

**LAND AND PROPERTY SUB-COMMITTEE MEETING
WEDNESDAY 2 MARCH 2022**

No	Item	Summary of Key Recommendations
1.	Apologies	None
2.	Declarations of Interest	None
3.	Minutes of Previous Meeting held on 2 nd February 2022	Taken as read and signed as correct
	'In Committee' Items 4-8 Inclusive	
4.	Requests for Use of Council Land	
4.1	Report on requests to use Council Land	
4.1.1	Reference 110/21 Castle Street Car Park, Ballymoney	Withdrawn
4.1.2	Reference 56/21 Christie Park	Information
4.1.3	Reference 122/21 Castlerock Beach	Approve
4.2	Portrush/Portstewart – NW 200 Temporary Transfer of Council Lands	Approve; To recommend that Council does not ask the 2 existing traders to quit Westbay carpark during transfer periods.
5.	Requests to Purchase/Dispose of Council Land/Property	
5.1	Coleraine, Laurel Hill D1 – Progression of Disposal Update	That as a resultant conclusion of the D1 Disposal process, it is recommended that Council approve the unconditional offer as advised by Messrs. Radius Housing Association within the report (previously circulated), and that the legal conveyancing and financial transaction processes commence and conclude accordingly.
6.	Leases and Licences	None

7.	Legal Issues	None
8	Correspondence	None

**MINUTES OF THE MEETING OF THE
LAND AND PROPERTY SUB-COMMITTEE
HELD VIA VIDEO-CONFERENCE ON
WEDNESDAY 2 MARCH 2022 AT 7.04PM**

Chair: Alderman Knight-McQuillan (R)

Present: Alderman Baird (R), Fielding (R), Hillis (R)
Councillors Beattie (R), McGurk (R), McLean (R),
C McShane (R)

Officers Present: P Donaghy, Democratic and Central Services Manager (R)
P Thompson, Head of Tourism & Recreation (R)
W Hall, Asset Realisation Officer (R)
D McLaughlin, Land and Property Officer (R)
J Mills, Land and Property Solicitor (R)
S Duggan, Civic Support & Committee & Member Services Officer (R)

Non Committee Members Alderman Duddy (R)

In attendance: Public (1no.)

Key (R) = Remote attendance

1. APOLOGIES

The Chair provided an apology for the Director of Corporate Services.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING HELD ON 2ND FEBRUARY 2022

Proposed by Alderman Fielding
Seconded by Councillor McGurk and

AGREED – that the Minutes of the Land and Property Sub Committee meeting held Wednesday 2nd February 2022 were taken as read and signed as correct.

It was reported that those minutes had been adopted by the Council at its meeting on 1st March 2022.

MOTION TO PROCEED ‘IN COMMITTEE’

Proposed by Councillor McGurk
Seconded by Alderman Hillis and

AGREED – to recommend that Council move ‘*In Committee*’.

The information contained in the following item is restricted in accordance with Parts 1, 2 and 3 of Schedule 6 of the Local Government Act (Northern Ireland) 2014

- * Public were disconnected from the meeting at 7.06pm.

4. REQUESTS FOR USE OF COUNCIL LAND

4.1 Report on Requests to Use Council Land

Confidential report previously circulated presented by the Land and Property Officer.

Requests to Use Council Land

There were 3 new requests for the Sub-Committee to consider. The requests were summarised in the table (circulated) with further detail provided at Appendix 1 (circulated).

Further information including maps and photographs were made available at the meeting.

Issues for Consideration

The following factors should be taken into account when considering each request: -

- 2.1 Right of way issues
- 2.2 Setting precedent
- 2.3 Impact on Council's strategy
- 2.4 Valuation
- 2.5 Long term impact on Council's asset
- 2.6 Legal implications
- 2.7 Health and Safety, Insurance, Risk Assessments and Event Management Plans

Recommendation

It is recommended that the requests listed at Appendix 1 (below) are considered and recommendation made.

4.1.1 Reference 110/21

Dates: 2nd, 9th, 16th, 23rd and 30th March 2022

Location: Castle Street Car Park, Ballymoney

Detail: A request from the faith mission for a weekly Christian bookshop/outreach.

Officer Recommendation - For Information Approved at February L&P SC meeting. Applicant has advised they wish to withdraw the request.

4.1.2 Reference 122/21

Date 21st May 2022

Location Christie Park, Coleraine

Detail A request from The Irish Society Primary School to use Council land at the Christie Park, Coleraine, for 'Paul's Run' a 5k Colour run in

memory of Paul Murray and in aid of the 'Paul's Legacy' charity on the 21st of May 2022.

Officer Recommendation - For Information Approved at February L&P SC meeting. Notification of change of date from the 2nd April 2022 to 21st May 2022.

4.1.3 Reference 56/21

Date 21st May 2022

Location Castlerock Beach

Detail A request to use Council land at Castlerock Beach for a civil ceremony on the 21st May 2022. Ceremony times 3 to 3.30 pm / 50 in attendance.

Officer Recommendation: For Decision

Proposed by Alderman Hillis

Seconded by Alderman Baird and

AGREED – to recommend that Council approve Request reference 56/21, to use Council land at Castlerock Beach for a civil ceremony on 21st May 2022. Ceremony times 3 to 3.30 pm / 50 in attendance at Castlerock Beach.

