. Flynn
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.

New Applications

- 2.11 Application No. 1
- The opinion of the Planning Service was

- C/2007/0616/F
Replacement of 1 no. single storey five bedroom dwelling with 9 no. semi-detached three bedroom dwellings, 1 no. semi-detached four bedroom dwelling and 7 no. terraced three bedroom dwellings with associated car parking and amenity space at 16 and 18 Moneybrannon Road, Clarehill, Aghadowey, Coleraine for Mr. R. McCooke
- 2.12 Application No. 2
C/2008/0804/F
Proposed three-storey apartment block with ground floor retail unit replacing the existing buildings (new build) at Nos. 9 and 10 The Diamond, Kilrea for Union Arch Properties
- 2.13 Application No. 5
C/2008/0882/F
Residential development comprising of 117 units (consisting of 50 no. apartments, 35 no. townhouses and 32 no. semi-detached dwellings) with associated car parking, infrastructure and landscaping adjacent to Shellbridge Park and to the rear of No. 1 Atlantic Road, Coleraine for Mr. Mullan
- 2.14 Application No. 7
C/2009/0409/LB
Alterations and extension to
- to refuse.
- It was proposed by Alderman McClure, seconded by Councillor Deans and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Church, seconded by Alderman McClure and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- It was further agreed that a representative from NI Water be requested to attend.
- The opinion of the Planning Service was to approve.
- It was proposed by Councillor Bradley, seconded by Alderman McClure and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- The opinion of the Planning Service was to refuse both applications.

dwelling at 14 School Lane,
Castlerock for Mr. and Mrs. H.
McLean

It was proposed by Councillor Hillis,
seconded by Councillor Harding and
agreed:

Application No. 8
C/2009/0413/F
Proposed refurbishment of existing
dwelling and single storey rear
extension at 14 School Lane,
Castlerock for Mr. and Mrs. H.
McLean

That the applications be
deferred for one month
to facilitate an office
meeting on the grounds
that all material planning
considerations had not
been assessed.

2.15 Application No. 11
C/2009/0746/RM
Proposed redevelopment of former
quarry and batching plant, including
regrading of site levels, to provide
new residential development of 207
dwellings consisting of detached
and semi-detached houses,
townhouses, apartments, with
garages, carports, access &
associated right turning lane and
other associated site works at
former Maxwells Spittal Hill Quarry,
209 Bushmills Road, Coleraine for
Farrans Homes/Northstone Ltd.

The opinion of the Planning Service was
to approve.

The Chairman welcomed Mr. Alan
Patterson from Alan Patterson Design
and Mr. D. Creggan from Farrans
Homes, who were in attendance to brief
members on the proposal.

The representatives elaborated on the
proposal which had planning permission
for a total of 450 units to be completed
over 6–10 years. On site completion
there would be a combination of semi-
detached and detached houses, with a
street-scape and pedestrian friendly
boulevards extending to a lakeside park.

During a full discussion members voiced
concerns with regard to the possible
dangers of the lake, disturbance to birds
of prey and the need for a roundabout on
the Bushmills Road.

The representatives answered various
members' questions and an invitation
was extended to visit the project.

The Chairman thanked the
representatives for attending.

It was agreed that the application be
approved.

2.16 Application No. 12
C/2009/0753/F
Erection of detached two-storey

The opinion of the Planning Service was
to refuse.

- dwelling and garage approx. 30m south of 43 Loguestown Road, Portrush for Mr. and Mrs. A. and E. Mullan
- It was proposed by Councillor Ms. Alexander, seconded by Councillor Fitzpatrick and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.17 Application No. 13 C/2009/0796/O
Proposed rural dwelling 35m north of 72 Ringrash Road, Macosquin, Coleraine for Mr. A. Hall
- The opinion of the Planning Service was to refuse.
- It was proposed by the Deputy Mayor, seconded by Alderman McClure and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.18 Application No. 20 C/2010/0043/F
Storey-and-a-half rear extension to existing dwelling to provide 2 no. bedrooms on ground floor and family room with balcony on first floor at 12 Caldwell Park, Portrush for K. Smith
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Church, seconded by Alderman McClure and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.19 Application No. 23 C/2010/0077/F
Erection of new one-and-a-half storey dwelling adjacent to No. 39 Ratheane Avenue, Coleraine for Mr. M. Benson
- The opinion of the Planning Service was to refuse.
- Consideration was given to copy letters of objection from Miss M. Rooney, Mrs. M. Hood, Mr. T. Gillespie, Mrs. A. Archibald, Mrs. B. Connor, Mr. and Mrs. M. McColgan and Mrs. E. McKane (previously supplied).

