

**LAND AND PROPERTY SUB-COMMITTEE MEETING
WEDNESDAY 2 APRIL 2025**

No	Item	<i>Summary of Key Recommendations</i>	<i>Estimated Timescale for completion</i>
1.	Apologies	<i>None</i>	<i>N/A</i>
2.	Declarations of Interest	<i>None</i>	<i>N/A</i>
3.	Minutes of Previous Meeting held on 5 th March 2025	<i>Confirmed as a correct record</i>	<i>N/A</i>
	<i>'In Committee' (Items 4-12.1 inclusive)</i>		
4.	Land and Property Transformation Programme		
4.1	Transformation Programme – Land and Property Action Plan – Quarterly Update	<i>To recommend that Corporate Policy and Resources Committee note the Quarterly Update on Embedding the Transformation Programme</i>	<i>N/A</i>
5	Requests to Use Council Land		
5.1	Portrush, The 153 rd Open – Transfer of Lands	<i>To recommend that consideration of the transfer of land be deferred to the Corporate Policy and Resources Committee to allow Officers to share with and discuss cost of lands transfer with R&A and research monies paid at Golf Open Championship</i>	

		<i>in Troon and/or other locations</i>	
6.	Requests to Purchase/Dispose of Council Land/Property		
6.1	Ballycastle, Ann Street Car Park and Tow River Path	<p><i>To recommend to Corporate Policy and Resources Committee Option 2– Officers carry out further due diligence regarding the proposals for the transfer of Council lands at Ballycastle, Ann Street Carpark in exchange for Ballycastle, Tow River Path, and a further report is brought back to the Land and Property Sub-Committee for consideration</i></p> <p><i>Any exchange of land would be subject to both Council’s Estate Strategy and Land and Property Policy</i></p> <p><i>The lands outlined in red and green at Appendix , previously circulated, would need valued by LPS to confirm market value of both and considering potential Planning benefit to the third-party developer</i></p> <p><i>Councils Land & Property engage LPS to confirm market value of both and considering potential Planning benefit to</i></p>	

		<p><i>the third-party developer</i></p> <p><i>A site meeting with Elected Members and Council Officers is recommended at the earliest opportunity</i></p>	
7.	Requests to Use Council Land (cont)		
7.1	RTU Ref 180/24 Portrush, Codona's Train Ride	<p><i>To recommend that Council refuse the request Ref/180/24 for the use of Council land for a Land Train Ride from Codona's Funfair, Portrush from Kerr Street, Harbour Road, Main Street, Causeway View, Lower Lansdowne Road, Lansdowne Crescent, Eglinton Street, from 12th April to 30th September 2025, operating over school holidays, bank holidays and weekends, from 12pm to 8pm each day.</i></p>	
7.2	RTU Ref 164/24 Portrush, West Bay – Mini Show	<p><i>To recommend that Council approve the request to waive the fee for the car park charges at West Bay, Portrush, for the Causeway Coast Mini Club event (Ref/164/24) on the 31st August 2025 subject to:</i></p> <p><i>Confirmation from the Causeway Coast Mini Club</i></p>	

		<p>Event that the concessionary traders at West Bay car park, Portrush remain on site during the event.</p> <ul style="list-style-type: none"> Council's service provider Car Park Services Ltd. are informed to cease enforcement patrols during the event. <p>The applicant liaises with Estates to gain access to West Bay car park, Portrush, to the new height barrier.</p>	
8.	Requests to Purchase/Dispose of Council Land/Property (cont)		
8.1	Third Party Requests to Purchase Land – Quarterly Update	Noted	
9.	Leases and Licenses		
9.1	Council Leases and Licenses – Quarterly Update	Noted	
9.2	Portstewart, The Crescent – Commercial Lease	<p>To recommend that Council defer a decision until the Corporate Policy and Resources Committee meeting due to unavailability of the report on the website.</p>	
10.	Legal Issues		
10.1	Council Title and First Registration – Quarterly Update	Noted	
10.2	Loughguile Sewage Works – Adverse Possession	Noted	
11.	Correspondence	Nil	
12.	Notice of Motion		

12.1	Benone, Downhill Car Park – Ownership and Maintenance	<p><i>To recommend that Council Option 3 - further due diligence is carried out by Land and Property to establish if the private landowner is willing to dispose of the land by gifting to Council, or an acquisition by Council via vesting order or purchase at market value and a further report is brought back to the Land and Property Sub-Committee for consideration.</i></p>	
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**MINUTES OF THE LAND AND PROPERTY SUB-COMMITTEE MEETING HELD IN
THE COUNCIL CHAMBER AND
VIA MS TEAMS ON WEDNESDAY 2 APRIL 2025 AT 7.00PM**