4.2 Portrush/Portstewart – NW 200 Temporary Transfer of Council Lands

Confidential report previously circulated presented by the Head of Tourism and Recreation.

Purpose of Report

The purpose of this report was to seek approval from Members for the temporary transfer of Council land to the Coleraine and District Motor Club Limited for the NW200 in May 2022

Background

To facilitate the successful delivery of the 'North West 200' event in May 2022, Causeway Coast and Glens Borough Council has supported the event through a financial funding package and further additional support.

One of the key elements of this further support has been the completion of a licence agreement between the Council and Coleraine and District Motor Club Limited to temporarily transfer Council Land to the Motor Club for the duration of the event.

Event Evaluation

In 2017 Council commissioned Sheffield Hallam University to undertake an event evaluation of the NW200. The report concluded that the event provided a direct economic impact of £9.8m to the local economy.

Proposals

Council is currently in receipt of an application from the Coleraine and District Motor Club (ref 126/21), to enter into a similar relationship for the 2022 event, with areas of Council owned lands being temporarily transferred to facilitate trading activities, motorbike and car parking, the erection of scaffolding and grandstands and other racing team and

temporary building infrastructure necessary for the successful delivery of the event.

The schedule attached, Annex A (circulated), provides a breakdown of the location of the lands, the duration of the transfer, the authorised purpose of the lands and the permitted trading dates and times for the authorised purpose. It is intended that this will form the substantive schedule to any agreement between Council and the Coleraine and District Motor Club. A PowerPoint presentation will be available at the Land and Property Sub Committee meeting detailing requested lands.

Consultation

On receipt of the request from Coleraine and District Motor Club Ltd to use Council lands, the Land and Property team consulted with relevant Officers in departments across Council. Responses and requests from Officers were detailed within the confidential report.

Next Steps

Subject to Council approval Officers from Tourism and Recreation will liaise with the Land and Property team and revert to Coleraine and District Motor Club with a licence agreement detailing approvals. The licence agreement is subject to satisfactory evidence of relevant documentation, including Event Management Plan, Event Safety Plan with risk assessments and details of relevant public liability and third party insurances.

Recommendation

It is recommended that Council agree the proposed temporary transfer of Council lands to the Coleraine and District Motor Club for the 2022 'NW 200' event, subject to the conditions detailed in this report.

In response to questions, the Head of Tourism and Recreation clarified Officers were scoping long term seasonal motorhome and touring caravan sites; that Council will have other sites in the Portrush and Portstewart area; the 28 day general permitted development for structures and changes of use will apply to the site and therefore to Council.

Councillor C McShane stated reservations, that not all events were treated in uniform and queried whether similar arrangements were in place.

The Head of Tourism and Recreation clarified arrangements for Super Cup NI, Truckfest and the Raft Race. The Council Solicitor also referred to the Ford Fair which he advised came under the Land and Property Policy.

The Council Solicitor provided legal advice regarding the granting of the licences for the temporary transfer of Council land in accordance with Local Government Circular 21/2020 – Disposal of Land at Less Than Best Price.

Proposed by Alderman Hillis
Seconded by Alderman Fielding and

AGREED – to recommend that Council agree the proposed temporary transfer of Council lands to the Coleraine and District Motor Club for the 2022 ‘NW 200’ event, subject to the conditions detailed in this report; That Council does not ask the 2 existing traders to quit Westbay carpark during transfer periods.

5 REQUESTS TO PURCHASE/DISPOSE OF COUNCIL LAND/PROPERTY

5.1 Coleraine – Laurel Hill D1 – Progression of Disposal Update

Confidential report, previously circulated, presented by the Asset Realisation Officer.

The purpose of this report was for Asset Realisation Department to request consideration, and if acceptable, permission from Members of the Land & Property Sub-Committee to progress the sale of land at Laurel Hill, Strand Road, Coleraine through the legal conveyancing process to Radius Housing Association.

Further detail was provided within the confidential report.

Recommendation

As a resultant conclusion of the D1 Disposal process, it is recommended that Elected Members approve the unconditional offer [REDACTED] as advised by Messrs. Radius Housing Association, and that the legal conveyancing and financial transaction processes commence and conclude accordingly.

Councillor McLean welcomed the recommendation, he stated awareness of complaints surrounding the process and requested an update.

The Asset Realisation Officer advised the major Planning Application would require a Proposal of Application Notice (PAN) and twelve-week community consultation period, at which point community feedback and engagement could be noted.

Council Solicitor provided advice on the conveyancing and disposal process.

Proposed by Councillor McLean
Seconded by Alderman Baird and

AGREED – that as a result of conclusion of the D1 Disposal process, it is recommended that Council approve the unconditional offer as advised by Messrs. Radius Housing Association within the report (previously circulated), and that the legal conveyancing and financial transaction processes commence and conclude accordingly.

6. LEASES AND LICENCES

There were no matters for consideration.

7. LEGAL ISSUES

There were no matters for consideration.

8. CORRESPONDENCE

There were no matters for consideration.

MOTION TO PROCEED 'IN PUBLIC'

Proposed by Councillor C McShane
Seconded by Alderman Baird and

AGREED – that Council move *'Public'*.

There being no further business, the Chair thanked everyone for their attendance and the meeting closed at 7.40pm.

Chair