It was proposed by Councillor McQuillan and seconded by Councillor Deans:

That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.

As an amendment it was proposed by Alderman McClure and seconded by Alderman Mrs. Black:

That the application be refused.

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

2.20 Application No. 24
C/2010/0080/F
Conversion of part of existing rear store to B1 office at 171-173 Coleraine Road, Portstewart for Larkhill Neighbourhood Centre

The opinion of the Planning Service was to approve.

Following discussion it was agreed that the application be approved.

Councillor Ms. Alexander asked to be recorded as dissenting.

2.21 Application No. 27
C/2010/0125/F
Full planning permission in substitution of outline planning permission C/2005/0125/O to erect 1 no. replacement dwelling with retention of existing dwelling as ancillary domestic store at No. 42 Roselick Road, Portrush for Mr. S. J. Kane

The opinion of the Planning Service was to refuse.

It was proposed by Councillor McQuillan, seconded by Councillor Bradley and agreed:

That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.

2.22 Application No. 28
C/2010/0130/F
Proposed 2 no. steel framed

The opinion of the Planning Service was to refuse.

- storage sheds for storage of electrical products e.g. illuminations lighting (farm diversification) at 53 Grove Road, Garvagh for Mr. A. Maybin
- It was proposed by Councillor McQuillan, seconded by Councillor Mrs. Church and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.23 Application No. 29 C/2010/0134/F
Removal of siting condition 3 from planning approval C/2009/0599/O adjacent to 19 Carhill Road, Garvagh (access via Tirkeeran Road) for Mr. D. Boylan
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman Mrs. Hickey, seconded by Councillor McQuillan and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.24 Application No. 30 C/2010/0140/F
Proposed amendment to residential development previously approved C/2006/1189/F change of 5 no. townhouses sites at 128-132 to provide 2 no. semi-detached and 3 no. townhouses at lands adjacent to No. 91 Station Road, Portstewart for McCloskey & O'Kane
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be removed from the schedule to facilitate reassessment by the Planning Service.
- 2.25 Application No. 31 C/2010/0152/A
Retrospective application for retention of existing business directional sign (free standing) adjacent to Atlantic Road, 80m south west of Magheraboy House Hotel, Portrush for Blair's Caravans
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Ms. Alexander, seconded by Councillor Deans and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not

been assessed.

3.0 OFFICE MEETINGS

It was noted that the date for the Office Meetings would be decided when Mr. Duffy returned from holiday.

4.0 'REFORM OF THE PLANNING SYSTEM IN NORTHERN IRELAND'

Consideration was given to the Summary Report (previously supplied) on the above Reform, prepared by Fleming Mounstephen Planning Consultants, and the contents noted.

5.0 PLANNING APPEALS INFORMATION

Consideration was given to the Planning Appeals Report detailing the following (previously supplied):

5.1 Appeals against Enforcement Notices

5.1.1 The alleged unauthorised use of land for a siting of a unit of residential accommodation making a material change in the use of the said lands. Land at 14 Willan Drive, Portrush – Mrs. Yvonne Mulligan

5.1.2 The alleged unauthorised use of land for the deposition of controlled waste (as defined in the Waste and Contaminated Land (NI) Order 1997) making a material change in the use of said lands. Land to the rear of Tesco Ltd., 164 Coleraine Road, Portstewart – N. Menary

It was agreed that no opinion be offered on the above Appeals.

5.1.3 The alleged unauthorised erection of Perspex screen/fence/form of enclosure and associated metal frame/support structure. Land at Kiddieland, Castle Erin Road, Portrush – Mr. and Mrs. Adcroft

It was agreed that Fleming Mounstephen Planning Consultants make representation on Council's behalf at the Enforcement Notice Appeal.

