



**LAND AND PROPERTY SUB-COMMITTEE MEETING
WEDNESDAY 5 MARCH 2025**

No	Item	Summary of Key Recommendations	Estimated Timescale for completion
1.	Apologies	None	N/A
2.	Declarations of Interest	None	N/A
3.	Minutes of Previous Meeting held on 5 th February 2025	Confirmed as a correct record	N/A
4.	Land and Property Sub-Committee Place of Meeting	The Chair will liaise with staff and decide if the meetings would be online or in person in advance of each meeting	
	'In Committee' (Items 5-11.2 inclusive)		
5.	Legal Issues		
5.1	Portrush, 55 Degrees North, Assignment of Lease	To recommend that Corporate Policy and Resources Committee provide retrospective consent to the 2021 assignment of the commercial lease and grant of a sublease and provide consent to the proposed assignment of the commercial lease to the new purchaser, such consent would be subject to Council receiving an	

		<i>indemnity, to indemnify Council from any risk or liability associated with the assignments and to pay Council's reasonable legal costs associated with provision of such consent, including Counsel's opinion.</i>	
6.	Requests to Use Council Land		
6.1	North West 200 – Transfer of Council Lands 2025	<i>To recommend that Corporate Policy and Resources Committee recommends the proposed temporary transfer of Council lands to the Coleraine and District Motor Club Ltd for the 2025 'North West 200' event, subject to the LPS valuation being brought back to the Land and Property Sub-Committee for consideration</i>	13 May 2025
6.2	North West 200 – Portrush, East Strand Beach, Motocross Event	<i>To recommend that Corporate Policy and Resources Committee notes the information in the report</i>	9 May 2025
7.	Leases and Licences		
7.1	Portrush, Metropole Park, Proposed Lease to CAUS	<i>To recommend that Corporate Policy and Resources Committee consider the project business case and residual governance risks (Section 3) and the Draft Heads of</i>	TBC

		<i>Terms (Section 4); and approve the drafting of a lease of lands at Metropole Park, Portrush subject to DfC approval and issue a 'letter of comfort' with regards to the proposed lease to CAUS</i>	
7.2	Ballycastle, Quay Road, NIW Wayleave – Update	<i>To recommend that Corporate Policy and Resources Committee approves the Article 161 Agreement with NI Water for the adoption of a water pipe at the Quay Road site in Ballycastle</i>	
8.	Land and Property Transformation Program		
8.1	Revised Land Property Policy – Charging Schedule for the use of Council Land	<i>To recommend that Corporate Policy and Resources Committee consider the information presented in the report on the review of the Causeway Coast and Glens Land and Property Policy and charging schedule for the use of Council land and approve the charging schedule presented, for a pilot scheme of 12 months and an economic appraisal of investment is carried out</i>	<i>April 2025</i>
8.2	Revised Estate Strategy – Final Document	<i>To recommend that Corporate Policy and Resources Committee notes the final document of the</i>	

		revised Causeway Coast and Glens Borough Council Estate Strategy for 2025 – 2030	
9.	Requests to Use Council Land		
9.1	RTU Ref/148/24, Portrush, West Strand- Lets Dance	Withdrawn	
10.	Requests to Purchase/Dispose of Council Land/Property		
10.1	Ballycastle, Station Road, Ann Street Carpark transfer of lands & progression of Tow River Path extension	Withdrawn	
11.	Leases and Licenses		
11.1	Coleraine, Abbey Street Carpark – Request for NIE Wayleave	To recommend that Corporate Policy and Resources Committee approves the request for permission (Ref/03/24/NIE) to facilitate a NIE electricity connection and the associated Wayleave Agreement number 838771, at 22-26 Abbey Street, Coleraine subject to the following conditions set out.	TBC
11.2	Ballintoy Harbour – Crown Estates Lease of Foreshore	To recommend that Corporate Policy and Resources Committee agree to approve the Crown Estates Heads of Terms and to enter into a new lease at Ballintoy £2125.00 per annum for a term of 50 years (from 1st July 24) with a rent review 5 yearly and to pay the associated legal fees of	TBC

		£3,720.00 (including VAT).	
12.	Correspondence	None	

**MINUTES OF THE LAND AND PROPERTY SUB-COMMITTEE MEETING HELD IN
THE COUNCIL CHAMBER AND
VIA MS TEAMS ON WEDNESDAY 5 MARCH 2025 AT 7.00PM**

