

You are hereby requested to attend a Meeting of Coleraine Borough Council to be held in the Council Chamber, Cloonavin on **TUESDAY** the 23rd day of September, 2008 at **7.30 p.m.**

D. WREATH,

Acting Town Clerk and Chief Executive.

Cloonavin,
66 Portstewart Road,
COLERAINE.

A G E N D A

1. Minutes (enclosed):
 - 1.1 Council Meeting – 26th August, 2008
2. Committee Reports (enclosed):
 - 2.1 Planning Committee – 26th August, 2008
 - 2.2 Leisure and Environment Committee – 2nd September, 2008
 - 2.3 Planning Committee – 9th September, 2008
 - 2.4 Policy and Development Committee – 16th September, 2008
3. Tenders (Report enclosed)
 - (a) Extension and Refurbishment of Peter Thompson Hall, Castlerock
 - (b) Refurbishment of The Crescent, Portstewart
4. Correspondence, including inter alia:
 - (a) Letter dated 26th August, 2008 from Newry & Mourne District Council regarding a Notice of Motion on Genetically Modified Organisms in Northern Ireland and the Republic of Ireland Agriculture (enclosed)
 - (b) Letter dated 3rd September, 2008 together with Notice of Motion from the Royal National Institute of Blind People campaigning to secure better support for blind people (enclosed)
 - (c) Reports available in Members' Library (List enclosed)
5. Consultation List (enclosed)

6. Documents for Sealing

Enclosed for Information:

- (1) Letter dated 1st September, 2008 regarding the bringing together of Age Concern Northern Ireland and Help the Aged in Northern Ireland to create a new charity
- (2) Letter dated 11th September, 2008 from firmus energy regarding their gas prices
- (3) Letter dated 16th September, 2008 from Rivers Agency regarding Flooding Emergency Arrangements
- (4) Minutes of the Northern Health and Social Services Council dated 4th June, 2008
- (5) Minutes of the 346th Meeting of the Northern Ireland Housing Council held on 14th August, 2008
- (6) NILGA:
 - (a) News – August 2008
 - (b) RPA Newsletter – August 2008
- (7) The William Keown Trust Newsletter – June 2008
- (8) Northern Health and Social Services Board – Annual Report 2007 - 2008

To: Each Member of Council.

19th September, 2008.

COUNCIL MEETING

Minutes of proceedings of Coleraine Borough Council held in the Council Chamber, Cloonavin, on Tuesday, 26th August, 2008.

Convened: As per Notice attached

Present: The Mayor, Councillor D. D. Barbour, in the Chair

The Deputy Mayor, Alderman W. T. Creelman

Aldermen

E. T. Black (Mrs.)
M. T. Hickey (Mrs.)

D. McClarty
(Items 1.0 – 7.1)

Councillors

C. S. Alexander (Ms.)
J. M. Bradley
O. M. Church (Mrs.)
A. S. Cole
J. J. Dallat
(Items 1.0 - 7.0)

T. J. Deans
B. Fitzpatrick
S. Gilkinson
W. A. King
R. A. McPherson

Officers in Attendance: Acting Town Clerk and Chief Executive, Director of Corporate Services, Director of Leisure Services, Head of Development Services (Items 1.0 – 8.0), Head of Administrative Services, Leisure Services Officer (Services) (Items 1.0 – 8.0) and Administrative Assistant

Apologies: Councillors Mrs. Johnston and McLaughlin

1.0 CHAIRMAN'S REMARKS

The Mayor welcomed Alderman McClarty back to Council after his illness and extended Council's best wishes for a speedy recovery to Councillor McLaughlin, following his stay in hospital.

2.0 MINUTES

The Minutes of the Council Meeting of 22nd July, 2008 were confirmed and signed.

Matters arising:

- 2.1 Councillor Cole – Attendance Members noted that Councillor Cole's attendance at the Council Meeting on 22nd July, 2008 had not been recorded; the minutes would be amended accordingly.

3.0 COMMITTEE REPORT

- 3.1 Planning Committee The Chairman, Councillor King, moved the adoption of the Planning Committee Report; this was duly seconded by Councillor Dallat and agreed.

4.0 LAND AND PROPERTY

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

5.0 TECHNICAL SERVICES REPORT

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

Matters arising:

5.1 Biodiversity Officer Project

Members noted information on the proposal for a joint application for two Biodiversity Officers to cover the Coleraine, Limavady and Ballymoney areas, as contained in the report.

The total cost of the project for three years would be £297,889 with 75% funding from NIEA. The contribution required from each Council would be £8,275 per annum for the three year period.

Agreed:

That Council join with Limavady and Ballymoney Councils to progress the funding bid for two Biodiversity Officer posts to cover the three council areas.

In response to members' queries, the Acting Town Clerk and Chief Executive confirmed that the figures cited would cover all aspects of costs for the two posts.

6.0 LEISURE SERVICES REPORT

Consideration was given to the Report of the Director of Leisure Services.

Matters arising:

6.1 Portrush 'Beach Party' 2008

The Director of Leisure Services presented his report on the management of this concert and highlighted various issues viz:

- Is East Strand Car Park a suitable venue?
- What type of concerts, all or mainstream only?
- Should Council invite expressions of interest from all Promoters rather than just one or two?
- Should Council's Special Events Working Group be involved in processing applications for concerts before Council makes a final decision?

The Head of Development Services then appraised members of the results of the post-event survey with members of the trade in Portrush viz:

- (i) the majority of respondents were not in favour of a 'Beach Party' type event in future;
- (ii) the majority of respondents were in favour of a more 'middle of the road' event which would attract a more mature audience.

Following discussion, it was agreed:

That the Promoter of the Beach Party 2008 event be invited to address Council at a future meeting, at which the issues raised by the Director of Leisure Services could be addressed.

6.2 Garvagh Sports Hall -
Select List

Agreed:

That Council accept the Consultant's recommendations for Contractors to be invited to tender for work at Garvagh Sports Hall, as detailed in the report.

6.3 Macosquin Playing Fields

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

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

That Council purchase temporary changing accommodation for Macosquin playing fields and investigate the possibility of upgrading the pitch at a future date.

6.4 Portrush Harbour Licences

The Director of Leisure Services reported that annual licensing of boats using Council's harbours for commercial gain would allow Council to regulate and manage such boats to ensure that they met all Maritime and Coastguard Agency guidelines and had all necessary insurance and safety equipment.

Following a period of discussion, it was agreed:

That a small number of annual licences be issued to those who wished to operate from Council facilities for commercial gain, as detailed in the report. A nominal fee of £25 would be charged to Council berth holders and £50 to any person who did not hold a mooring in any Council harbour.

Members noted that all licensed boat owners would have the opportunity to advertise on the community notice board when it became available; until then, the status quo would be maintained.