Chair: Alderman Knight-McQuillan (C)

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

**Non-Committee
Members In
Attendance:** Alderman Stewart (R)

Officers Present: M Quinn, Director of Corporate Services (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)
G Fall, Tourism Events Manager (C)
J Drillingcourt, Land and Property Officer (C)
M Faith, Assistant Land and Property Officer (C)
I Owens, Committee & Member Services Officer (C)

Substitutions: Councillor Huggins substituted for Councillor Wilson

In Attendance: A Lennox, ICT Mobile Officer (C)

Press 1 no. (R)

1. APOLOGIES

An apology was recorded for Councillor McShane.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

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

Summary, previously circulated.

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

MOTION TO PROCEED ‘IN COMMITTEE’

Proposed by Councillor Huggins

Seconded by Councillor C Archibald and

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

* **Press were disconnected from the meeting at 7.05pm.**

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.

4. LAND AND PROPERTY TRANSFORMATION PROGRAMME

4.1 Transformation Programme – Land and Property Action Plan – Quarterly Update

For information, confidential report, by virtue of paragraph(s) 3 & 5 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated, was presented by the Director of Corporate Services.

Purpose of Report

The purpose of the report is to present the Quarterly Update on the embedding of the Transformation Action Plan, which was completed on October 2024.

Background, Land and Property Recommendations and Progress report as at April 2025 were circulated within the confidential report.

Recommendation

It is recommended that the Quarterly Update on Embedding the Transformation Programme – Land and Property Update is noted.

Elected Members were shown a copy of the newly published ‘Estates Strategy’.

AGREED – to recommend that Corporate Policy and Resources Committee note the Quarterly Update on Embedding the Transformation Programme.

5. REQUESTS TO USE COUNCIL

5.1 Portrush, The 153rd Open – Transfer of Lands

Confidential report, by virtue of paragraph(s) 3 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 Members for the temporary transfer of Council land to the Royal & Ancient (R&A) for the 153rd Open Championship (30 June 2025 to 3 August 2025).

Recommendation

It is recommended that the Land and Property Sub-Committee considers the options presented in this report at paragraph 12.1 regarding the proposed temporary transfer of Council lands to the Royal and Ancient for the 153rd Open Golf Championship event 2025 and recommends:-

Option 1 - Do not charge the Royal and Ancient for the 153rd Open Golf Championship event 2025, a nil return to Council and ministerial approval under Section 96 of the Local Government Act, for disposal of land at less than best value.

Option 2 - Cost recovery from the Royal and Ancient for the 153rd Open Golf Championship event 2025, Cost recovery and ministerial approval under Section 96 of the Local Government Act, for disposal of land at less than best value.

Option 3 - Charge the R&A the commercial fee outlined in the LPS valuation.

The Head of Tourism and Recreation provided commentary on the report previously circulated and the independent valuation received today from the Land and Property Service in respect of Council lands earmarked for temporary transfer to Royal & Ancient (R&A) for the 153rd Open Golf Championship event 2025. The Head of Tourism and Recreation advised that Railway Road Car Park was added to the schedule for the purpose of parking for 60 Translink buses as an alternative to the overnight parking at Rugby Avenue which adversely impacted on the grounds there. The Head of Tourism and Recreation advised this would not be an inconvenience due to the car park only being occupied by Translink from 10 pm to 6 am.

In response to questions the Head of Tourism and Recreation advised that reason for the pre-event occupation at East Strand was due to the setting up of media centre. The Head of Tourism and Recreation further advised that holiday makers

and those wishing to visit the area could do so using the park and ride facilities provided and there would be adequate Council PR surrounding the event.

Councillor Huggins spoke of the benefit the event will bring to the economy.

Councillor McCully suggested it would not be prudent to make a decision at this time. The Chair concurred with remarks made by Councillor McCully.

Consideration was given to officers seek details of monies paid to other Golf Open Championship venues in terms of lands transfer and referred to the huge income generated by The R&A.

Discussion ensued regarding concerns about loss of income from Council's car parks over the period of the event. It was considered prudent to not make a decision at this meeting due to receiving the valuation from LPS at short notice.