Chair: Alderman Knight-McQuillan (C)

Present: Alderman Fielding (C)
Councillors C Archibald (C), McCully (R), McShane (R),
Nicholl (R), Wilson (R), Wisener (C)

Officers Present: D Jackson, Chief Executive (C)
J Mills, Council Solicitor, Land and Property (C)
W McCullough, Head of Sport and Wellbeing (R)
P Thompson, Head of Tourism and Recreation (C)
J Drillingcourt, Land and Property Officer (C)
J Keen, Committee & Member Services Officer (C)

In Attendance: K Morgan, BL (R)
A Lennox, ICT Mobile Officer (C)

Press 1 no. (R)

1. APOLOGIES

There were no apologies received.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING HELD ON WEDNESDAY 5 FEBRUARY 2025

Summary, previously circulated.

AGREED – the Minutes of the Land and Property Sub Committee meeting held Wednesday 5 February 2025 were confirmed as a correct record.

4. LAND AND PROPERTY SUB-COMMITTEE PLACE OF MEETING

The Chair stated she thought the meeting was disjointed in hybrid format and felt it would be better to have the meeting either all in person or all online, that the Bann View Committee Room worked well in the past. The Chair invited the Chief Executive to provide comment on the legislation surrounding Place of Meeting.

The Chief Executive advised that it was a matter for Members, that there are advantages and disadvantages of each mode of attendance. The Chief Executive agreed the meeting would be better held in person or online and that hybrid was the most costly option.

The Chair sought the opinion of Members present at the meeting.

Alderman Fielding stated that due to the nature of the Land and Property Sub Committee that it would be better to hold the meeting in person. Alderman Fielding proposed that the meeting is held in person in the Bann View Committee Room.

Councillor McShane expressed concern about not having a hybrid option for the meetings. Councillor McShane stated there is no legislation to cover Sub Committees and it has only been agreed for Members to attend in person for Full Council meetings. Councillor McShane reflected on the demands on Councillors' time and stated she would prefer the meetings to continue in the hybrid format if possible.

The Chair noted comments made by Councillor McShane and further discussion ensued regarding the possibility of some meetings being in person and some meetings being online.

Councillor McCully suggested that the place of meeting is decided meeting by meeting.

Alderman Fielding stated he was sympathetic to what has been said by Councillor McShane and Councillor McCully and stated he would change his proposal to deciding the place of meeting in advance of each meeting.

There was no dissent to the proposal and the Chair confirmed that she would liaise with staff and decide if the meetings would be online or in person in advance of each meeting.

MOTION TO PROCEED '*IN COMMITTEE*'

Proposed by Councillor Wisener

Seconded by Councillor C Archibald and

AGREED – that Land and Property Sub Committee move '*In Committee*'.

* **Press were disconnected from the meeting at 7.18pm.**

The information contained in the following items is restricted in accordance with Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

- * The Chair advised that Agenda Item 9 Legal Issues would be considered at this point in the meeting.
- * **Councillor McShane disconnected from the meeting at 7.26pm**
- * **Councillor Wilson joined the meeting remotely at 7.28pm during consideration of the following item**
- * **Councillor Nicholl joined the meeting remotely at 7:33pm.**

5. LEGAL ISSUES

5.1 Portrush, 55 degrees North, Assignment of Lease

Confidential report, by virtue of paragraph 3 and 4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated, was presented by Council Solicitor, Land and Property.

Purpose of Report

The purpose of this report is to update members on the current position regarding the assignment and retrospective consent to assign the commercial lease for the Patio area at 55 Degrees North Portrush.

Recommendation

It is recommended to Members that they consider the opinion of Counsel and provide instructions as to how they wish to proceed.

Council Solicitor, Land and Property, provided an overview of the current position regarding the assignment and retrospective consent to assign the commercial lease for the Patio area at 55 Degrees North Portrush.

Council Barrister presented verbal Legal Advice on his previously circulated written opinion and responded to questions and comments by the Land and Property Sub Committee members.

During discussion Councillor Wisener stated he was abstaining. The Chair queried if he was declaring an interest or abstaining, Councillor Wisener confirmed he was abstaining.

Council Solicitor, Land and Property, provided guidance on possible recommendations. Council Barrister agreed with the recommendation made.