6.5 Amenity Buildings at Carrick
Dhu Caravan Park, Portrush

Nine tenders had been submitted for this work viz

Contractor	Firm Price Tender Amount
J Kennedy & Co (Contractors) Ltd., Coleraine	£844,912.00
McCloskey & O’Kane Building Co Ltd., Limavady	£857,400.00
T & A Kernoghan Ltd, Newtownabbey	£887,600.00
Martin & Hamilton, Ballymena	£889,885.00
Harte & Eakin, Coleraine	£897,938.13
MSM (Contracts) Ltd., Portadown	£928,829.06
C J Dillon & Sons, Ballymena	£948,000.00
JPM Contracts Ltd., Dungiven	£967,000.00
David Patton & Sons, Ballymena	£977,700.00

The lowest tender from J Kennedy & Co (Contractors) Ltd, Coleraine, for the sum of £884,912.00 was inclusive of provisional estimates for Mechanical Installation at £187,500.00 and Electrical at £87,000.00

Tenders from the Sub-Contractors in respect of these had been received and analysed by Cogan & Shackleton viz:

Mechanical Engineering Services Installation

Contractor	Amount
P & H Services Mechanical Ltd., Coleraine	£329,907.00
Devlin Mechanical Ltd., Toomebridge	£365,141.00
Blackbourne Electrical Co Ltd., Antrim	£386,378.91
Litton Group Ltd., Lisburn	£387,050.00
Stothers M & E Ltd., Belfast	£400,814.00
Rotary Services Ltd., Londonderry	£405,031.00

Electrical Engineering Services Installation

Contractor	Amount
H M Electrics Ltd., Maghera	£114,849.00
Braid Electrical Services Ltd., Ballymena	£120,721.00
Rotary Services Ltd., Belfast	£125,326.94
Dowds Electrical, Ballymoney	£131,592.00
Stothers M & E Ltd., Belfast	£136,654.00
Blackbourne Electrical Co Ltd., Antrim	£138,394.00
RED Electrics Ltd., Newtownabbey	£144,246.00

Following adjustments in the main building works to take account of the higher than expected sub-contractors’ tenders, it was recommended that the contract be awarded to J. Kennedy & Co. (Contractors) Ltd. for a total contract price of £914,168.00, the original budget target having been £900,000.

In response to members’ queries and concerns at

the cost of tenders submitted for the amenity buildings, Mr. J. Smith, Cogan & Shackleton and Mr. G. Williamson, Brian Canavan Associates, were invited to respond. Mr. Smith's comment was that, while civil engineering and building costs had stabilized, mechanical and electrical costs had continued to rise.

Following a period of discussion, it was agreed:

That the contract be awarded to J. Kennedy & Co. (Contractors) Ltd. for a total contract price of £914,168.00.

6.6 Request for Assistance - Garvagh Clydesdale and Vintage Vehicle Club

Members noted that the Garvagh Clydesdale and Vintage Vehicle Club Annual Show would be held on 6th September, 2008.

It was proposed by Councillor Cole, seconded by Councillor Mrs. Church and agreed:

That Council contribute £1,300 to the Garvagh Clydesdale and Vintage Vehicle Club.

7.0 THE COLERAINE-ZOMBA CONNECTION

Consideration was given to the report of the Head of Administrative Services (previously supplied) and it was agreed:

That Mr. Alex Mdooko, Chief Executive of Zomba City Assembly, be invited on a working visit to Coleraine and that the administrative grant of £980 received by Council from the scholarship for Mr. Fred Nankuyu, be used to cover his travel costs.

8.0 FREEDOM OF THE BOROUGH CEREMONIES

Consideration was given to the report of the Acting Town Clerk and Chief Executive on Freedom of the Borough Ceremonies (previously supplied).

An extended period of discussion ensued during which members expressed concern at the proposed frequency of ceremonies and requested more information from proposers on the relative merits of the organisations being considered.

It was then proposed by Councillor Mrs. Church and seconded by Councillor King:

That Council commence with the Territorial Army on 25th October, 2008 and subsequently consider the other applications on an individual basis.

An amendment proposed by Councillor Fitzpatrick failed to find a seconder. The motion was, therefore, agreed.

9.0 THE REGIMENTAL ASSOCIATION OF THE ULSTER DEFENCE REGIMENT - LETTER DATED 11TH AUGUST, 2008

Read letter requesting Council's support for a 'Home-Coming Parade' for the Irish

Regiments returning from service in Iraq and Afghanistan.

It was proposed by Councillor Fitzpatrick, seconded by Alderman Mrs. Black and agreed:

That Council support the Parade.

10.0 CONSUMER COUNCIL - PUBLIC MEETINGS - 27TH/28TH AUGUST, 2008

Read letter inviting members to public meetings being held to address how the cost of living has been affecting consumers and how they are coping.

Any member interested in attending a meeting was asked to contact the Administrative Officer.

11.0 KERRY LIFE EDUCATION LTD. - CONFERENCE - GETTING A GRIP 2008 - 2ND/3RD OCTOBER, 2008

Read invitation from Kerry Life Education Ltd. to the 5th Irish Conference on Substance and Alcohol misuse at the Malton Hotel, Killarney, Co. Kerry.

Any member interested in attending was asked to contact the Administrative Officer.

12.0 REVENUE ACCOUNT QUERIES

The Acting Chief Executive responded to several queries raised by a member in relation to the revenue account.

13.0 DOCUMENTS FOR SEALING

Resolved:

That the following documents be sealed:

- | | | |
|----|---|---|
| 1. | (a) <u>Conveyance/Transfer Lease (With Release) and (Grant of Rights)</u> | Coleraine Borough Council with
Fletchers' Bistro Ltd.
55° North, Portrush |
| | (b) <u>Lease – (Patio Area)</u> | |
| 2. | <u>Contract</u> | EPS Environmental Ltd.
Leachate Treatment System at
Craigahulliar Landfill Site |
| 3. | <u>Cemetery Titles</u> | Grant of Right of Burial – Deeds Register Nos.
3440-3454 (inclusive): |
| | | Agherton 2 |
| | | Ballywillan 4 |
| | | Coleraine 5 |
| | | Kilrea 1 |
| | | Portstewart 3 |

Agherton	-
Ballywillan	-
Coleraine	-
Portstewart	1

PLANNING COMMITTEE

26th August 2008.

Present: Councillor W. A. King in the Chair
The Mayor, Councillor D. D. Barbour
The Deputy Mayor, Alderman W. T. Creelman

Aldermen

E. T. Black (Mrs.)	D. McClarty
M. T. Hickey (Mrs.)	W. J. McClure
(Items 1.0 – 2.1 and 2.24 – 5.1)	(Items 1.0 – 2.38)

Councillors

C. S. Alexander (Ms.)	J. J. Dallat
J. M. Bradley	T. J. Deans
(Items 2.2 – 5.1)	B. Fitzpatrick
O. M. Church (Mrs.)	S. Gilkinson
A. S. Cole	R. A. McPherson

Also in

Attendance: Representatives from the Planning Service –
Mr. P. Duffy and Mr. G. McClelland

Officers in

Attendance: Acting Town Clerk and Chief Executive, Administrative
Officer, Head of Development Services (Items 1.0 – 2.23)
and Administrative Assistant

Apologies:

Councillors Mrs. Fielding, Hillis, Mrs. Johnston, Leonard,
McLaughlin and McQuillan

1.0 WELCOME

The Chairman welcomed everyone present to the Meeting including visitors in the public gallery.

2.0 PLANNING APPLICATIONS

A list of one hundred and thirty-five applications was presented for consideration (previously supplied).

Applications Deferred from Previous Meeting

2.1	<u>Application No. D1</u> <u>C/2005/0208/F</u> <u>Waste transfer and materials</u> <u>recovery facility at Craigmores</u> <u>landfill site, Craigmores Road,</u> <u>Ringsend, Garvagh for Craigmores</u> <u>Landfill and Recycling</u>	The opinion of the Planning Service was to approve both applications. Following discussion it was proposed by Councillor Ms. Alexander, seconded by Councillor Deans and agreed:
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- Application No. D2
C/2005/1379/F
Closure of landfill permitted under planning permission C/383/76 at Craigmore Landfill Site, Craigmore Road, Ringsend for P. Laverty
- That Council seek legal advice regarding the possibility of challenging Planning Service's approval of these applications.
- Mr. Duffy agreed to hold the applications until the September Planning Meeting as a reply from the Minister for the Environment was still awaited.
- 2.2 Application No. D3
C/2006/1033/F
Demolition of 2 no. dwellings to provide 4 no. semi-detached dwellings with associated landscaping and car parking at 6-8 Bushfoot Road, Portballintrae for Mr. S. Sweeney
- The opinion of the Planning Service was to approve.
- Following discussion it was proposed by Councillor Ms. Alexander and seconded by Councillor Cole:
- That Council write to the Chief Executive of the Planning Service requesting that the process used for this application be investigated.
- 2.3 Application No. D4
C/2007/0195/F
Proposed re-development of Nos. 62-64 Eglinton Street, Portrush to provide 13 no. apartments for residential purposes at 62-64 Eglinton Street, Portrush for Mr. G. Gordon
- The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.
- 2.4 Application No. D5
C/2007/0314/F
Demolition of vacant former office building and replace with industrial unit at Nos. 1 and 3 Letterloan Road, Coleraine for G.M.D.A.
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 2.5 Application No. D6
C/2007/0497/O
Site for 2 no. one and a half storey dwellings at 18 Mayboy Road, Boleran, Garvagh for Mr. Clarke
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- 2.6 Application No. D7
C/2007/0677/F
Removal of existing shop front and insertion of replacement shop front at 23 Main Street, Portrush for Mrs. P. Niblock
- The opinion of the Planning Service was to approve both applications.
- It was agreed that both applications be approved.
- Application No. D8
C/2007/0726/LB
Removal of existing shop front and