Alderman Fielding said that there were many benefits to the borough from the Golf Open Championship and felt that it would be useful to defer consideration of the options until the Corporate Policy and Resources Committee meeting.

The Land and Property Solicitor provided commentary.

Proposed by Councillor McCully
Seconded by Alderman Fielding and

AGREED – to recommend that consideration of the transfer of land be deferred to the Corporate Policy and Resources Committee to allow Officers to share with and discuss cost of lands transfer with R&A and research monies paid at Golf Open Championship in Troon and/or other locations.

The Chair advised of a change to the order of business.

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

6.1 Ballycastle, Ann Street Car Park and Tow River Path

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

Purpose of the Report

The purpose of the report is to inform Elected members of a request to acquire Council land for access for 24 no. residential development south of Station Road,

Ann Street, Carpark, Ballycastle, and dispose of private land at the Tow River Path, Ballycastle to Council.

Legal Advice and Policy Position

Previously circulated.

Recommendation

It is recommended that the Land and Property Sub-Committee considers the detail presented in this report and the Options 1 - 2 at paragraph 5.0 of this report and recommends: -

Option 2– Officers carry out further due diligence regarding the proposals for the transfer of Council lands at Ballycastle, Ann Street Carpark in exchange for Ballycastle, Tow River Path, and a further report is brought back to the Land and Property Sub-Committee for consideration.

Any exchange of land would be subject to both Council's Estate Strategy and Land and Property Policy.

The lands outlined in red and green at Appendix, previously circulated, would need valued by LPS to confirm market value of both and considering potential Planning benefit to the third-party developer.

Councils Land & Property engage LPS to confirm market value of both and considering potential Planning benefit to the third-party developer.

A site meeting with Elected Members and Council Officers is recommended at the earliest opportunity.

The Head of Tourism and Recreation illustrated a map via powerpoint to visualise the areas referred to within the report and provided narrative.

Councillor Nicholl felt it would be prudent for Officers to further explore the options.

At the request of Councillor Wisener the Head of Tourism and Recreation explained where the new Leisure Centre would be positioned and the proximity to the areas included in the powerpoint map shown.

Proposed by Councillor Nicholl

Seconded by Councillor Wisener and

AGREED – to recommend to Council Option 2– Officers carry out further due diligence regarding the proposals for the transfer of Council lands at Ballycastle, Ann Street Carpark in exchange for Ballycastle, Tow River Path, and a further report is brought back to the Land and Property Sub-Committee for consideration.

Any exchange of land would be subject to both Council's Estate Strategy and Land and Property Policy.

The lands outlined in red and green in Appendix, previously circulated, would need valued by LPS to confirm market value of both and considering potential Planning benefit to the third-party developer.

Councils Land & Property engage LPS to confirm market value of both and considering potential Planning benefit to the third-party developer.

A site meeting with Elected Members and Council Officers is recommended at the earliest opportunity.

- * The Head of Tourism and the Tourism Events Manager left the meeting in the Chamber at 8 pm.

7. REQUESTS TO USE COUNCIL LAND (cont)

7.1 RTU Ref 180/24 Portrush, Codona's Train Ride

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 Land and Property Officer.

Purpose of Report

The purpose of this report is for the Land and Property Sub-Committee to consider an application from Codona's Funfair (Ref No 180/24) to use Council land for a Train Ride at Kerr Street, Portrush.

Recommendation

It is recommended that the Land & Property Sub-Committee consider the options presented at paragraph 4.1 and 4.2 of this report and make a recommendation to Council to either:

Refuse the request Ref/180/24 for the use of Council land for a Land Train Ride from Codona's Funfair, Portrush from Kerr Street, Harbour Road, Main Street, Causeway View, Lower Lansdowne Road, Lansdowne Crescent, Eglinton Street, from 12th April to 30th September 2025, operating over school holidays, bank holidays and weekends, from 12pm to 8pm each day.

Or

Approve the request Ref/180/24 for the use of Council land for a Land Train Ride from Codona's Funfair, Portrush from Kerr Street, Harbour Road, Main Street, Causeway View, Lower Lansdowne Road, Lansdowne Crescent, Eglinton Street, from 12th April to 30th September 2025, operating over school holidays, bank holidays and weekends, from 12pm to 8pm each day subject to:-

- Evidence of £10million Public Liability Insurance
- Fee to be charged in line with the Land and Property Policy charging schedule.

At the request of Alderman Fielding the Land and Property Officer provided clarity on vendor invoicing.

