

**LAND AND PROPERTY SUB-COMMITTEE MEETING  
WEDNESDAY 6 SEPTEMBER 2023**

<b>No</b>	<b>Item</b>	<b>Summary of Key Recommendations</b>
<b>1.</b>	Apologies	<b>Councillor Nicholl</b>
<b>2.</b>	Declarations of Interest	<b>Councillor C Archibald</b>
<b>3.</b>	Minutes of Previous Meeting held on 7 <sup>th</sup> June 2023	<b>Confirmed as a correct record</b>
	<b>'In Committee' (Items 4-10 inclusive)</b>	
<b>4.</b>	Requests for Use of Council Land	
<b>4.1</b>	Requests to Use Council Land	
	(i) Reference 54/23	<b>To recommend to approve and waive fee in line with the Land and Property policy</b>
	(ii) Reference 62/23	<b>To recommend to approve and waive fee in line with the Land and Property policy</b>
	(iii) Reference 138/22	<b>To recommend to approve with fee and bond payable</b>
	(iv) Reference 79/23 #443	<b>To recommend to approve with £150 fee payable</b>
	(v) Retrospective Approvals	
	Reference 59/23	<b>To recommended that no reduction in the fee is applied</b>
	Reference 163/22	<b>To recommended that an invoice is raised on a quarterly basis</b>
	Reference 67/23	<b>To recommend that no fee is charged in line with the Land and Property Policy</b>
	Reference 68/23	<b>To recommend that no fee is charged as this was a Mayoral appointment</b>
	Reference 74/23	<b>To recommend that a fee is charged in line with the Land &amp; Property Policy</b>
	Reference Ref 73/23	<b>To recommend that a fee is charged in line with the Land &amp; Property Policy</b>

	Retrospective Approvals	<b>To recommend to Note Reference 65/23, 70/23, 72/23, 77/23 and 81/23</b>
	(vi) Retrospective Approvals under 4.6 – Scheme of Delegation	<b>To recommend to Note. To recommend that, at the request of Councillor Huggins, the Director of Environmental Services agreed to provide all Elected Members with the list of approvals under the Scheme of Delegation on a monthly basis</b>
<b>5</b>	Requests for Use of Council Land	
<b>5.1</b>	Magilligan Ferry Terminal –Disposal Update	<b>To recommend that Council accepts the tendered bid submitted by Londonderry Port &amp; Harbour Commissioners, and that legal conveyancing is now commenced and completed, transferring the asset, lands, structures and all associated liabilities to LPHC, from Causeway Coast &amp; Glens Borough Council and;  Seeks approval from the Department for Communities for the sale due to the asset having a negative value and;  That the outstanding loans associated with the asset see out their original terms and on the advice of the Chief Finance Officer are not repaid on completion of the sale</b>
<b>6</b>	Leases and Licenses	
<b>6.1</b>	Portrush, Lease of Lands at Metropole Park	<b>To recommend that Council grant a lease and a ‘letter of comfort’ for a lease to CAUS for a period</b>

		<p><b>of up to 25 years subject to the Heads of Terms being agreed and subject to DfC approval. It was further recommended that Council retains a land barrier between the Community Plaza and the public highway. A map of the revised lease area is to be prepared and brought back to the L&amp;P SC along with the draft Heads of Terms for approval.</b></p>
<b>7.</b>	Requests to Purchase/Dispose of Council Land/Property	
<b>7.1</b>	Limavady, Drumaduff Landfill Site – Requisition of Lands	<p><b>To recommend that Council grant permission for Officers to progress and engage with Council’s legal representation to make an un-conditional offer to the current landowner for such lands, known as ‘Drumaduff landfill. It is further recommended to agree that if the qualified un-conditional offer is not accepted , that officers then have delegated authority to engage the ‘Vesting Order’ process in order to ensure Council can carry out its statutory obligations.</b></p>
<b>7.2</b>	Cushendall, Transfer of Ownership of Layd Church Ruins, Cushendall to the Department for Communities	<p><b>To recommend Option 1 - Consent to the transfer of ownership of the Layd Church ruins, Cushendall to the Department for Communities at nominal value, subject to Section 96 approval in accordance with Local Government Circular 21/2020 – Guidance to Councils – Disposal of Land at Less than Best Price</b></p>