- insertion of replacement shop front at 23 Main Street, Portrush for Mrs. Niblock
- 2.7 Application No. D9
C/2007/0891/F
Existing dwelling to be demolished and 3 no. dwellings erected comprising of 1 no. detached and 2 no. semi-detached dwellings at 29 Hopefield Avenue, Portrush for Mr. B. Thompson
- 2.8 Application No. D10
C/2007/0911/O
Replacement dwelling including the retention of existing dwelling and its incorporation into the new development scheme adjacent to 71 Newbridge Road, Coleraine for Mr. M. Magill
- 2.9 Application No. D11
C/2007/0925/F
Proposed change of access position to that previously approved within application C/2006/1026/RM for residential purposes at Drumagarner Road opposite to Drumard Road junction Kilrea for Mr. J. O’Kane
- 2.10 Application No. D12
C/2007/0962/O
Relocation of existing dwelling to adjacent side garden adjacent to 25 Islandtasserty Road, Portrush for Mr. A. Owen
- 2.11 Application No. D13
C/2007/0968/F
Construction of new dwelling with associated car parking to the rear of 25 Kerr Street, Portrush for Mr. and Mrs. D. Turnbull
- 2.12 Application No. D14
C/2007/0986/F
Proposed demolition of 2 no. dwellings and erection of 2 no. buildings comprising 12 no. apartments at 20 and 22 Church Street, Kilrea for Messrs. G. & B. McCloskey
- 2.13 Application No. D15
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be refused.
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be refused.
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be removed from the schedule in order to facilitate review under Planning Policy Statement 14.
- The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.
- The opinion of the Planning Service was

- C/2007/0998/F
New detached dwelling house and garden store with private driveway to include alteration of existing access and private driveway to 14 Copeland Park, Coleraine (existing driveway to be retained) for Spacecraft Property Ltd.
- 2.14 Application No. D16
C/2007/1016/F
Demolition of 2 no. detached dwellings to be replaced by 2 no. detached dwellings and 3 no. townhouses with provision for 8 car parking spaces associated landscaping and amenity spaces at 61-63 Coleraine Road, Tullaghmurry East, Portstewart for D. McAlary and K. Strathern
- 2.15 Application No. D17
C/2007/1041/F
Demolition of existing dwelling and detached garage and construction of 2 no. semi-detached dwellings at 63 Station Road, Portstewart for Mr. W. Crymble
- 2.16 Application No. D18
C/2007/1060/F
Detached dwelling with associated car parking and landscaping to include relocation of existing footpath adjacent to 1 Ailsa Terrace, Portrush for Seaport (NI) Ltd.
- 2.17 Application No. D19
C/2008/0006/F
Demolition of the existing building on site and the construction of a pair of semi-detached dwellings at 45 Station Road, Portstewart for Y Estates
- 2.18 Application No. D20
C/2008/0078/F
Retrospective application for change of use from a retail unit to an insurance office at No. 26 The Diamond, Coleraine for Axa Insurance
- to refuse.
- It was agreed that the application be refused.
- The opinion of the Planning Service was to refuse.
- Following discussion it was agreed that the application be held for two weeks to facilitate withdrawal.
- If the application was not withdrawn it would be refused.
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be refused.
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be refused.
- The opinion of the Planning Service was to refuse.
- It was agreed that the application be held for two weeks to facilitate further discussions with the applicant.
- The opinion of the Planning Service was to approve.
- It was proposed by Councillor Bradley and seconded by Councillor Ms. Alexander:
- That the application be refused.

On being put to the Meeting the proposal

was carried, twelve members voting in favour and no one voting against.

- 2.19 Application No. D21
C/2008/0182/F
One and a half storey dwelling
house with detached adjacent
garage within landscaped site
(shared access with adjacent land-
owner) 140m north of 25 Shinney
Road, Ringsend, Coleraine for
S. Harkin

The opinion of the Planning Service was to approve.

It was agreed that the application be approved.

New Applications

- 2.20 Application No. 3
C/2007/0484/F
Retrospective planning for access
laneway to No. 86 Dunboe Road,
Macosquin for Mr. and Mrs. A.
McGarvey

The opinion of the Planning Service was to approve.

It was proposed by Councillor Cole, 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.

- 2.21 Application No. 6
C/2007/0547/F
Redevelopment of land at 81 and
83 Mountsandel Road and 16
Knocksandel Drive, Coleraine, to
include 2 no. semi-detached (2
storey), 3 no. townhouses (2
storey) and 10 no. apartments,
total 15 units for Dinsmore
Properties

The opinion of the Planning Service was to refuse.

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

That the application be refused.

- 2.22 Application No. 7
C/2007/0675/F
Replacement two storey dwelling
at 6 Strandmore, Portrush for
Mr. J. Craig

The opinion of the Planning Service was to approve.

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.

- 2.23 Application No. 8

The opinion of the Planning Service was

C/2007/0692/F
Demolition of existing two storey dwelling, double garage and flat and replacement with 11 no. terraced homes with associated underground parking (for resident use only) at West Strand House, Castle Erin Road, Portrush for Carney Investments

to refuse.

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

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 Councillor Gilkinson and seconded by Alderman McClure:

That Council support the refusal.

The Acting Town Clerk and Chief Executive reminded members of a former decision of Committee regarding development at this location.

On being put to the Meeting the amendment was lost, five members voting in favour and nine members voting against.

The substantive motion was then put to the Meeting and was carried, ten members voting in favour and four members voting against.

2.24

Application No. 10
C/2007/0751/F
Demolition of existing buildings and erection of five storey building with a single sixth floor apartment, with 2 no. retail units, ground floor parking and a total of 32 no. apartments, to include 24 no. sheltered housing units (amended proposal) at 4 and 6 Harbour Road and 3a, 3b and 3c The Promenade, Portstewart for Amalgam Properties Ltd.

The opinion of the Planning Service was to approve.

It was proposed by Councillor Fitzpatrick and seconded by Councillor Ms. Alexander:

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 McClarty:

That Council support the approval.