Alderman Fielding raised the matter of safety and spoke of an increase in vehicular and pedestrian traffic in the summer and potential for and adverse effect on flow of traffic.

The Chair suggested a site visit to consider safety measures in place. Discussion ensued regarding the route taken by the train when previously approved.

Proposed by Alderman Fielding
Seconded by Councillor McCully and

AGREED - to recommend that council refuse the request Ref/180/24 for the use of Council land for a Land Train Ride Portrush from Kerr Street, Harbour Road, Main Street, Causeway View, Lower Lansdowne Road, Lansdowne Crescent, Eglinton Street, from 12th April to 30th September 2025, operating over school holidays, bank holidays and weekends, from 12pm to 8pm each day.

7.2 RTU Ref 164/24 Portrush, West Bay – Mini Show

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 Land and Property Officer.

Purpose of Report

The purpose of this report is for the Land & Property Sub - Committee to consider the request from Causeway Coast Mini Club (Ref/164/24) to waive the fee for the car parking charges for the use of West Bay car park, Portrush, for the Mini Show Event at Portrush, to be held on 31st August 2025.

Recommendation

It is recommended that the Land & Property Subcommittee Committee considers the options at paragraph 4.1 – 4.3 and makes a recommendation to Council to either:

Refuse the request to waive the fee for the car park charges at West Bay, Portrush, for the Causeway Coast Mini Club event (Ref/164/24) on the 31st August 2025.

or

Agree to a reduction in the fee for the car park charges at West Bay, Portrush, for the Causeway Coast Mini Club event (Ref/164/24) on the 31st August 2025.

or

Approve the request to waive the fee for the car park charges at West Bay, Portrush, for the Causeway Coast Mini Club event (Ref/164/24) on the 31st August 2025 subject to:

- Confirmation from the Causeway Coast Mini Club Event that the concessionary traders at West Bay car park, Portrush remain on site during the event.
- Council's service provider Car Park Services Ltd. are informed to cease enforcement patrols during the event.
- The applicant liaises with Estates to gain access to West Bay car park, Portrush, due to the new height barrier.

The Chair referred to the spectator value, draw of visitors from the mainland and the charity element of the event.

Proposed by Councillor McCully
Seconded by Alderman Fielding and

AGREED – to recommend that Council approve the request to waive the fee for the car park charges at West Bay, Portrush, for the Causeway Coast Mini Club event (Ref/164/24) on the 31st August 2025 subject to:

- Confirmation from the Causeway Coast Mini Club Event that the concessionary traders at West Bay car park, Portrush remain on site during the event.
- Council's service provider Car Park Services Ltd. are informed to cease enforcement patrols during the event.
- The applicant liaises with Estates to gain access to West Bay car park, Portrush, due to the new height barrier.

8. REQUESTS TO PURCHASE/DISPOSE OF COUNCIL LAND/PROPERTY (CONT)

8.1 Third Party Requests to Purchase Land – Quarterly Update

For information, confidential report by virtue of paragraphs 1-3 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 update the Sub-Committee regarding the current third-party requests to purchase Council Land received by the Land & Property section.

The next quarterly report is due to be presented to the L&P SC in June 2025.

Recommendation

It is recommended that the Sub-Committee notes the information provided in the report.

AGREED – to recommend that the Corporate Policy and Resources Committee notes the information provided in the quarterly update on the third party requests to purchase Council land.

9. LEASES AND LICENCES

9.1 Council Leases and Licenses – Quarterly Update

For information, 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 Land and Property Officer.

Purpose of Report

The purpose of this report is to provide a quarterly update to the Sub-Committee regarding the progress of the renewal of Council's commercial and nominal leases and licences.

Background

In June 2021 the Sub-Committee was advised that the Land and Property section had commenced a review of all outstanding lease renewals and rent reviews.

Quarterly updates have been brought to the Land & Property Sub-Committee from September 2021 to January 2025.

Amendment to Commercial Leases

Amendments to Council's commercial leases can be approved under the Scheme of Delegation to Senior Officers under Section 4 delegated powers to the Director of Corporate services, paragraph 4.6, previously circulated.

Recommendation

It is recommended that the Sub-Committee notes the quarterly update presented on the renewal/review of Council's leases and licences.

AGREED – to note the Quarterly Update presented on the renewal/review of Council's leases and licences.

9.2 Portstewart, The Crescent – Commercial Lease

Confidential report by virtue of paragraph(s) 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated, was presented by the Land and Property Officer who advised that the report was noted as 'for information' it was a 'for decision' report.