Proposed by Councillor Nicholl
Seconded by Alderman Fielding and

AGREED – To recommend that Corporate Policy and Resources Committee provide retrospective consent to the 2021 assignment of the commercial lease and grant of a sublease and provide consent to the proposed assignment of the commercial lease to the new purchaser, such consent would be subject to Council receiving an indemnity, to indemnify Council from any risk or liability associated with the assignments and to pay Council's reasonable legal costs associated with provision of such consent, including Counsel's opinion.

The Chair stated that the Council Solicitor would complete due diligence on the company seeking the consent for the assignment of the commercial lease.

* **Council Barrister disconnected from the meeting at 8.16pm**

* The Chair advised that Agenda Item 6.1 North West 200 – Transfer of Council Lands 2025 and Agenda Item 6.2 North West 200 Portrush, East Strand Beach, Motocross Event would be considered at this point of the meeting.

6. REQUESTS TO USE COUNCIL LAND

6.1 North West 200 – Transfer of Council Lands 2025

Confidential report, by virtue of paragraph 3 and 4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated, was presented by the Head of Tourism and Recreation.

Purpose of Report

The purpose of this report is to seek approval from Elected Members for the temporary transfer of Council Land to the Coleraine and District Motor Club Limited for the North West 200 in May 2025 (19 April 2025 – 13 May 2025).

Recommendation

It is recommended that the Land and Property Sub-Committee recommends the proposed temporary transfer of Council lands to the Coleraine and District Motor Club Ltd for the 2025 'North West 200' event, subject to the LPS valuation being brought back to the Land and Property Sub-Committee for consideration.

In response to questions the Head of Tourism and Recreation advised there were minor changes to the event this year. The Head of Tourism and Recreation stated he would bear in mind the request from the Chair to bring this report earlier in the year going forward.

Proposed by Councillor Nicholl

Seconded by Alderman Fielding and

AGREED – to recommend that Corporate Policy and Resources Committee recommends the proposed temporary transfer of Council lands to the Coleraine and District Motor Club Ltd for the 2025 'North West 200' event, subject to the LPS valuation being brought back to the Land and Property Sub-Committee for consideration

6.2 North West 200 – Portrush, East Strand Beach, Motocross Event

Confidential report, by virtue of paragraph 3 and 4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated, was presented as read by the Chair.

Purpose of Report

The purpose of this report is to update the Members of the Land and Property Sub-Committee of an additional Council-led event as part of the week of activities for the North West 200 (NW200), scheduled for Friday 9th May 2025.

Recommendation

It is recommended that the Land and Property Sub-Committee notes the information in this report.

AGREED – to recommend that the Corporate Policy and Resources Committee notes the information in the report.

- * The Chair advised that Agenda Item 8.3 Portrush, Metropole Park, Proposed Lease to CAUS and Agenda Item 8.4 Ballycastle, Quay Road, NIW Wayleave – Update would be considered at this point of the meeting.

7. LEASES AND LICENCES

7.1 Portrush, Metropole Park, Proposed Lease to CAUS

Confidential report, by virtue of paragraph 3 and 4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated, was presented by the Head of Sport and Wellbeing.

Purpose

The purpose of this report is to update Members on the business case submitted by Causeway Association of Urban Sports (CAUS) for the development of an Integrated Urban Sports & Community Plaza at the Metropole Park, Portrush; and ask Members to approve the lease of lands at the Metropole Park, Portrush to CAUS for this sole purpose.

Recommendation

Members are requested to consider the project business case and residual governance risks (Section 3) and the Draft Heads of Terms (Section 4); and approve the drafting of a lease of lands at Metropole Park, Portrush subject to DfC approval and issue a 'letter of comfort' with regards to the proposed lease to CAUS.

The Head of Sport and Wellbeing provided detail of recent discussions held with CAUS and their expectations.

Discussion took place regarding the affordability of the Council's capital programme during the coming years.

Proposed by Councillor McCully
Seconded by Alderman Fielding

AGREED – to recommend that the Corporate Policy and Resources Committee consider the project business case and residual governance risks (Section 3) and the Draft Heads of Terms (Section 4); and approve the drafting of a lease of lands at Metropole Park, Portrush subject to DfC approval and issue a 'letter of comfort' with regards to the proposed lease to CAUS.