- On being put to the Meeting the amendment was carried, nine members voting in favour and four members voting against.
- 2.25 Application No. 13
C/2007/0803/RM
Residential development of 12 no. apartments and associated car parking and amenity space at 22 and 24 Cambridge Park, Coleraine for C. & C. Contractors
- The opinion of the Planning Service was to approve.
- It was proposed by Councillor Bradley and seconded by Councillor Gilkinson:
- 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.
- On being put to the Meeting the proposal was carried, six members voting in favour and one member voting against.
- 2.26 Application No. 19
C/2007/1001/O
Site clearance and construction of apartments, terraced, semi-detached and detached dwelling units with associated roads, ancillary infrastructure and landscaping at the junction of Gateside Road and Cloyfin Road, Coleraine for Messrs. G. and N. Henry
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman McClure, 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.
- 2.27 Application No. 20
C/2007/1010/F
Demolition of existing two storey dwelling and associated out-buildings. Construction of new 76 no. apartments in 5 building blocks of three and three and a half storeys in height with associated car parking at The Elms, 1 Atlantic Road, Coleraine for Mr. B. Mullan
- The opinion of the Planning Service was to refuse.
- Consideration was given to e-mail dated 8th November, 2007 from Pearl Wishart (objector) (previously supplied). The application had now been withdrawn.
- 2.28 Application No. 25
C/2007/1135/F
Demolition of existing dwelling and construction of 3 no. townhouses and 2 no. semi-detached dwellings at 2 Cherry Park, Castleroe, Coleraine for Lexx Developments
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by Alderman Mrs. Hickey 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.
- 2.29 Application No. 26
C/2007/1154/F
Partial demolition of existing buildings and construction of a mixed use development to include retail, office and residential use (115 apartments) with associated car parking and general site works on lands bounded by Queen Street, The Diamond, Park Street, North Rampart Street, Millburn Road and Circular Road, Coleraine for Fermac Properties Ltd.
- The opinion of the Planning Service was to approve.
- Consideration was given to letter of objection dated 21st August, 2008 from Carson McDowell, on behalf of Tesco Stores (previously supplied) and letter dated 22nd August, 2008 from Davidson Cockcroft, on behalf of Tesco Stores (circulated to each member).
- Following discussion it was agreed that the application be approved.
- With regard to the correspondence on behalf of Tesco Stores members requested that the outstanding matters relating to their application be resolved as soon as possible.
- 2.30 Application No. 34
C/2007/1214/F
Proposed replacement dwelling and detached garage for residential purposes at 188 Coleraine Road, Portstewart for Mr. and Mrs. D. Black
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McPherson, 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.
- 2.31 Application No. 37
C/2008/0061/F
Redevelopment of site to provide 6 no. one bed apartments and eleven no. two bed apartments at 41 Mountsandel Road, Coleraine for Mr. Warke
- The opinion of the Planning Service was to refuse.
- It was proposed by the Mayor and seconded by Alderman McClure:
- 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

Councillor Deans and seconded by
Councillor Bradley:

That Council support the
refusal.

On being put to the Meeting the
amendment was lost, six members voting
in favour and seven members voting
against.

An office meeting would, therefore, take
place.

The opinion of the Planning Service was
to refuse.

It was proposed by Councillor Mrs.
Church and seconded by Alderman
McClure:

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.

Mr. Duffy advised members that a
meeting with the applicant and the agent
had taken place on 12th August, 2008.
Due to this meeting having taken place it
was agreed:

That the application be
deferred for one month
to facilitate the submission
of additional information.

Councillor Mrs. Church withdrew her
proposal.

2.32 Application No. 40
C/2008/0081/F
Demolition of existing building and
erection of new building to provide
3 no. self-contained apartments at
20 Kerr Street, Portrush for Mr.
and Mrs. R. & J. Young

2.33 Application No. 44
C/2008/0125/F
Demolition of existing buildings
and erection of 5 no. one bed
apartments and 10 no. two bed
apartments with associated car
parking at 1, 3 and 5 Portrush
Road, Coleraine for J. J. Butcher

The opinion of the Planning Service was
to refuse.

It was proposed by Councillor Deans and
seconded by Alderman McClure:

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 Councillor Ms. Alexander and seconded by Councillor Bradley:

That Council support the refusal.

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

2.34 Application No. 45
C/2008/0140/F
Erection of 6 no. units (3 no. one bed apartments and 3 no. two bed maisonettes) with 9 no. car parking spaces at 35 Screen Road, Coleraine for Straidvalley Developments Ltd.

The opinion of the Planning Service was to refuse.

The application had now been withdrawn.

2.35 Application No. 46
C/2008/0144/F
Erection of 8 no. two storey terraced dwellings, 8 no. apartments, (3 no. two-storey blocks) and roadway for private streets determination at Nos. 61, 63, 65 and 67 Castleroe Road, Coleraine for Salmon Leap Developments

The opinion of the Planning Service was to refuse.

It was proposed by Councillor Dallat and seconded by Councillor Ms. Alexander:

That Council support the refusal.

As an amendment it was proposed by Alderman McClarty and seconded by Alderman McClure:

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.

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

The refusal was, therefore, supported.

2.36 Application No. 50
C/2008/0216/F
Proposed replacement dwelling house with attached garage 100m south west of No. 3 Magheramore Road, Garvagh for E. Mullan

The opinion of the Planning Service was to refuse.

It was proposed by Councillor Dallat, seconded by Councillor Ms. Alexander 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.
- 2.37 Application No. 54
C/2008/0257/F
Housing development comprising of 139 units (consisting of 18 no. apartments three storey, 20 no. townhouses two storey, 25 no. townhouses two and a half storey, 28 no. semi detached dwellings two storey and 48 no. apartments three storey) adjacent to the rear of 1 Atlantic Road, Coleraine for Mr. G. Mullan
- The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.
- 2.38 Application No. 58
C/2008/0288/F
Demolition of existing one and a half storey dwelling with construction of 2 no. one and a half storey dwellings (1 no. replacement) with associated car parking and private amenity at 4 Ashfield Drive, Portstewart for M. A. M. Developments
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Cole and seconded by Alderman McClarty:
- 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 Councillor Bradley and seconded by Councillor Ms. Alexander:
- That Council support the refusal.
- On being put to the Meeting the amendment was carried, seven members voting in favour and six members voting against.
- 2.39 Application No. 61
C/2008/0331/F
Proposed detached dwelling to rear of 48 Union Street, Coleraine for Kimham Ltd.
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Deans and seconded by Councillor Fitzpatrick:
- 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 Councillor Dallat and seconded by Councillor Ms. Alexander:

That Council support the refusal.

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

- 2.40 Application No. 63
C/2008/0339/O
Proposed site for a replacement dwelling (detached bungalow) to replace original dwelling (abandoned) 70m east of junction of Limavady Road and Boleran Road, Garvagh for Mr. E. Brolly
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by Alderman Mrs. Hickey 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.
- 2.41 Application No. 76
C/2008/0435/F
Replacement dwelling at 9 Portrush Road, Portstewart for Mr. T. Alderdice
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Deans, seconded by Alderman Creelman 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.
- 2.42 Application No. 96
C/2008/0471/O
Proposed new site for dwelling approximately 31m south west from 115 Grove Road, Garvagh for Mr. T. Dallat
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Mrs. Church, 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.

- 2.43 Application No. 97
C/2008/0472/F
One and a half storey side extension to provide three bedrooms, family room and bathroom and detached single storey playroom, utility and store to rear of 30 Seahaven Drive, Portstewart for Mrs. and Mrs. D. Roantree
- The opinion of the Planning Service was to refuse.
- It was proposed by Alderman Mrs. Hickey, 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.

3.0 PLANNING APPLICATION NO. E/2007/0152/F - REPLACEMENT PIPELINE AT THE OLD BUSHMILLS DISTILLERY

Mr. Duffy reported that an office meeting had taken place and all planning and environmental issues had been addressed.

It was agreed that the application be approved.

4.0 OFFICE MEETINGS

It was noted that the office meetings would be held on Friday, 12th September, 2008.

5.0 PLANNING ISSUES RAISED BY MEMBERS

- 5.1 Application No. 17
C/2007/0936/F
6 no. apartments comprising of 5 no. single storey apartments and 1 no. two storey penthouse apartment at 27 and 28 Kerr Street, Portrush for Cromore Builders
- Councillor Ms. Alexander had requested that the files for these applications be brought to the Meeting.
- Mr. Duffy displayed the plans and answered queries.