Purpose of Report

The purpose of this report is to update Members of the Land and Property Sub-Committee (L&P SC) of the current issues with the commercial lease at The Crescent, Portstewart and to seek resolution.

Recommendation

It is recommended that the Land and Property Sub-Committee considers the confidential information contained in the report and the options at paragraph 5.1, 5.2 and 5.3 and recommends to Full Council which option to progress

During presentation of the report Elected Members advised that the report was not available to view on the website and that they had not had sight of the report which was due to a technical error.

Proposed by Alderman Fielding
Seconded by Councillor McCully and

AGREED – to recommend that Council defer a decision to the Corporate Policy and Resources Committee meeting due to the unavailability of the report on the website.

10. LEGAL ISSUES

10.1 Council Title and First Registration – Quarterly Update

For information, confidential report, by virtue of paragraphs 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.

Purpose of Report

To provide the Land and Property Sub-Committee with Council Title and First Registration update following the initial report presented to Committee on 5th May 2021, quarterly updates thereafter, and the up-to-date position as of 18th March 2025. Summary attached at Appendix 1, previously circulated, for reference.

Recommendation

It is recommended that Council note the Quarterly Progress Report as at 18th March 2025 and associated Appendix A, previously circulated.

AGREED – to recommend that Corporate Policy and Resources Committee note the Quarterly Progress Report as at 18th March 2025 and associated Appendix A, previously circulated.

10.2 Loughguile Sewage Works – Adverse Possession

For information, confidential report by virtue of paragraph(s) 5 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to update members on the disposal of Loughguile Sewerage Treatment Plant to NI Water and subsequent adverse possession claim.

AGREED – to recommend that Corporate Policy and Resources Committee note the update on the disposal of Loughguile Sewerage Treatment Plant to NI Water and subsequent adverse possession claim.

11. CORRESPONDENCE

There were no items of correspondence.

12. NOTICE OF MOTION

12.1 Benone, Downhill Car Park – Ownership and Maintenance

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

Purpose of Report

The purpose of this report is for the Land and Property Sub-Committee to consider a Notice of Motion for Council to take ownership and maintenance of the Car Park at Downhill (adjacent to Temple Cove Apartments private car park and opposite Downhill Cottages).

Legal Advice

The Council Solicitor, Land and Property, provided narrative on the legal advice contained in the report, previously circulated.

Policy Position

Land and Property Policy and CCGBC Estate Strategy 2025-2030 details were previously circulated.

Recommendation

It is recommended that the Land and Property Sub-Committee consider options 1 – 3 presented at 5.1 to 5.3 of this report and recommend to :-

Refuse the request of taking ownership and maintenance of the Car Park at Downhill (adjacent to Temple Cove Apartments private car park and opposite Downhill Cottages).

Or

Approve the request of taking ownership and maintenance of the Car Park at Downhill (adjacent to Temple Cove Apartments private car park and opposite Downhill Cottages), subject to:-

- A Land and Property Services (LPS) valuation of the land to establish market value
- A report to Leisure and Development to approve the budget for the acquisition of land and maintenance and insurance
- A further report to the Land and Property Sub-Committee to approve the acquisition of land as per the Land and Property Policy

Or

Further due diligence is carried out by Land and Property to establish if the private landowner is willing to dispose of the land by gifting to Council, or an acquisition by Council via vesting order or purchase at market value, and a further report is brought back to the Land and Property Sub-Committee for consideration.

The Chair invited Councillor Huggins to speak in support of the Notice of Motion.

Councillor Huggins said she had undertaken significant research in advance of bringing the Notice of Motion to Council. Councillor Huggins referred to the lack of car parking in Downhill and the poor condition for parking on beach due to soft sand and damage caused to signs and posts which often have to be replaced. Councillor Huggins said it was imperative that Council took ownership only of the small car park highlighted in green on the map shown in the report.

The Council Solicitor, Land and Property provided further information by way of clarity.

Proposed by Councillor Wisener
Seconded by Councillor Archibald and

AGREED – to recommend to Corporate Policy and Resources Committee Option 3 - further due diligence is carried out by Land and Property to establish if the private landowner is willing to dispose of the land by gifting to Council, or an acquisition by Council via vesting order or purchase at market value and a further report is brought back to the Land and Property Sub-Committee for consideration.

MOTION TO PROCEED ‘IN PUBLIC’

Proposed by Council Wisener

Seconded by Councillor Archibald 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 9:10 pm

Chair