7.2 Ballycastle, Quay Road, NIW Wayleave – Update

Confidential report, by virtue of paragraph 3 and 4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated, was presented by the Head of Sport and Wellbeing.

Purpose of Report

The purpose of this report is to update the Land and Property Sub-Committee of the Land and Property Services (LPS) valuation for a NI Water (NIW) Wayleave at Quay Road, Ballycastle.

Recommendation(s)

It is recommended that the Land & Property Sub - Committee approves the Article 161 Agreement with NI Water for the adoption of a water pipe at the Quay Road site in Ballycastle.

In response to questions the Land and Property Officer confirmed the cost to Council of obtaining a valuation completed.

Proposed by Councillor C Archibald
Seconded by Councillor Wisener and

AGREED – to recommend that Corporate Policy and Resources Committee approves the Article 161 Agreement with NI Water for the adoption of a water pipe at the Quay Road site in Ballycastle

8. LAND AND PROPERTY TRANSFORMATION PROGRAM

8.1 Revised Land Property Policy – Charging Schedule for the use of Council Land

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 was previously circulated and presented by the Land and Property Officer.

Purpose of Report

The purpose of this report is to update the Land and Property Sub-Committee of the progress made by the Strategic Investment Board (SIB) in relation to the review of Council's Land and Property Policy and to present the request to use Council land charging schedule for approval.

Recommendation

It is recommended that the Land and Property Sub-Committee consider the information presented in the report on the review of the Causeway Coast and Glens Land and Property Policy and charging schedule for the use of Council land and approve the charging schedule presented, for a pilot scheme of 12 months and an economic appraisal of investment is carried out.

In response to questions the Land and Property Officer stated the charging schedule allows flexibility. The Land and Property Officer advised this is a pilot scheme and a quarterly update can be provided.

Proposed by Alderman Fielding
Seconded by Councillor C Archibald and

AGREED – to recommend that Corporate Policy and Resources Committee consider the information presented in the report on the review of the Causeway Coast and Glens Land and Property Policy and charging schedule for the use of Council land and approve the charging schedule presented, for a pilot scheme of 12 months and an economic appraisal of investment is carried out.

8.2 Revised Estate Strategy – Final Document

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 was previously circulated and presented by the Land and Property Officer.

Purpose of Report

The purpose of this report is to update the Land and Property Sub-Committee of the progress made by the Strategic Investment Board (SIB) in relation to the review of Council's Estate Strategy and to present the final Estates Strategy document to Elected Members.

Recommendation

It is recommended that the Land and Property Sub-Committee notes the final document of the revised Causeway Coast and Glens Borough Council Estate Strategy for 2025 – 2030

In response to questions the Land and Property Officer advised there are more assets than sites listed because there can be more than one asset on a site.

Proposed by Alderman Fielding

Seconded by Councillor C Archibald and

AGREED – to recommend that Corporate Policy and Resources Committee notes the final document of the revised Causeway Coast and Glens Borough Council Estate Strategy for 2025 – 2030

9. REQUESTS TO USE COUNCIL LAND

9.1 RTU Ref/148/24, Portrush, West Strand- Lets Dance

The Chair advised this item has been withdrawn.

10. REQUESTS TO PURCHASE/DISPOSE OF COUNCIL LAND/PROPERTY

10.1 Ballycastle, Station Road, Ann Street Carpark transfer of lands & progression of Tow River Path extension

The Chair advised this item has been withdrawn.

11. LEASES AND LICENSES

11.1 Coleraine, Abbey Street Carpark – Request for NIE Wayleave

Confidential report, by virtue of paragraph 3 and 4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated, was presented by the Land and Property Officer.

Purpose of Report

The purpose of this report is to seek Council's approval for a Northern Ireland Electricity (NIE) Networks Ltd. wayleave to connect to an electricity supply at 22-26 Abbey Street, Coleraine, Wayleave agreement number 838771.

Options

Refuse the request for permission (Ref/03/24/NIE) to facilitate a NIE electricity connection and any associated Wayleave Agreement at 22-26 Abbey Street, Coleraine.

Approve the request for permission (Ref/03/24/NIE) to facilitate a NIE electricity connection and any associated Wayleave Agreement at 22-26 Abbey Street, Coleraine, subject to the following conditions:

- The site will be subject to a site inspection by Council's Estates staff pre and post works to ensure satisfactory reinstatement of grounds.
- The developer and NIE Networks Ltd will agree a start date and a timetable of work with Council's Estates team and Car Park Manager prior to commencing work.
- NIE Networks Ltd agree to pay all reasonable legal fees and LPS fees incurred by CC&GBC in the granting of the wayleave.
- The nominal wayleave rent of £2.78 per annum is waived as administering this would not reflect best value for money and allocation of administrative resources.