Application No. 23
C/2007/1049/F
Non illuminated fascia sign at 28 The Diamond, Coleraine for Bargain Books

- 5.2 Applicants/Agents - Contact Details
- Reference was again made to the difficulties encountered by members when trying to contact applicants or agents.

LEISURE AND ENVIRONMENT COMMITTEE

2nd September, 2008.

Present: Councillor T. J. Deans, in the Chair
The Mayor, Councillor D. D. Barbour
The Deputy Mayor, Alderman W. T. Creelman

Aldermen

E. T. Black (Mrs.)
(Items 1.0 – 6.8.1)
M. T. Hickey (Mrs.)

D. McClarty
W. J. McClure

Councillors

C. S. Alexander (Ms.)
(Items 1.0 – 17.0)
J. M. Bradley
(Items 5.2 – 17.1)
O. M. Church (Mrs.)
A. S. Cole
J. J. Dallat
(Items 1.0 – 7.0)
E. P. Fielding (Mrs.)
B. Fitzpatrick

S. Gilkinson
N. F. Hillis
E. A. Johnston (Mrs.)
W. A. King
(Items 1.0 – 6.8.1)
B. Leonard
R. A. McPherson
A. McQuillan
(Items 1.0 – 6.8.1)

Officers in Attendance:

Acting Town Clerk and Chief Executive, Head of Administrative Services, Director of Environmental Health, Director of Leisure Services (Items 1.0 – 6.4), Senior Technical Officer, Principal Building Control Officer and Administrative Assistant.

1.0 WELCOME AND THANKS

The Chairman welcomed everyone to the first Leisure and Environment Committee meeting of the new session. He thanked his DUP colleagues for nominating him as Chairman and also thanked the outgoing Chairman, Councillor McPherson.

The Chairman paid tribute to Council staff, from all departments, who were involved in the summer activities and events. He encouraged Directors to thank those in their departments for the part they played in contributing to a successful summer programme.

2.0 BRITAIN IN BLOOM

A member commented that Coleraine looked well in relation to the Britain in Bloom competition.

3.0 ELECTION OF VICE-CHAIRMAN

It was proposed by Councillor Mrs. Johnston and seconded by Councillor King:

That Alderman Mrs. Black be appointed Vice-Chairman for the ensuing year.

It was then proposed by Councillor Dallat and seconded by Councillor Leonard:

That Alderman Mrs. Hickey be appointed Vice-Chairman for the ensuing year.

On being put to the meeting thirteen members voted in favour of Alderman Mrs. Black and four members voted in favour of Alderman Mrs. Hickey, therefore, Alderman Mrs. Black was duly elected Vice-Chairman for the ensuing year.

4.0 TECHNICAL SERVICES REPORT

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

Matters arising:

4.1 DRD Roads Service

4.1.1 Disabled Parking Bays

Recommended:

That Council support Road Services' proposal to provide disabled parking bays at the undernoted locations:

- adjacent to 36 Nursery Avenue, Coleraine;
- adjacent to 17 Convention Avenue, Portstewart;
- adjacent to 6/7 The Diamond, Kilrea.

4.1.2 Waiting Restriction - Portstewart

Recommended:

That Council support Roads Services' proposal to introduce a "No Waiting At Any Time" restriction at Strand Road, south side from Burnside Road, Strand Road junction, for a distance of approximately 66m in a westerly direction.

4.2 Entertainment Licence

4.2.1 Castle Bar 19 Waterside Coleraine

An application for a grant of an Entertainment Licence had been received from Mr. P. McCann, c/o 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 an Entertainment Licence be granted subject to no objections being

received within the statutory period of 28 days and subject to compliance with any recommendations made by Council's Licensing Department with special condition, all door supervisors employed within the licensed premises must be registered with a scheme recognised by Coleraine Borough Council.

4.3 For Information

4.3.1 Building Control - Approvals

Members noted that approval had been granted for 95 applications.

4.3.2 Street Trading – Stationary Trading

Members noted that the stationary street trading pitch at Loughanhill Industrial Estate had become available due to the retirement of the previous licensee.

Following requests made to Council to re-allocate the site to traders, the Street Trading Committee recommended that the site be made available to traders via a public advertisement in line with the new Street Trading Policies.

Members also noted that the Street Trading Committee had agreed to amend paragraph 5.5 of the existing Stationary Street Trading Licence Policy in order to facilitate trading in potatoes/strawberries or general farm produce at appropriate stationary sites.

Recommended:

That Council approve these changes.

4.3.3 Refuse Collection Service

Members noted that in order to comply with Health and Safety requirements it had been necessary to remove the steps from the back of refuse lorries.

The removal of the steps could have an impact on the times taken to complete the routes. The service is being monitored and members would be kept informed of developments within the refuse collection section.

The Acting Town Clerk & Chief Executive answered members' various questions on this topic.

4.3.4 Recycling Tenders - Query

Members noted information on this topic, as detailed in the report.

In response to a member's query, the Acting Town Clerk and Chief Executive confirmed that the NWRWMG contract extensions were at the

Group's discretion.

5.0 LEISURE SERVICES REPORT

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

Matters arising:

5.1 Crescent Playing Fields – Select List

Twelve applications were received in response to a public advertisement seeking Contractors to be placed on a select list for the provision of a third generation synthetic playing pitch at The Crescent, Coleraine.

Recommended:

That the undernoted Contractors be placed on the select list:

- Crawford Contracts Ltd.
- Whitemountain Quarries Ltd.
- Fox Contracts
- McAvoy Construction LLP
- W & H Alexander Civil Engineering Ltd.
- Clive Richardson
- Tony Patterson Sportsgrounds Ltd.
- Blakedown Sport and Play Ltd.

5.2 Anderson Park, Coleraine - CCTV

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

Following discussion it was proposed by Councillor McQuillan, seconded by Councillor Dallat:

That Council purchase a CCTV camera to specifically cover Anderson Park.

On being put to the meeting, the proposal was carried by seventeen votes to none.

Members noted that the camera, which would cost approximately £5,000, would broadcast into the staffed centre monitoring station at no additional charge and would also cover the parkland at the rear of the Northern Regional College.

5.3 Causeway Museum Service

5.3.1 Donations to Coleraine Museum Collection

Members noted that Lady Hezlet had donated uniforms, photographs, letters and other material to the Coleraine Museum Service.

Members also noted that Owen 'Oscar' Mitchell had donated a Carey and Thompson Illuminated address book and a Deputy Lieutenant's hat and photographs relating to the Baxter family.

5.3.2 Exhibitions

Members were invited to a preview of the exhibition 'The Royal Airforce – 90th Anniversary' at Portrush Town Hall at 12 noon on 4th September, 2008.

Members also noted that 'Animals War', a photographic exhibition of the contribution animals made during wartime, would be open Monday 5th – Saturday, 17th September, 2008.

6.0 ENVIRONMENTAL HEALTH REPORT

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

Matters arising:

6.1 Legal Proceedings

It was agreed to discuss these proceedings "In Committee" at the end of the meeting.

6.2 Department of Health Consultation on the Future of Tobacco Control

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

Recommended:

That Council support the draft response prepared on behalf of the Northern Group of Councils.

6.3 Local Government (Miscellaneous Provisions) (NI) Order 1985 (as amended)

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

Members congratulated the Director of Environmental Health on this Code of Practice and noted that a further report would be brought to members in October for decision.

Nightsafe Code of Practice

6.4 Warmer Ways to Better Health

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

It was proposed by Councillor McQuillan, seconded by Alderman McClarty and recommended:

That Council contribute £10,000 to the Warmer Ways to Better Health Scheme for both the current year and 2009/2010 subject to the necessary contributions being made by other partner organisations.

It was also proposed by Councillor Leonard, seconded by Alderman Mrs. Hickey and recommended:

That Council contribute a further £5,000

to address fuel poverty in the current year.