6.0 APPLICATION C/2010/0216/MDA APPLICATION TO DISCHARGE PLANNING AGREEMENT ON LANDS AT 201 LOUGHAN ROAD, COOLDERRY, COLERAINE

Reported that the Department had received an application to discharge the above Agreement under Article 40A of the Planning (Northern Ireland) Order 1991 (copy letter dated 26 April 2010 from the Sub Divisional Planning Office (previously supplied).

Whilst members did not wish to comment on the individual application, it was generally considered that Article 40 Agreements should be retained unless exceptional circumstances suggested otherwise.

7.0 DIVISIONAL PLANNING MANAGER

Read letter from the Divisional Planning Manager in response to Council's invitation to discuss a number of issues at a future meeting.

The Reform of Planning and RPA were being dealt with by a Reform Team in Planning Service Headquarters and the ePIC project was also being delivered by a specialist team. Copies of the letter had been forwarded to the relevant teams.

It was agreed:

That the Divisional Planning Manager attend the July Planning Committee Meeting in order to discuss the current operation of the Streamlined Scheme and any general planning issues raised by members.

8.0 APPLICATION NO. C/2009/0159/F BALLYCAIRN ROAD, COLERAINE

Read letter of response dated 10 May 2010 from the Minister of the Environment regarding the above application.

Due to the revisions of the proposal still being under consideration the Minister had decided there was not any need for further involvement in this matter at this time.

9.0 PLANNING ISSUES RAISED BY MEMBERS

9.1 Lansdowne Crescent, Portrush Applications C/2006/0941/F – Apartment Development and C/2009/0425/F Nursing Home Development

Reference was made to the Planning Appeals Commission's recent dismissal of the appeal in respect of application C/2006/0941/F vis a vis the current status of application C/2009/0425/F which had been removed from the schedule in February 2010 for reassessment by the Planning Service.

An update on the application would be provided.

9.2 Application C/2009/0026/F - Hopfield Avenue, Portrush

Concern was expressed at the neighbour notification procedure followed for the above application and the Planning Service's failure to consult neighbours on amended plans until after the office meeting had been held.

The procedure would be investigated.

10.0 **THANKS**

Councillor McLaughlin thanked members and staff for their support during his term as Chairman.

Members also expressed thanks to Councillor McLaughlin.

POLICY AND DEVELOPMENT COMMITTEE

18th May, 2010.

Present: Councillor D. D. Barbour, in the Chair
The Mayor, Councillor S. Gilkinson
The Deputy Mayor, Councillor W. A. King

Aldermen

W. T. Creelman W. J. McClure
M. T. Hickey (Mrs.)

Councillors

J. M Bradley D. Harding
O. M. Church (Mrs.) N. F. Hillis
A. S. Cole B. Leonard
T. J. Deans G. L. McLaughlin
E. P. Fielding (Mrs.) R. A. McPherson
B. Fitzpatrick A. McQuillan

Officers in Attendance: Town Clerk and Chief Executive, Director of Corporate Services, Head of Development Services (Items 1.0 – 7.0), Head of Performance, Policy and Governance (Items 1.0 – 7.0), Senior Technical Officer (Items 1.0 – 7.0) and Administrative Assistant

Apology: Alderman McClarty

1.0 CORPORATE SERVICES' REPORT

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

Matters arising:

1.1 Director of Leisure Services Vacancy

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

In response to a Member's question, the Town Clerk and Chief Executive advised that staffing issues were discussed 'In Committee'.

1.2 Local Government Finance Bill

Consideration was given to this Bill (previously supplied) alongside information on the key issues for Council, as contained in the report.

Recommended:

That Council endorses the recommendation of the Director of Corporate Services and give a general welcome to the proposed Bill with provisos as outlined in the report.

1.3 For Information

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

- Change of Local Government Auditor
- Prudential Code for Capital Finance in Local Authorities
- Accounts

1.4 Appointment

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

Technical Services Department

LGV Driver (Replacement Post): Robert McKinney.

2.0 DEVELOPMENT SERVICES' REPORT

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

Matters arising:

2.1 Sail West Project – Funding INTERREG IVA

Consideration was given to information on this project, as contained in the report.