Recommendation

It is recommended that Council approves the request for permission (Ref/03/24/NIE) to facilitate a NIE electricity connection and the associated Wayleave Agreement number 838771, at 22-26 Abbey Street, Coleraine subject to the following conditions:

- The site will be subject to a site inspection by Council's Estates staff pre and post works to ensure satisfactory reinstatement of grounds.
- The developer and NIE Networks Ltd will agree a start date and a timetable of work with Council's Estates team prior to commencing work.
- NIE Networks Ltd agree to pay all reasonable legal fees and LPS fees incurred by CC&GBC in the granting of the wayleave.
- The nominal wayleave rent of £2.78 per annum is waived as administering this would not reflect best value for money and allocation of administrative resources.

Proposed by Councillor C Archibald

Seconded by Councillor Wisener and

AGREED – to recommend that the Corporate Policy and Resources Committee approves the request for permission (Ref/03/24/NIE) to facilitate a NIE electricity connection and the associated Wayleave Agreement number 838771, at 22-26 Abbey Street, Coleraine subject to the following conditions:

- The site will be subject to a site inspection by Council's Estates staff pre and post works to ensure satisfactory reinstatement of grounds.
- The developer and NIE Networks Ltd will agree a start date and a timetable of work with Council's Estates team prior to commencing work.
- NIE Networks Ltd agree to pay all reasonable legal fees and LPS fees incurred by CC&GBC in the granting of the wayleave.
- The nominal wayleave rent of £2.78 per annum is waived as administering this would not reflect best value for money and allocation of administrative resources.

11.2 Ballintoy Harbour – Crown Estates Lease of Foreshore

Confidential report, by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated, was presented by the Council Solicitor Land and Property in absence of Council Officer.

Purpose of Report

The purpose of this report is to seek members consideration and approval to enter into a new lease with the Crown Estate to cover an area permanently occupied by Council.

Options

It is proposed that the Land and Property Sub-Committee considers The Crown Estates Heads of Term, (attached for reference Appendix 2), and the new lease with The Crown Estates attached (Appendix 3) and recommends one of the following **two** options: -

To approve The Crown Estates Heads of Terms and to enter into a new lease for the area of pier at Ballintoy harbour (shown in appendix 1) at an annual cost of £2125.00 for a term of 50 years (from 1st July 2024) with a rent review 5 yearly and to pay the associated initial legal fees of £3720.00 (including VAT).

To refuse The Crown Estates Heads of Terms and new lease for Ballintoy Pier area (appendix 1), at an annual cost of £2125.00 for a term of 50 years with a rent review 5 yearly and to pay the associated legal fees of £3720.00 (including vat).

Recommendation

It is recommended the Land & Property Sub-Committee considers the options at paragraph 4.2 and 4.3 of this report and make a recommendation to :-

Approve The Crown Estates Heads of Terms and to enter into a new lease at Ballintoy £2125.00 per annum for a term of 50 years (from 1st July 24) with a rent review 5 yearly and to pay the associated legal fees of £3720.00 (including VAT).

Or

Refuse The Crown Estates Heads of Terms and new lease for Ballintoy at an annual cost of £2125.00 for a term of 50 years with a rent review 5 yearly and to pay the associated legal fees of £3720.00 (including vat).

Proposed by Councillor Nicholl

Seconded by Alderman Fielding and

AGREED – to recommend that the Corporate Policy and Resources Committee agree to approve the Crown Estates Heads of Terms and to enter into a new lease at Ballintoy £2125.00 per annum for a term of 50 years (from 1st July 24) with a rent review 5 yearly and to pay the associated legal fees of £3720.00 (including VAT).

12. CORRESPONDENCE

There was no correspondence.

MOTION TO PROCEED ‘IN PUBLIC’

Proposed by Alderman Fielding

Seconded by Councillor Wisener and

AGREED – to recommend that Land and Property Sub Committee move ‘*In Public*’.

There being no further business, the Chair thanked everyone for their attendance and the meeting closed at 9:11pm

Chair