Members noted that the Director of Environmental Health would explore options for this additional amount and would report back at a later meeting.

A member suggested that this scheme be highlighted in the next edition of the Council 'Link' magazine.

6.5 Investing for Health

6.6 Breastfeeding Welcome Here – Scheme

Recommended:

That Council join the Health Promotion Agency's "Breastfeeding Welcome Here" scheme for all buildings open to the public.

6.7 Health Needs Assessment Questionnaire

Members were invited to complete an online questionnaire which would assist in preparing a Council Health and Wellbeing Action Plan.

The questionnaire could be completed in Cloonavin between 5.30 p.m. – 6.30 p.m. prior to the Policy and Development Committee meeting, Council meeting in September and Leisure and Environment meeting in October. The response sheet (circulated) should be filled in and returned to the Health and Wellbeing Officer to indicate preferred availability.

6.8 For Information

6.8.1 Emergency Planning Exercise Avion

The Director of Environmental Health answered members' various questions on this exercise which was deemed successful and regarded as a model for best practice.

A member expressed the view that Councillors should have a stronger role in gaining the co-operation of the public in the event of an emergency.

A follow-up report on the exercise would be provided later in the year.

6.8.2 Draft Caravan and Mobile Homes Bill

Members noted that it was proposed to introduce legislation as a Private Member's Bill to the Assembly which would improve the legal protection afforded to caravan and mobile home owners in Northern Ireland.

7.0 CHAMBER OF COMMERCE

Members were reminded about their invitations to the Chamber of Commerce event on 11th September, 2008.

8.0 NEW CHIEF EXECUTIVE

Members noted that the Chief Executive Designate, Mr. Roger Wilson, would attend the next Policy and Development Committee meeting and the Council meeting as an observer.

9.0 CONSULTATION ON CHILDREN'S SERVICES PLAN 2008-2011

The Draft Regional Children's Services Plan had been received by email from the Northern Health and Social Services Board. Members wishing to view the plan were asked to contact the Head of Administrative Services or the Administrative Officer. Responses to the Plan are required by 23rd September, 2008.

10.0 ENTERPRISE PARADE, PORTSTEWART

A member requested that Council investigate trees which require pruning at Enterprise Parade, Portstewart.

11.0 TRADING RIGHTS

A member raised concern about the inconsistency between trading controls at Council events and events which were franchised out. The Director of Leisure Services informed members that he would bring a policy to Council concerning events in the near future.

12.0 SEASONAL LIGHTING - PORTRUSH AND PORTSTEWART

Several members requested that the seasonal lighting in Portrush and Portstewart be renewed. The Acting Town Clerk and Chief Executive would investigate and discuss with the relevant members.

13.0 DHU VARREN PARK, PORTRUSH

A member requested that Council contact the NI Environment Agency in relation to fly-tipping at Dhu Varren Park, Portrush. The Acting Town Clerk and Chief Executive would contact the NI Environment Agency.

14.0 CLARAGH HILL, KILREA

A member requested an update on refuse collection problems at Claragh Hill, Kilrea due to the construction of a new traffic island. The Acting Town Clerk and Chief Executive would investigate the matter.

15.0 PUBLIC TOILETS - PORTSTEWART

Several members raised concern about the early closing time and cleanliness of public toilets in Portstewart. The Acting Town Clerk and Chief Executive advised that because of costs and security, it was policy to close the toilets at 9.00 p.m. He also informed members that cleaning was done on a regular basis. The Acting Town Clerk and Chief Executive would investigate the matter.

16.0 CARRICK DHU CARAVAN PARK

A member reported complaints about starlings at the Caravan Park. The Director of Leisure Services confirmed that the problem was being addressed.

PLANNING COMMITTEE

9th September, 2008.

Present: Councillor W. A. King in the Chair
The Mayor, Councillor D. D. Barbour
The Deputy Mayor, Alderman W. T. Creelman

Aldermen

E. T. Black (Mrs.)
(Items 2.12 – 5.0)
M. T. Hickey (Mrs.)

D. McClarty
W. J. McClure

Councillors

C. S. Alexander (Ms.)
J. M. Bradley
(Items 2.10 – 5.0)
O. M. Church (Mrs.)
J. J. Dallat
T. J. Deans
(Items 2.10 – 4.2)
E. P. Fielding (Mrs.)

B. Fitzpatrick
S. Gilkinson
N. F. Hillis
(Items 2.3 – 5.0)
B. Leonard
R. A. McPherson
A. McQuillan
(Items 2.10 – 5.0)

Also in Attendance: Representatives from the Planning Service –
Mr. P. Duffy and Mr. R. McGrath

Officers in Attendance: Administrative Officer, Principal Environmental Health
Officer and Administrative Assistant

Apologies: Councillors Cole, Mrs. Johnston and McLaughlin

1.0 WELCOME

The Chairman welcomed everyone present to the Meeting.

2.0 PLANNING APPLICATIONS

A list of eighty-three applications was presented for consideration (previously supplied).

Applications Deferred from Previous Meeting

- 2.1 Application No. D1
C/2006/0553/F
New roof to form bedroom/en-
suite in roofspace to 4 no.
apartments and internal works to
provide staircase to roofspace
and external works to block to
provide balconies and change
- The opinion of the Planning Service was to approve.
- It was agreed that the application be approved.

external appearance at Nos. 21, 22, 23 and 24 Strand Court, Strand Road, Coleraine for Strand Court Management Committee

- | | | |
|-----|--|--|
| 2.2 | <u>Application No. D2
C/2006/1156/F
Retention of access lane and hard standing as access to land for agricultural use in light of DRD approval Ref. RO/20/04/C adjacent to 51 Curragh Road, Ballymoney for Glencroft</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be approved. |
| 2.3 | <u>Application No. D3
C/2006/1174/F
Proposed 5 no. dwellings 70m north east of 24 Glen Road, Glenullin, Garvagh for J.I.M. Developments</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be approved. |
| 2.4 | <u>Application No. D4
C/2007/0524/O
Proposed redevelopment of site to provide 6 no. apartments with two and a half storey block and 1 no. two storey dwelling at 160 Main Street, Garvagh for Mr. and Mrs. Mullan</u> | The opinion of the Planning Service was to refuse.

The application had now been withdrawn. |
| 2.5 | <u>Application No. D5
C/2007/1068/F
Proposed 2 no. semi-detached dwellings and associated parking at 9 York Avenue, Portstewart for York Developments</u> | The opinion of the Planning Service was to refuse.

The application had now been withdrawn. |
| 2.6 | <u>Application No. D6
C/2008/0171/F
Proposed stables, exercise area and tack store for domestic use at 40 Isle Road, Coleraine for Ms. K. Houston</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be approved. |
| 2.7 | <u>Application No. D7
C/2008/0189/O
Site for one and a half storey farm retirement dwelling adjacent to 54 Coolnasillagh Road, Garvagh for Mrs. J. Mullan</u> | The opinion of the Planning Service was to approve.

It was agreed that the application be approved. |
| 2.8 | <u>Application No. D8
C/2008/0193/F
Proposed flat and garage to rear</u> | The opinion of the Planning Service was to refuse. |

yard of 35 Princess Street,
Portrush for Mr. K. Devlin

It was agreed that the application be refused.

- 2.9 Application No. D9
C/2008/0302/F
Change of use – computer room
to hairdressing salon at
11 Clintonville Gardens, Garvagh
for Miss C. Mullan

The opinion of the Planning Service was to approve.

It was agreed that the application be approved.

New Applications

- 2.10 Application No. 2
C/2006/0682/F
Demolition of existing buildings to
create site for residential
development comprising 34 no.
apartments at Nos. 2, 4 and 6
Bath Road, Portrush for
PRH Construction

The opinion of the Planning Service was to approve.