7.3	Ballymoney, Queen Street, Gap Site – Progression of Disposal via Legal Conveyancing	<p><b>To recommend that Council grant approval for Officers to conduct a property disposal tender process to seek the highest market value for the said property, with bids sought from both the public, (D1), and private marketplaces simultaneously.</b></p> <p><b>To recommend that upon completion of the property marketplace tendered bid campaigns, a report item shall be brought back to the L&amp;P SC for review and consideration.</b></p>
7.4	Ballymoney, Killyrammer Community Centre- Progression of Disposal – Tender Bid returns	<p><b>To recommend that the un-conditional offer as submitted by the highest bidder is accepted and that the legal conveyancing and financial transaction processes commence and conclude accordingly</b></p>
7.5	Garvagh, Land off Coleraine Road, Gap Site – Progression of Disposal	<p><b>To recommend that Council grant approval for Officers to conduct a property disposal tender process to seek the highest market value for the said property, with bids sought from both the public, (D1), and private marketplaces simultaneously.</b></p> <p><b>To recommend that upon completion of the above property marketplace tendered bid campaigns, a report item shall be brought back to the L&amp;P SC for view and consideration.</b></p>
7.6	Rasharkin, Well and Waterways – Progression of Disposal	<p><b>To recommend that Council grant approval for officers to conduct a property disposal tender</b></p>

		<p><b>process to seek the highest market value for the said property, with bids sought from both the public, (D1), and private marketplaces simultaneously.</b></p> <p><b>To recommend that upon completion of the above property marketplace tendered bid campaigns, a report item shall be brought back to the L&amp;P SC for review and consideration.</b></p>
7.7	Ballymoney, Land at Eastermeade – Progression of Disposal	<p><b>To recommend that Council grant approval for Officers to conduct a property disposal tender process to seek the highest market value for the said property, with bids sought from both the public, (D1), and private marketplaces simultaneously;</b></p> <p><b>It was further agreed to recommend that upon completion of the above property marketplace tendered bid campaigns, a report item shall be brought back to the L&amp;P SC for review and consideration</b></p>
8.	Leases and Licences	
8.1	Leases and Licenses – Renewal of Commercial Leases - Quarterly Update	<b>To recommend to note the quarterly update presented on the renewal/review of commercial leases</b>
8.2	Dungiven, Main Street Car Park – Renewal of License Ulster Bank Ltd	<b>To recommend that Council grants approval to renew the Licence Agreement between Causeway Coast and Glens Borough Council and Ulster Bank Ltd. to permit the use of the car</b>

		<p><b>park space at 104-106 Main Street, Dungiven for the purpose of parking its mobile bank unit for a period of 2 years from 24<sup>th</sup> July 2023 to 23<sup>rd</sup> July 2025 at the rent as detailed within the report</b></p>
8.3	Ref 08/21/L – Portrush – Request to Lease Land Adjacent to Existing Car Park at Tides Restaurant	<p><b>To recommend that Council agrees to lease Council land adjacent to “The Tides Portrush” restaurant for additional car parking subject to the conditions detailed under option 4.2 of the report.</b></p> <p><b>The Heads of Terms for any lease granted will be brought to the L&amp;P SC for consideration and approval.</b></p>
8.4	Benone Bistro – Commercial Lease, Heads of Terms	<p><b>To recommend that Council agrees to the Heads of Terms and grant approval to renew the lease for Benone Bistro - Waves, commencing on 1<sup>st</sup> September 2023 for a period of 5 years, at the yearly rent as detailed within the report and further agrees to the addition of the outside seating area to the lease</b></p>
8.5	Ballymoney, Drumaheglis Caravan Park, Cafe – Commercial Lease, Heads of Terms	<p><b>To recommend that Council agrees to the Heads of Terms as detailed, and grants approval to enter into a new Commercial lease with the tenant for the Slipway Café and Unit 1, Drumaheglis Holiday Park and Marina, Ballymoney, commencing on 1<sup>st</sup> June 2023 for a period of 5 years, at the yearly as detailed within the report</b></p>
9.	Legal Issues	

9.1	Council Title and First Registration – Quarterly	<b>To recommend that Council notes the Quarterly Progress Report as at 31 August 2023 and associated Appendices</b>
9.2	Addendum – Dungiven, Main Street Off Street Car Park – Claim of Prescriptive Easements	<b>To recommend that Council accept the Developer’s claim for a prescriptive easement of a right of way and to formalise same via a formal grant of easement, Officers to finalise terms and further agrees to recommend that Council dispute any claim for a prescriptive easement for water and defend same in any subsequent litigation</b>
10.	Correspondence	
10.1	Portrush Railway Station Clock – Request that CCGB Purchase Clock	<b>To recommend that Council refuses the offer from the owner of the Portrush Railway Clock to purchase the clock, and request that the owner liaises with Council to remove the clock from Council Headquarters at their earliest convenience</b>