Recommended:

- a) That Council enters into the Sail West funding partnership agreement in order to draw down the Interreg funding of 167,747 Euro.
- b) That Council proceeds with the procurement of the Portrush Harbour technical study.

2.2 Draft Tourism Strategy for Northern Ireland to 2020

Consideration was given to Council's draft response to this consultation document (previously supplied) .

Concern was expressed at the lack of reference to cultural tourism in the document or response.

Recommended:

That Council adopts the draft response subject to inclusion of a reference identifying the importance of cultural tourism.

2.3 Financial Contribution to Sperrins Tourism Ltd.

Consideration was given to information on this topic, as contained in the report.

Members noted that the Coleraine Borough Council area was covered by the Causeway Coast and Glens group for general tourism marketing purposes and that Council had funded COLLAGE to assist in the implementation of the forthcoming regeneration action plans for the rural towns.

A period of discussion ensued during which the roles of Sperrins Tourism Ltd. and COLLAGE were discussed. It was proposed by Councillor Cole and seconded by Alderman McClure:

That decision on this item be deferred until the Council Meeting on 25th May, 2010 pending further information.

A request for information on the benefits to Council of Causeway Coast and Glens membership was noted by the Head of Development Services.

On being put to the Meeting, the proposal was lost with three votes in favour and eleven against.

Recommended:

That Council does not fund Sperrins Tourism Ltd. for the 2010/11 year.

2.4 For Information

Committee noted information on the Project Kelvin Information Seminar, as contained in the report. Congratulations were extended to the officers involved in organising the information evening.

In response to a Member's request, the Head of Development Services agreed to provide an update on Project Kelvin at either the June or July Council Meeting.

3.0 TECHNICAL SERVICES' REPORT

3.1 Street Trading

3.1.1 Stationary Street Trading Licences

Consideration was given to a list of nine applications for the renewal of licences, as contained in the report.

Recommended:

That the applications be approved.

3.1.2 Mobile Street Trading Licences

Consideration was given to a list of seven applications for the renewal of licences, as contained in the report.

Recommended:

That the applications be approved.

3.2 Entertainment Licence

3.2.1 The Castle Bar, 19 Waterside, Coleraine

An application for a grant of an Entertainment Licence had been received from Mr. P. McCann, c/o The Castle Bar.

Days and times on which it is intended to provide entertainment:

Monday/Tuesday – Saturday/Sunday: 11.30 a.m. - 1.00 a.m.

Sunday: 12.30 p.m. – Midnight

Recommended:

That the Entertainment Licence be granted subject to the following special conditions:

- All requirements as contained within Night Safe Coleraine Code of Best Practice 2008.
- All door supervisors employed must be licensed with a scheme recognised by Coleraine Borough Council.

4.0 ADMINISTRATIVE SERVICES

4.1 Arrangements for Annual Meeting 2010

4.1.1 Date

Recommended:

That, in accordance with Standing Order 1.1(2), the 2010 Annual Meeting be held on Monday 7th June, 2010 at 6.30 pm.

4.1.2 For Information

Members noted information on Appointments, as contained in the report.

4.2 Council Forecast of Events May – June 2010

Consideration was given to information on key Council events and activities, as contained in the report (previously supplied).

Members noted the cancellation of the Monster Energy Portrush Open Surf Championships on Saturday 22nd and Sunday 23rd May, 2010 due to a forecast for calm seas.

5.0 UK CITY OF CULTURE 2013 - BID BY DERRY CITY COUNCIL

Read letter dated 14th April, 2010 from Derry City Council requesting Council's support for its bid as the UK City of Culture 2013.

Recommended:

That Council supports the bid.

6.0 NILGA

Read letter dated 23rd April, 2010 from NILGA requesting Council's support in championing the London 2012 Olympic and Paralympic Games.

Recommended:

That Council supports the championing of the Games.

7.0 DOE PLANNING - OFFICE MEETINGS

Members noted that Paul Duffy had been unable to attend the Planning Committee meeting on 11th May, 2010 due to cancellation of flights at that time and that no date had, therefore, been set for office meetings.

Recommended:

That office meetings be held on 4th June, 2010.