Following discussion it was proposed by Councillor Ms. Alexander, seconded by Alderman Mrs. Hickey and unanimously 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.

- 2.11 Application No. 5
C/2006/1144/F
Restoration of ice house,
improvement of salmon cottage
and redevelopment of adjoining
outbuildings into three new
dwellings at 50 Beach Road,
Portballintrae for Mr. S. Sweeney

The opinion of the Planning Service was to approve.

Following discussion it was proposed by Councillor Ms. Alexander and seconded by Councillor Hillis:

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.

On being put to the Meeting the proposal was carried, eight members voting in favour and six members voting against.

- 2.12 Application No. 13
C/2007/0876/F
New residential development with
associated landscaping and
carparking at 59 Strand Road,
Portstewart for Sunny Centre Ltd.

The opinion of the Planning Service was to approve.

Alderman Mrs. Hickey referred to the type of development proposed. Mr. Duffy agreed to investigate and if the proposal was for a multiple residential development he would defer the application.

- 2.13 Application No. 18
C/2007/1111/F
Amendment to approval ref.
C/2004/0723/F to provide 15 no.
apartments with associated
carparking and amendments to
elevation treatment in lieu of
licensed restaurant and 13 no.
apartments at 18-23 Portmore
Road, Portstewart for
PRH Construction
- The opinion of the Planning Service was to approve.
- Consideration was given to letter of objection dated 3rd September, 2008 from Mr. B. Boston (previously supplied).
- It was proposed by Councillor Fitzpatrick, seconded by Councillor Ms. Alexander 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.
- 2.14 Application No. 20
C/2008/0045/F
Construction of one and a half
storey dwelling house and re-use
of existing outbuilding to be
refurbished in its original location
to be used as a garage at
126 Carrowreagh Road, Garvagh
for Mr. D. Penny
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McQuillan, seconded by Alderman McClarty 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.
- 2.15 Application No. 21
C/2008/0106/F
Residential redevelopment as five
dwellings (including replacement)
at 8 Main Street, Garvagh for
Slaughtaverty Developments Ltd.
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McQuillan and seconded by Councillor Gilkinson:
- That Council support the refusal.
- As an amendment it was proposed by Councillor Dallat and seconded by Alderman Mrs. Hickey:
- 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.
- On being put to the Meeting the amendment was lost, six members voting

in favour and seven members voting against.

The application would, therefore, be refused.

2.16 Application No. 23
C/2008/0221/F
Proposed redevelopment to
provide 3 no. detached dwellings
with associated car parking and
private amenity at 5 and 7
Seaview Drive North, Portstewart
for Shantie & Co. Ltd.

The opinion of the Planning Service was to refuse.

Consideration was given to letter dated 5th September, 2008 from Studiorogers (circulated to each member).

It was proposed by Alderman McClure, 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. 29
C/2008/0352/F
20m high Francis & Lewis
monopole with 3 radio antennae
at centre height 18.7m, 2 by 600
mm dia. dishes, 3g radio
equipment cabinet and 2g
equipment cabinets, 1m cabinet
all within compound comprising of
1.8m high palisade fencing and
1m wide access gate at Coleraine
WWTW, Cairn Road, Coleraine
for O2 UK Ltd.

The opinion of the Planning Service was to approve.

Alderman McClarty declared an interest as a member of the Board of Governors of the DH Christie Memorial Primary School.

The Mayor declared an interest as a member of the Board of Governors of Coleraine College and Killowen Primary School.

Consideration was given to letters of objection dated 25th and 30th May, 2008 from Mrs. Angela Doherty.

Following discussion it was proposed by Councillor Bradley, seconded by Alderman McClarty 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 also agreed:

That Council write to

Northern Ireland Water
expressing concern
regarding accommodating
the mast on their property.

- 2.18 Application No. 32
C/2008/0362/F
Omission of condition 11 on
previous planning approval
(C/2005/0779/F) to remove the
need for a management company
with all maintenance and
management to be carried out by
the future residents as no public
communal space will exist
following this revision adjacent to
No. 47 Lisnagrot Road, Kilrea for
Mr. J. G. Bradley
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor Dallat, seconded by Alderman Mrs. Hickey 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. 47
C/2008/0501/O
Proposed redevelopment of site
to provide 5 no. terraced
dwellingings and 3 no. apartments at
Clintonville Gardens, Garvagh –
adjacent to and north of Kathleen
Thompson Fold Housing
Association for Messrs. R. Watt &
Sons
- The opinion of the Planning Service was to refuse.
- It was proposed by Councillor McQuillan, seconded by Councillor Mrs. Church and agreed:
- That the application be deferred for one month to facilitate an office meeting on the grounds that all material planning considerations had not been assessed.
- 2.20 Application No. 49
C/2008/0505/F
Alteration to 9 no. previously
approved apartments and
construction of 4 no. additional
apartments and communal fitness
suite at 10-16 Lower Captain
Street, Coleraine for Oriental
Developments Ltd.
- The opinion of the Planning Service was to refuse.
- The application had now been withdrawn.

3.0 OFFICE MEETINGS

It was noted that the office meetings would be held on Friday, 10th October, 2008.

4.0 PLANNING ISSUES RAISED BY MEMBERS

- 4.1 Edgewater Hotel Site, Portstewart Reference was made to the height of the development on the Edgewater Hotel site.

Mr. McGrath advised that Planning Service had received a complaint that an extra floor had been added and that this was under investigation by the Enforcement Section.

Concern was expressed at the implications of this breach for the adjoining Strand Hotel site and, accordingly, it was proposed by Alderman Mrs. Hickey, seconded by Councillor Dallat and agreed:

That representatives from the Enforcement Section be requested to attend a future meeting of Committee.

The Administrative Officer would write to the Divisional Planning Manager.

4.2 Strand Hotel Site, Portstewart

Reference was made to the Strand Hotel site.

Reported that the current application would go through the normal process.

4.3 Development – Drumslade, Portstewart

Reference was made to another building being erected at this location.

The matter would be investigated by the Enforcement Section.

**5.0 C/2005/0208/F AND C/2005/1379/F
CRAIGMORE LANDFILL SITE -
CRAIGMORE ROAD, RINGSEND, GARVAGH**

The Administrative Officer reminded members that these applications had been deferred at the August meeting pending the Minister's response to Council's request for full inquiry of the Planning Service's determination of the applications.

Members noted the response from the Minister's Acting Private Secretary dated 27th August, explaining that, in accordance with established policy, Ministers did not become involved in individual planning applications unless they gave rise to strategic policy issues and encouraging Council to engage with Planning Service on the applications in accordance with agreed consultation procedures.

After discussion, it was agreed, on the proposal of Councillor Dallat and seconded by Alderman Mrs. Hickey, to consider the options within the Judicial Review process in seeking a potential remedy.

It was further agreed that the Working Group, set up to address community concerns about waste management in the Bann District Electoral Area, be included in discussions regarding any potential legal challenge.

POLICY AND DEVELOPMENT COMMITTEE

16th September, 2008.

Present: Alderman W. J. McClure, in the Chair
The Mayor, Councillor D. D. Barbour
The Deputy Mayor, Alderman W. T. Creelman

Aldermen

E. T. Black (Mrs.) D. McClarty
M. T. Hickey (Mrs.) (Items 2.0 – 12.0)

Councillors

C. S. Alexander (Ms.) B. Fitzpatrick
(Items 1.0 – 11.0) S. Gilkinson
J. M. Bradley N. F. Hillis
O. M. Church (Mrs.) W. A. King
A. S. Cole R. A. McPherson
J. J. Dallat A. McQuillan
E. P. Fielding (Mrs.)

Officers in Attendance: Acting Town Clerk & Chief Executive, Director of Corporate Services, Head of Development Services, Head of Administrative Services, Human Resources Manager, Finance Officer and Administrative Assistant

Apology: Councillor Mrs. Johnston

Also in Attendance: Mr. Roger Wilson

1.0 WELCOME

The Chairman welcomed everyone to the meeting, with a special welcome to Mr. Roger Wilson who would be taking up the Town Clerk and Chief Executive position with Council, later in the month.

2.0 CORPORATE SERVICES REPORT

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

Matters arising:

2.1 Sickness Absence - Year ended 31st March, 2008

Mrs. A. Lennon, HR Manager, reported on sickness absence for 2007/08 and highlighted various issues viz:

- overall absence - down by 6.15% on the previous year;
- the significant proportion of stress related illness and steps being taken to reduce this;
- strategies to reduce levels of sickness absence – both short term and long term.

During a period of discussion, Mrs. Lennon answered members' queries and agreed to:

- (a) provide a breakdown of sickness absence by sector, at a future meeting;
- (b) check if any research had been done relating to stress among Councillors.

2.2 Abstract of Accounts 2007/08

Consideration was given to the Abstract of Accounts 2007/08.

During a period of discussion, the Director of Corporate Services answered members' queries on various issues including:

- (i) Loans;
- (ii) Short term investments;
- (iii) Debtors.

Members noted that claims of vacant possession for rates purposes had risen by 100% across all areas. Land and Property Services would shortly be requesting the support of councils to investigate claims of vacant house possession by council area. Additional costs incurred by councils would be reimbursed by Land and Property Services.

2.3 Budget Report – Period 4

Consideration was given to the Budget Report for Period 4 and the contents noted.

In response to members' concerns in relation to increased costs exceeding budgets, the Finance Officer confirmed that spending would be looked at across all services to assess possible cutbacks. A report would then be brought back to members.

In response to a member's query in relation to an incident at the weighbridge at Craighulliar Landfill Site, the Acting Town Clerk and Chief Executive confirmed that a report would be brought 'In Committee' to a future meeting of Committee.

2.4 National Fraud Initiative

Members noted information on this topic, as contained in the report.

2.5 Report of Chief Local Government Auditor – The Exercise by Local Government Auditors of their functions in the year to 31st March, 2008

The Director of Corporate Services presented this report to members and highlighted key issues, viz:

- (i) loans;
- (ii) update on governance arrangements;
- (iii) contributions made to other bodies.

2.6 Commencement of New Town Clerk and Chief Executive

Members noted that Mr. Roger Wilson would take up post with Council on Monday 29th September, 2008.

Recommended:

That Mr. Wilson be added as a nominated cheque signatory with effect from 29th September, 2008.

2.7 Accounts

Members noted that Accounts for July 2008 had been circulated.

2.8 Appointments

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

Leisure Services Department

Collections Access Assistant:
Miss R. Radcliffe

Part Time Clerical Officer (Ballysally):
Miss L. Dempster

Part Time Centre Attendant – Kilrea Sports Complex: Mrs. M. McKillen

Technical Services Department

Compactor Driver: Mr. C. McNeill

Corporate Services Department

Clerical Assistant: Miss E. Mitchell

Environmental Health Department

Clerical Assistant: Miss K. Shields

3.0 AUDIT COMMITTEE - MINUTES DATED 30TH JUNE, 2008 AND ASSOCIATED REPORTS

Members noted the Minutes of the Audit Committee meeting held on 30th June, 2008 and associated reports (previously supplied).

4.0 DEVELOPMENT SERVICES REPORT

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

Matters arising:

4.1 BPSA UK Pro Surf Tour, Portrush Open

The organisers of this event had again requested to use the Watersports Centre at East Strand as a base for the 2008 event in November, as in 2007.

The total budget for the event would be £15,600

and the organisers had requested that Council contribute £4,000 to this, with limited support in kind. All other monies would be generated from private sponsorships.

Recommended:

That Council contribute £4,000 and support in kind towards the BPSA UK Pro Surf Tour, Portrush Open 2008.

4.2 Food Initiative

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

Recommended:

That Council work with neighbouring councils on the preparatory work to develop a regional food initiative at a cost of £1,882.00.

4.3 For Information

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

- (i) DETI Funding – the Economic Development Officer would present a report on this topic at a future meeting.
- (ii) Rural Development Programme Update.
- (iii) North Coast Folk Festival – Portrush and Portstewart.
- (iv) Local Democracy Week – Alderman Mrs. Hickey confirmed that she would take part.

4.4 North East Cluster Peace III Update

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

5.0 LAND AND PROPERTY

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

5.1 Council's Asset Register

The Head of Administrative Services presented the first five draft maps from Council's Asset Register (previously supplied). Members were encouraged to review the maps and refer any queries or comments to Mr. Snelling.

Further maps would be provided on a monthly basis and a consolidated booklet, amended as necessary in response to points raised, would be provided to members and middle managers when the work was completed.

5.2 Requests from Roads Service

Two requests for Council's co-operation had been

received from Roads Service.

- 5.2.1 Strand Road, Coleraine Council's approval was sought for the demolition of a short length of wall at the bus stop opposite Strand Road petrol station to facilitate erection of two bus shelters in Council grounds. All costs would be paid by Roads Service.

Recommended:

That Council approve the request.

- 5.2.2 Hanover Place, Coleraine Council had been asked to make available the footpath behind the stone wall beside the boathouse at Hanover Place. This would allow development of a more continuous cycle path and footpath provision from the redevelopment of Tesco to the new bridge. Roads Service would then propose to adopt the footpath.

It was noted that the development of the footpath would necessitate the loss of one parking space, which would require discussions with the lease holders of the boathouse.

Recommended:

That Council approve the request.

Mr. Snelling would draw Roads Service's attention to the fact that this was also the site of an old cemetery.

6.0 PUBLIC AUTHORITY (REFORM) BILL

Read letter from the Committee for the OFMDFM inviting email response to the Committee Stage of this Bill.

Closing date for submission is Friday 26th September, 2008 and information on the Bill is available from the Assembly's website.

Any member interested in having sight of the Bill was asked to contact the Administrative Officer.

7.0 RURAL CHAMPION: PUBLIC PARTICIPATION EVENTS

Members noted details on the closest of a series of presentations which were being held by DARD in conjunction with the ongoing public consultation viz:

- Loughgiel Community Centre, 75 Shelton Road, Ballymena:
23rd September, 2008 – 7.15pm – 9.00pm.
- Moneymore Recreation Centre, Moneyhaw Road, Moneymore:
30th September, 2008 – 7.15pm - 9.00pm.

- Cullybackey Community Centre, Tobar Park, Cullybackey:
14th October, 2008 - 7.15pm – 9.00pm.

8.0 ECOLOGICAL FOOTPRINT CONFERENCE AND EXHIBITION 2008 - A STEP IN THE RIGHT DIRECTION FOR LOCAL GOVERNMENT

Members noted that this one day seminar would be held in Armagh City Hotel on Thursday 16th October, 2008 from 9.00am – 2.45pm.

Any member interested in attending was asked to contact the Administrative Officer.

9.0 DOCUMENTS TABLED

- (i) NILGA – Draft Response: Investing in young people: A local government perspective. Comments due by 30th September, 2008.
- (ii) OSNI - Annual Report and Accounts 2007-08.
- (iii) NISRA - Long-term International Migration Estimates for Northern Ireland (2006-7).

10.0 SOCIAL HOUSING

Reference was made to the current availability of land for social housing at a competitive price.

Recommended:

That Council write to OFMDFM to request that Minister Ritchie be given the authority to increase funding for the purchase of land for social housing through the NIHE.

11.0 INVITATION TO THE CHIEF EXECUTIVE OF NIHE

Recommended:

That Mr. Paddy McIntyre be invited to address Council on:

- (a) the points system of housing allocation and the scope for this to address family proximity;
- (b) how housing need is established in the light of the low priority given to the Borough.